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COMMERCIAL, INDUSTRIAL,
 FARM & RANCH PROPERTIES

FOR LEASE S.P.I.D. COMMERCIAL PROPERTY

LOCATION: 2440 South Padre Island Drive, between Kostoryz & Ayers

LEGAL DESCRIPTION: Michna Subdivision, Lots 9-14, Block A and Nemece Subdivision, Lots 1-4, Block 2

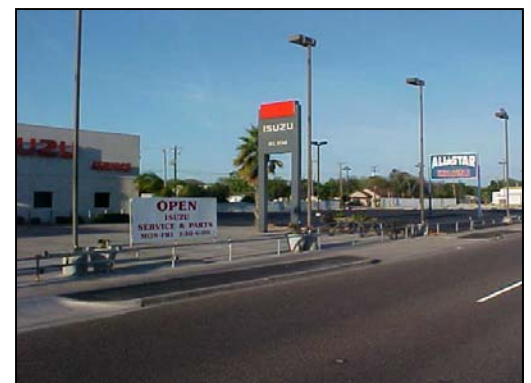
LAND SIZE: Approximately 2.45 ± acres total.
 There is 627 Front Feet on S.P.I.D. x 165' and 175' deep.

ZONING: B-4

PRICE: \$18,000/month NNN

COMMENTS: Former car dealership, well located on the north side of South Padre Island Drive between Kostoryz and Ayers Street. The property consists of 19,000sf ± in office, warehouse and shop located on 2.45 ± acres. Traffic count is 142,000 ± daily.

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