

**UNDER CONSTRUCTION – READY FOR OCCUPANCY 2<sup>nd</sup> QUARTER, 2025**



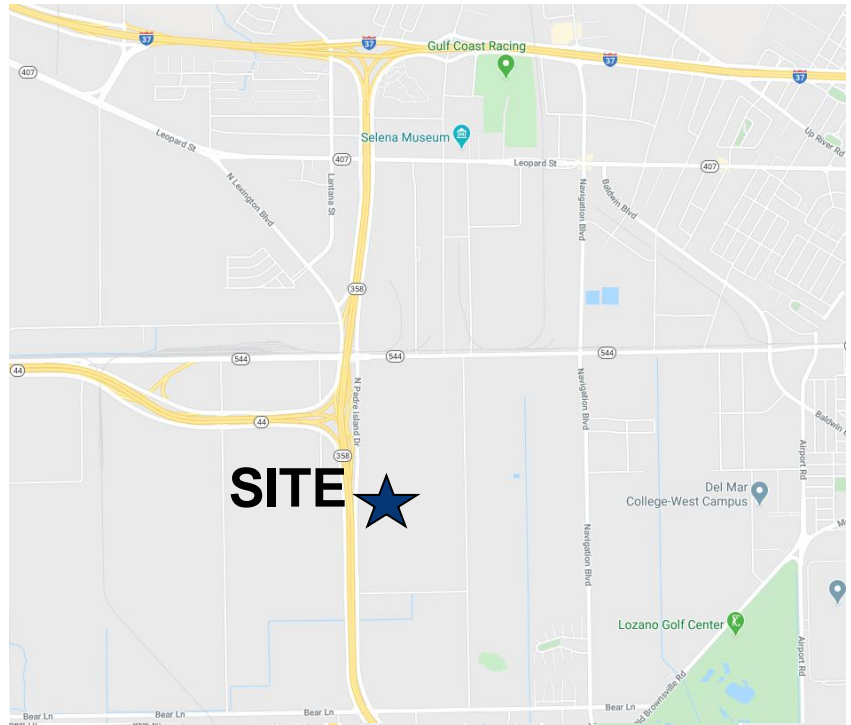
**ARTISTIC RENDERING  
NOT ACTUAL BUILDING**

**KINGPIN  
INDUSTRIAL PARK**

## **PROPERTY SUMMARY**

- Approx. 11,750 SF Total
- Approx. 3,000 SF Office
- Approx. 7,000 SF Warehouse  
- 25' Eave Height
- Approx. 1,750 SF Wash Bay  
- 18' Eave Height
- 6 - 14'x16' Overhead Doors
- 1 - 5 Ton Crane, 75' Travel
- 480/277V, 3Ph, 400 Amp
- Approx. 2.450 Acres - Lighted,  
Fenced and Concrete Paved Yard
- Direct Access to NPID & Flato Rd.
- Zoned IL - Light Industrial

***\$19,975/Month, NNN***



THE GAINES ORGANIZATION, INC.  
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
Josh@GainesOrg.com | www.GainesOrg.com





THE GAINES ORGANIZATION, INC.  
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
Josh@GainesOrg.com | www.GainesOrg.com





**5509 KINGPIN DR.  
CORPUS CHRISTI, TX**



***\*REPRESENTATIVE PHOTOS OF INTERIOR FINISH OUT QUALITY. NOT ACTUAL PROPERTY\****



THE GAINES ORGANIZATION, INC.  
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
Josh@GainesOrg.com | www.GainesOrg.com



The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice .



**5509 KINGPIN DR.  
CORPUS CHRISTI, TX**



***\*REPRESENTATIVE PHOTOS OF INTERIOR FINISH OUT QUALITY. NOT ACTUAL PROPERTY\****



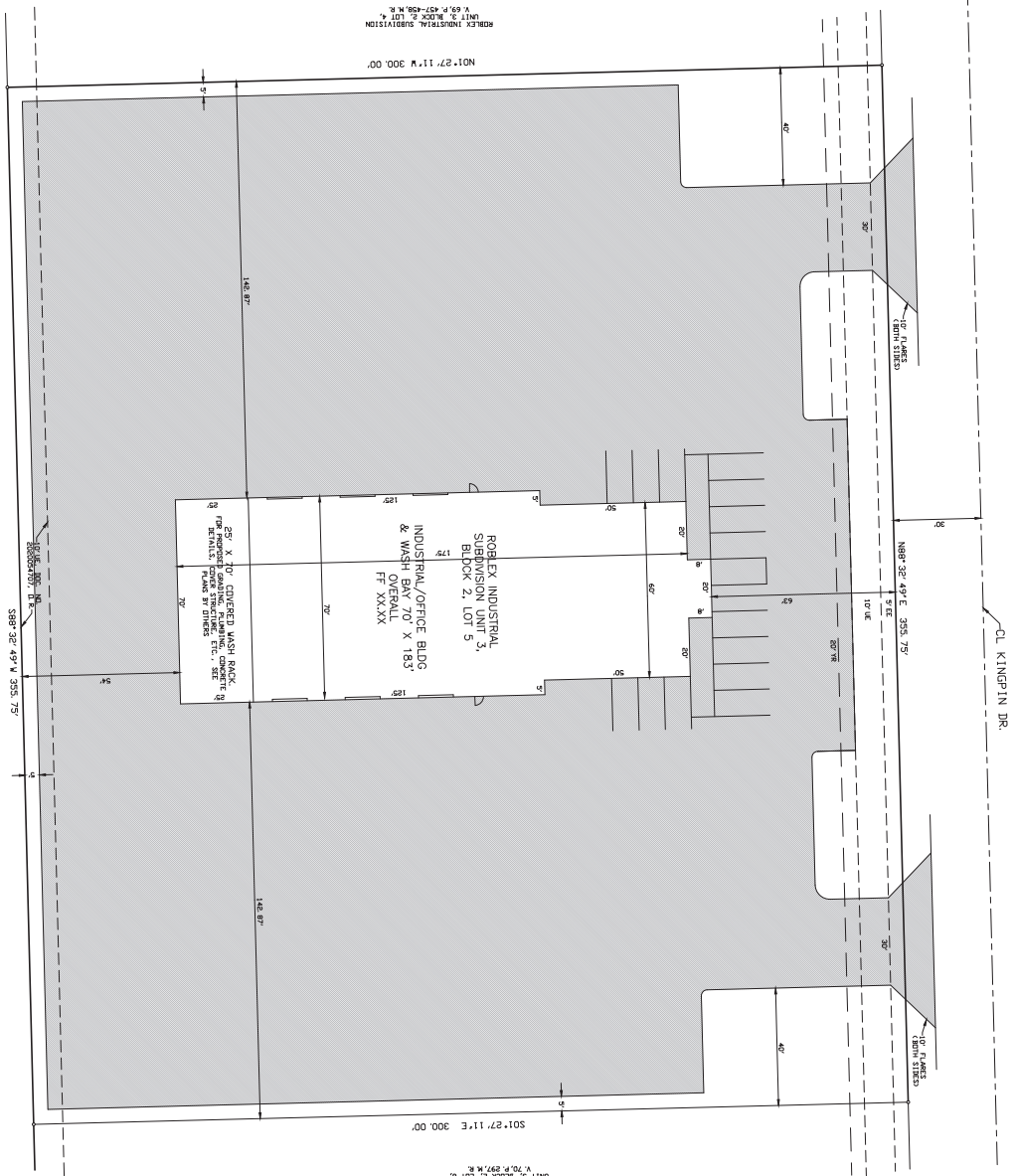
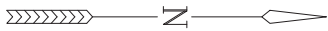
THE GAINES ORGANIZATION, INC.  
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
Josh@GainesOrg.com | www.GainesOrg.com



The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice .







ROBLEX INDUSTRIAL SUBDIVISION  
 UNIT 3, BLOCK 2, LOT 5  
 V. 69 P. 437-458, M. 2

ROBLEX INDUSTRIAL SUBDIVISION  
 UNIT 3, BLOCK 2, LOT 5  
 V. 70 P. 292, M. 2

FRITZMAN, J. & ASSOCIATES, INC., P.E.  
 115 S. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304

NOTE:  
 CONCRETE PAVING/WALKS SHOWN SHADDED.

THIS DOCUMENT IS PREPARED FOR THE  
 PURPOSES OF THE PROJECT DESCRIBED HEREIN.  
 IT IS THE PROPERTY OF Saxon M. Welsh, P.E. NO.  
 527. IT IS NOT TO BE USED FOR  
 CONSTRUCTION OR BIDDING PURPOSES.



BASS & WELSH ENGINEERING  
 TX SURVEY REG. NO. 100927-00, TX ENGINEERING REG. NO.  
 11554  
 CIVIL ENGINEERING CONSTRUCTION PLANS  
 ROBLEX INDUSTRIAL SUBDIVISION UNIT 3,  
 BLOCK 2, LOT 5, CORPUS CHRISTI, TX

UTILITY AND DIMENSION PLAN

DATE	11-1-22	SCALE	AS SHOWN
DRAWN BY	SMW	CHECKED BY	SMW
DATE OF REVISION	5/1/24	BY	SMW
NO.	1	SHEET NO.	1
TOTAL SHEETS	1	PROJECT NO.	2023.12.12



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>The Gaines Organization, Inc.</u>	<u>9003379</u>	<u></u>	<u>(361)442-2825</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Josh Gaines</u>	<u>525644</u>	<u>Josh@GainesOrg.com</u>	<u>(361)442-2825</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Josh Gaines</u>	<u>525644</u>	<u>Josh@GainesOrg.com</u>	<u>(361)442-2825</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1  
TXR 2501