

FOR SALE 101 South Sunset Strip Kenedy, Texas 78119



PROPERTY HIGHLIGHTS

Incredible opportunity in growing Karnes County, Texas. No restrictions on this highly visible corner tract with existing building, canopy and sign. Plenty of parking. Access entrance from both State Hwy 181 and State Hwy 172. Excellent location.

BUILDING SF	2,172
LAND AC	1.59
YEAR BUILT	1996
PARKING	10 Spaces
TRAFFIC COUNTS	10,527 VPD

Outdoor
3,209
\$80,000
TBD



JEFF SCHEIDEGGER

Account Manager +1 314 384 8662 jeff.scheidegger@cushwake.com

MARSHALL DURRETT

Managing Director +1 737 279 9850 Marshall.durrett@franklinst.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



FOR SALE 101 South Sunset Strip Kenedy, Texas 78119

INCREDIBLE OPPORTUNITY IN KARNES COUNTY

Close to historical downtown plus other retail stores, grocery stores, banks and restaurants. Kenedy is the hub for many oilfield service companies due to the Eagleford Shale Oil and Gas discovery.



LEGAL INFORMATION

TAX PARCEL ID	69818
2021 RE TAXES	\$3,132.31
ZONING	С



OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

Account Manager +1 314 384 8662 jeff.scheidegger@cushwake.com

MARSHALL DURRETT

Managing Director +1 737 279 9850 Marshall.durrett@franklinst.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance