# USDA - Building Refugio TX

**FOR SALE**

## Property Overview

603 E Empresario Street, offers a compelling investment opportunity in Refugio, Texas. This single-story commercial property features approximately 3,200 SF of building area on +/- 0.63 acres. Built in 1992, the property presents a practical layout with ample on-site paved parking and easy access for employees, customers, or service-related operations. Its professional exterior, monument signage, and spacious lot make it well-suited for a variety of commercial uses, including office, medical, service, or community-oriented operations. This well-positioned single-story commercial asset delivers a strong, stable investment opportunity with immediate income and long-term upside in the heart of Refugio. Currently occupied by the U.S. Department of Agriculture (USDA) Farm Service Agency, the property benefits from a reliable government tenant known for consistent occupancy and credit strength.

## Property Highlights

- Ample paved on-site parking for employees and customers
- Professional exterior with prominent monument signage for excellent visibility
- Versatile zoning and layout suitable for office, medical, dental, service, or community-oriented uses
- Easy access and high visibility along E Empresario Street
- Ideal investment property
- Located in a growing South Texas market with strong long-term potential

### Property Details

| | |
|---|---|
| **Building SF:** | 3,200 |
| **Floors:** | 1 |
| **Lot Size:** | 0.63 Acres |
| **Year Built:** | 1992 |

KW COMMERCIAL

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Tom Verducci
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# Property Photos

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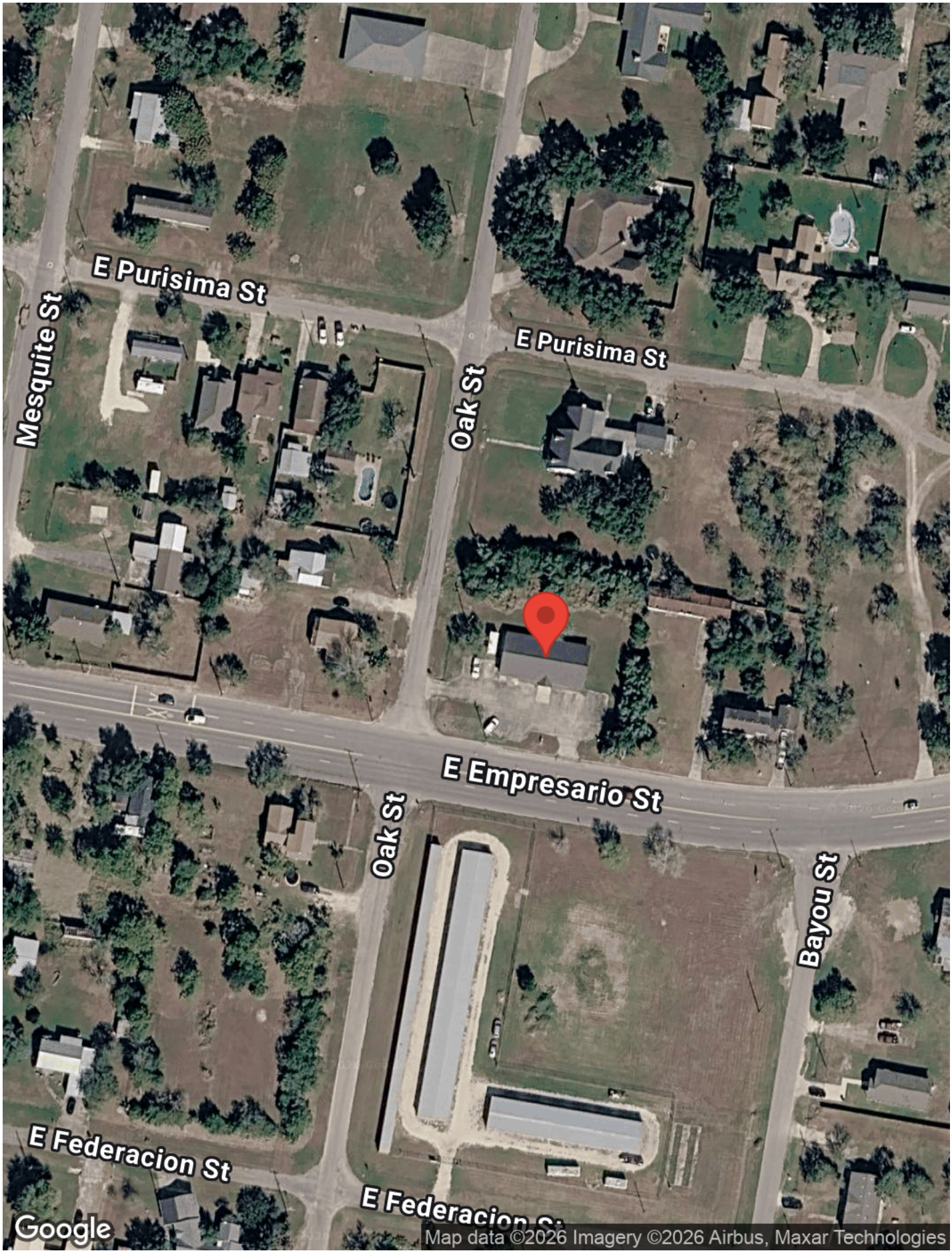
# Property Photos

# Aerial Map



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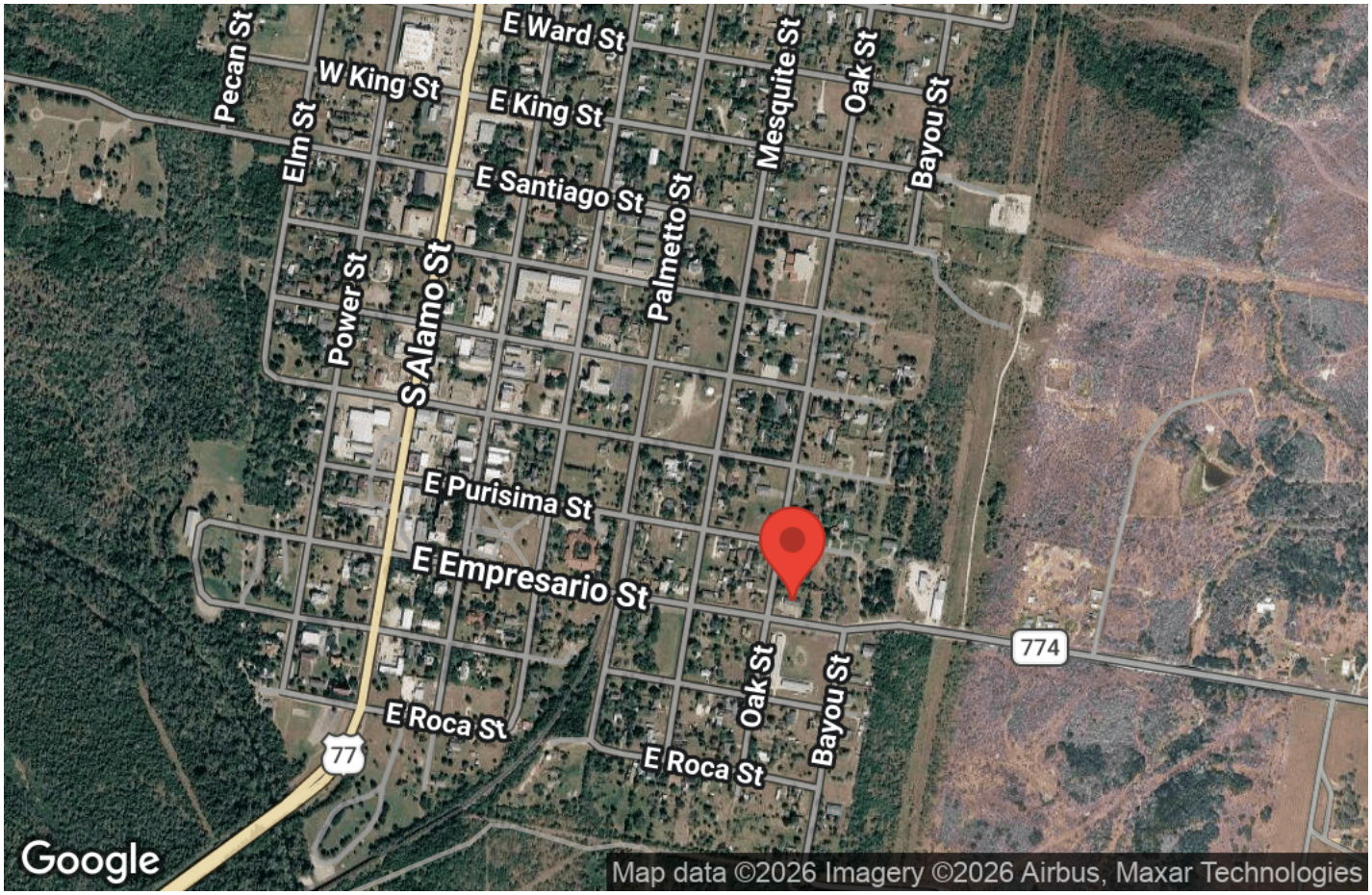
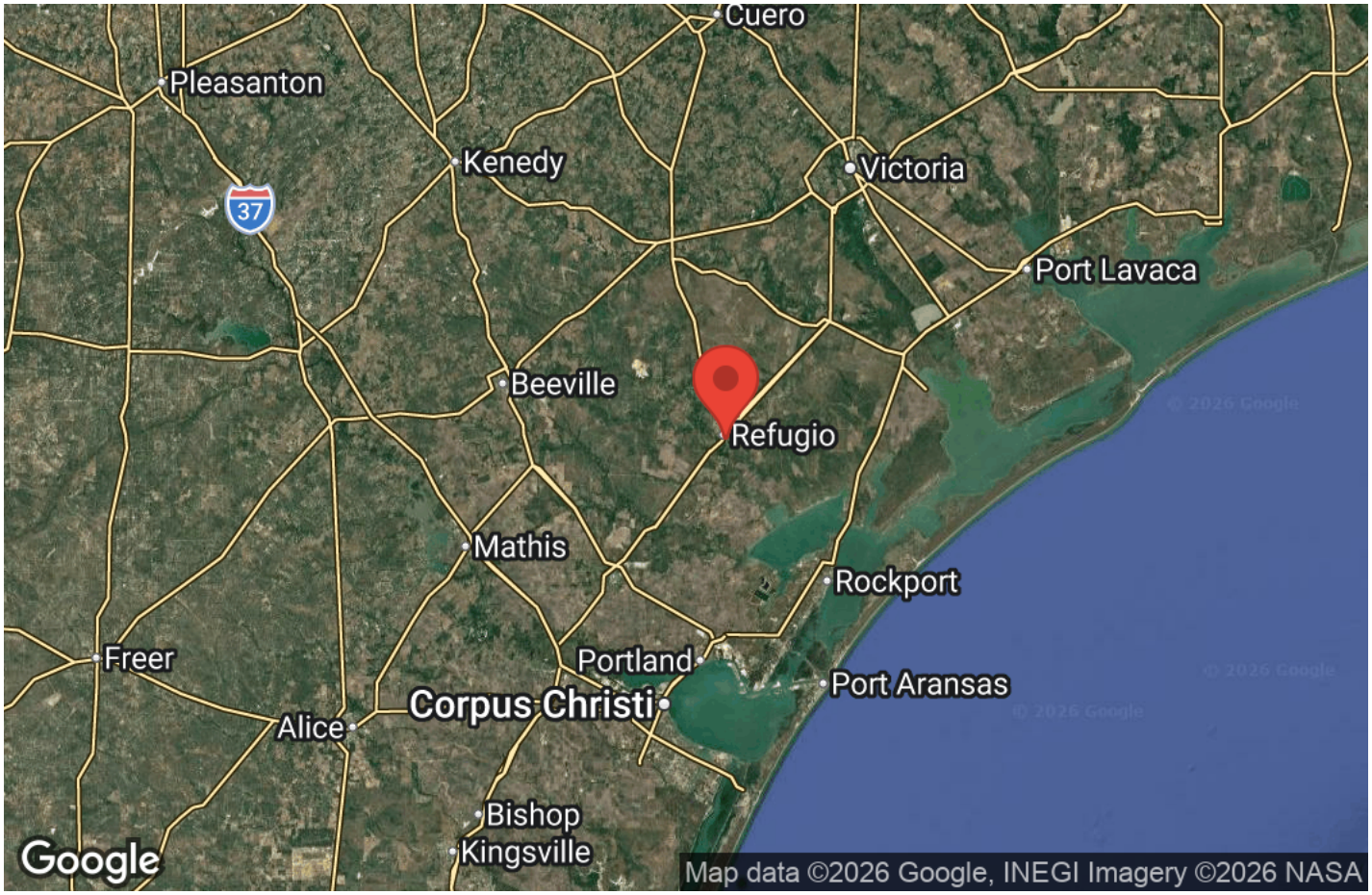
# Location Maps



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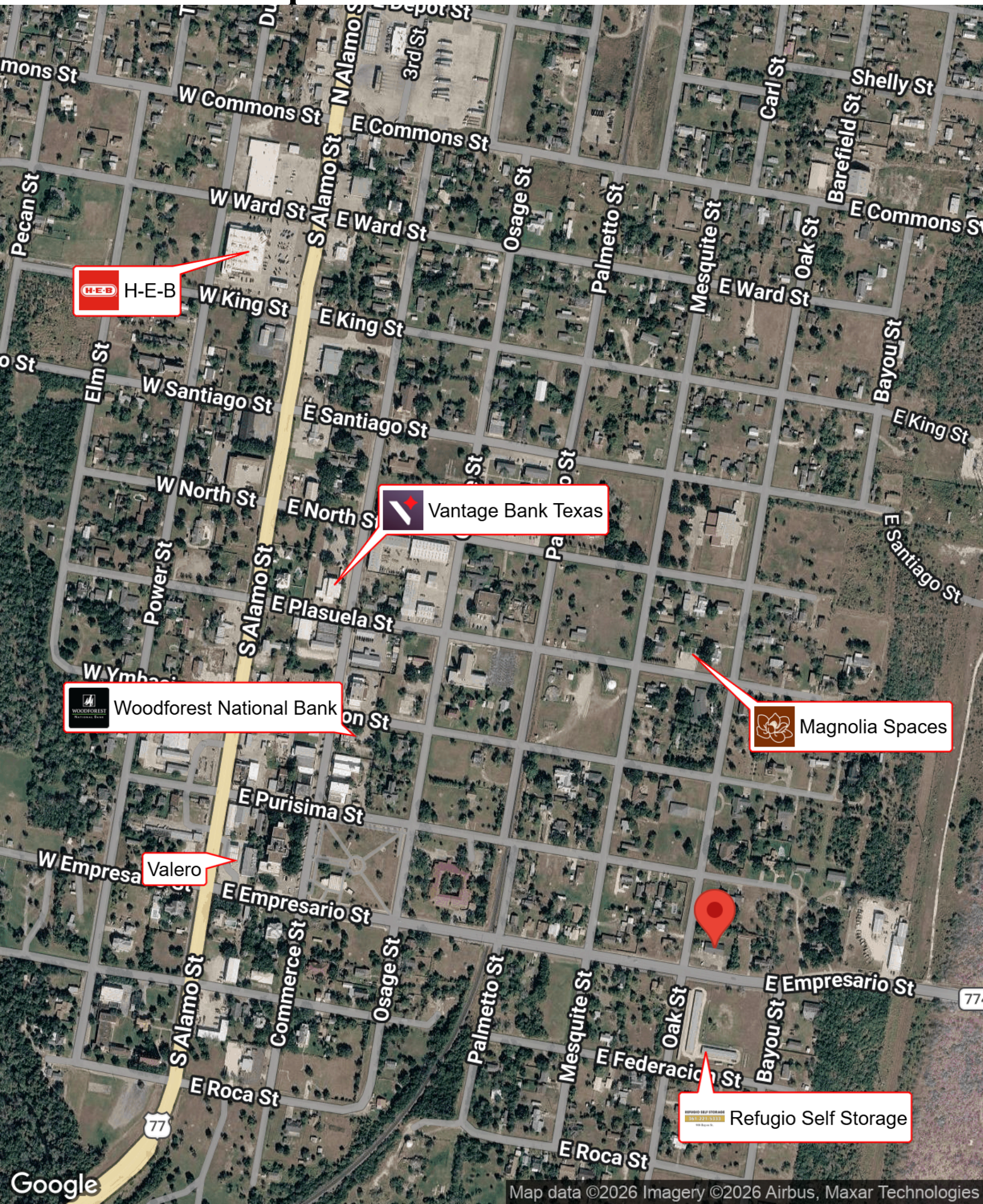
# Business Map



# Commercial Real Estate Specialist


## Tom Verducci

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Tom Verducci, a veteran in the Texas commercial real estate industry, has been a trusted advisor for over 19 years. Tom has earned numerous awards and recognitions for his exceptional performance and superior customer service in the commercial real estate world.

Throughout his career, Tom has demonstrated an unwavering commitment to his clients' interests, whether they are selling or purchasing commercial properties. His profound understanding of market dynamics, coupled with his strategic negotiation skills, has enabled him to successfully close numerous deals, maximizing returns for his clients.

Tom's reputation for integrity, professionalism, and dedication has made him a sought after commercial real estate agent in Texas. His extensive network and knowledge of commercial real estate trends have consistently provided his clients with valuable insights, helping them make informed investment decisions. Tom's deep understanding of the local market, combined with his exposure to national commercial real estate trends, allows him to provide a unique perspective on investment opportunities.

Tom Verducci is a reliable partner who goes above and beyond to ensure his clients' investment goals are met. His track record speaks volumes about his capabilities and commitment to client satisfaction. Tom is a dynamic and resourceful professional, dedicated to providing top-tier service to his clients.

## Present & Past Professional Designations

- Certified International Property Specialist (CIPS)
- Member At Large NAR Commercial Committee
- Texas Realtor Leadership Program (TRLP)
- KW CRE Commercial Leadership Council
- Chairman TR Commercial Committee
- Seller Representative Specialist (SRS)
- Commitment to Excellence (C2EX)
- BOLD Graduate Program
- Realtor of the Year
- NAR E-PRO

## Present & Past Professional Affiliations

- NAR Commercial Real Estate Committee
- New Braunfels Economic Development
- TR Commercial Real Estate Committee
- National Association of Realtors (NAR)
- Corpus Christi Association of Realtors
- San Antonio Association of Realtors
- Texas Association of Realtors (TR)
- ICSC Trade Association
- CCIM Institute
- TREPAC

EQUAL HOUSING OPPORTUNITY

# Information About Brokerage Services

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

**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.

**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.

**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.

| | | | |
|---|---|---|---|
| **South Coastal Realty LLC - KW Commercial** | **564443** | **klrw716@gmail.com** | **(361)225-7900** |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **Craig A Owen** | **398330** | **craigowen@mykwsa.com** | **(210)493-3030** |
| Designated Broker of Firm | License No. | Email | Phone |
| **Anna L. Garcia** | **563956** | **lorigarcia534@gmail.com** | **(956)534-1598** |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| **Tom Verducci** | **537279** | **Tom@soldbyTomV.com** | **(210)445-7223** |
| 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**

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

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