



For Sale or Lease

2205 Old Uvalde Highway
Crystal City, Texas 78834



PROPERTY OVERVIEW

371,380 Square Feet

±32.84 acres

Low Taxes

Truck Court / 7 Docks with Levelers

Ceiling Height up to 35'

Column Spacing up to 50'

Full Sprinkled Facility (Wet & Dry System)

Meticulously Maintained

UTILITY SPECIFICATIONS

3MW Power - Expandable / AEP Texas Provider

Public Water, Gas, and Sewer System

Two Carrizo Aquifer Wells - 1,000 minute per gallon each

Water Treatment Plant

400,000 Gallon Water Storage Tank

Contact us for additional details

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Property Specifications

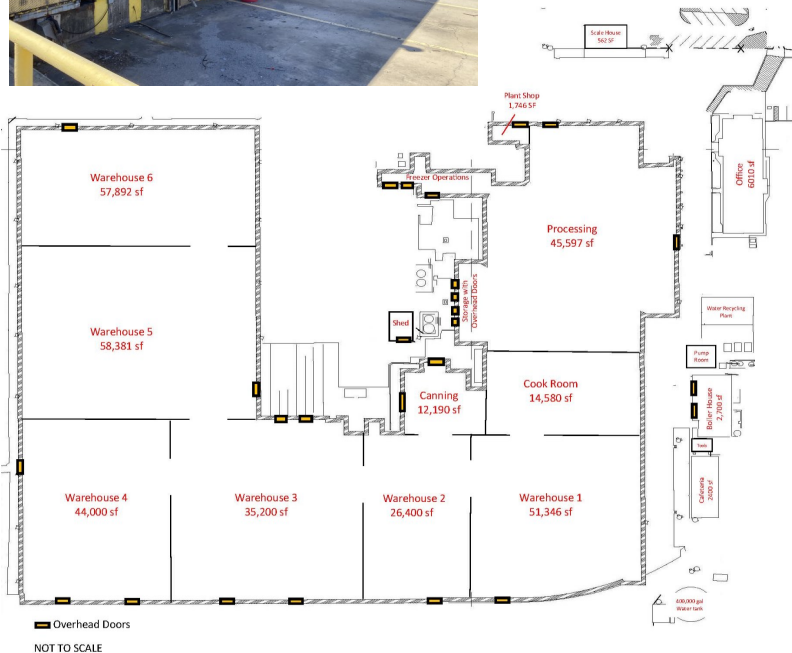


Former Food Processing Plant

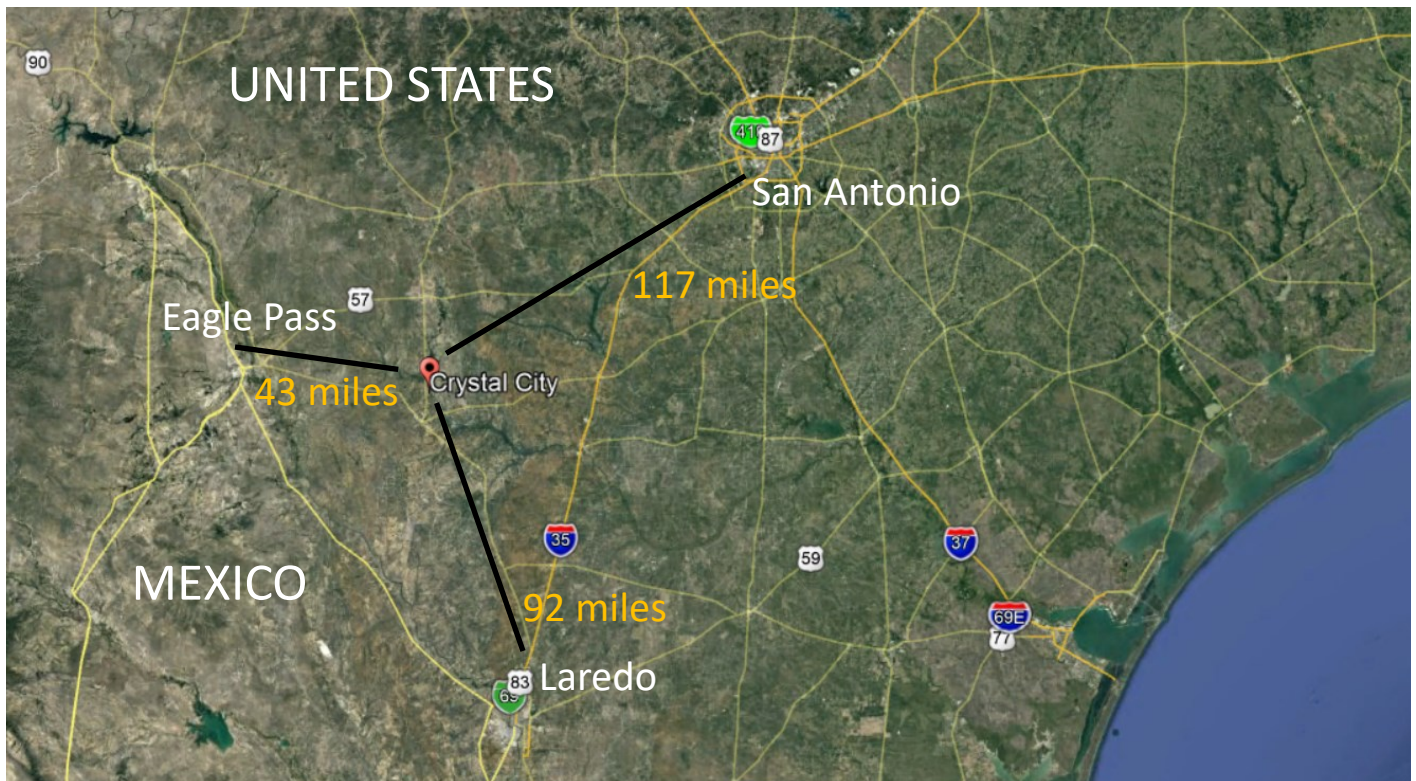
- 6,010 square foot office building
- 562 square foot scale house
- 2,400 square foot cafeteria
- 3,728 square foot boiler room
- 273,219 warehouse
- 45,587 square foot processing area
- 14,580 square foot cook room
- 12,190 square foot can plant
- 1,746 square foot plant shop
- Numerous out buildings

For detailed specs:

[BUILDING PROFILE REPORT](#)



The information contained herein has been secured from sources deemed to be reliable, but broker makes no representations or warranties of any kind as to the accuracy of the information. References to square footage, acreage, age and proximity are approximate. References to feasibility for any particular purpose are suggestive only. Buyer /Tenant must verify all information and bears all risk of any inaccuracies.



Emsi Economy Overview

Economy Overview

412,445

Population (2020)

Population **grew by 8,037** over the last 5 years and is projected to **grow by 12,158** over the next 5 years.

163,531

Total Regional Employment

Jobs **declined by 2,515** over the last 5 years but are projected to **grow by 9,874** over the next 5 years.

\$49.8K

Avg. Earnings Per Job (2020)

Regional average earnings per job are **\$24.3K below** the national average earnings of \$74.2K per job.

Takeaways

- As of 2020 the region's population **increased by 2.0%** since 2015, growing by 8,037. Population is expected to **increase by 2.9%** between 2020 and 2025, adding 12,158.
- From 2015 to 2020, jobs **declined by 1.5%** in Area within 60-Minute Drive Time of Crystal City, Texas from 166,046 to 163,531. This change **fell short of the national growth rate of 0.0%** by 1.5%. As the number of jobs declined, the **labor force participation rate decreased from 62.1% to 59.8%** between 2015 and 2020.
- Concerning educational attainment, **12.5% of the selected regions' residents possess a Bachelor's Degree** (7.5% below the national average), and **6.7% hold an Associate's Degree** (1.9% below the national average).
- The top three industries in 2020 are Education and Hospitals (Local Government), Restaurants and Other Eating Places, and Local Government, Excluding Education and Hospitals.

Emsi Q4 2021 Data Set | www.economicmodeling.com

