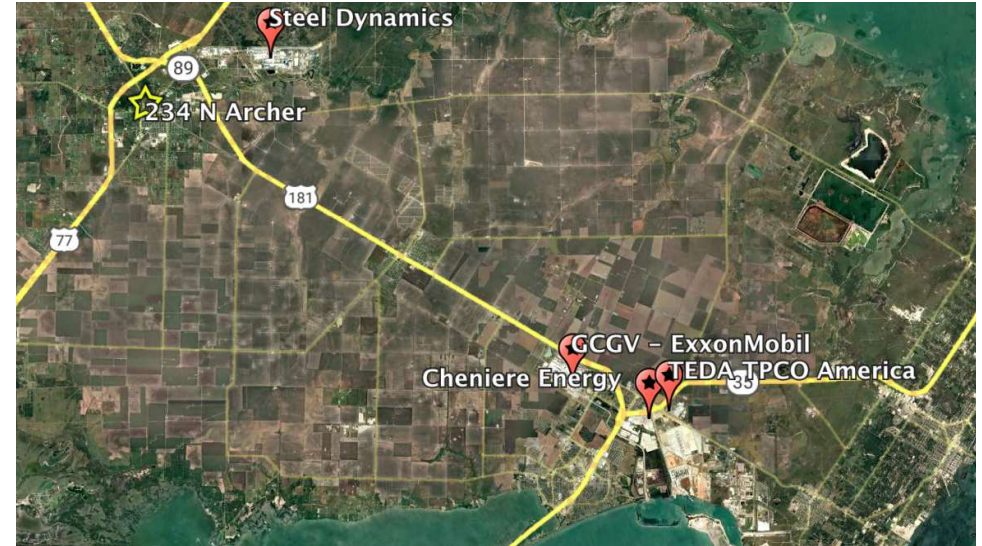


# FOR SALE 423 NORTH ARCHER AVENUE



★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★

SINTON, TX 78387



## PROPERTY DESCRIPTION

1.65 AC of land available in the growing town of Sinton, Texas. Property is located in close proximity to the heavily traveled US HWY 77, one of the major arteries leading to South Texas and the Rio Grande Valley. Sinton has welcomed a new steel plant, Steel Dynamics, which has sparked new growth and economy into the area including a new Love's Full Service Gas Station with a QSR attached. The property was formally used as a communications/broadcasting substation for a national communications company with a one wire utility pole on site. Within a 20-30 mile radius to the new Exxon Plant in Gregory, Texas, as well as the Cheniere Energy Plant, OXY Plant, TYPO, Voestalpine and the Port of Corpus Christi, this site is a perfect location for any industrial companies serving these projects or users just needing land to operate their business!

## PROPERTY HIGHLIGHTS

- Close to Industrial Growth in San Patricio County
- Easy Access to US Hwy 77 & US Hwy 181

## LAURA SCHABERG

laura@joadame.com  
O: 361.880.5888  
C: 361.834.5111

## OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	1.65 Acres
Building Size:	1,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	465	1,514
Total Population	143	1,399	4,395
Average HH Income	\$71,872	\$65,298	\$63,813

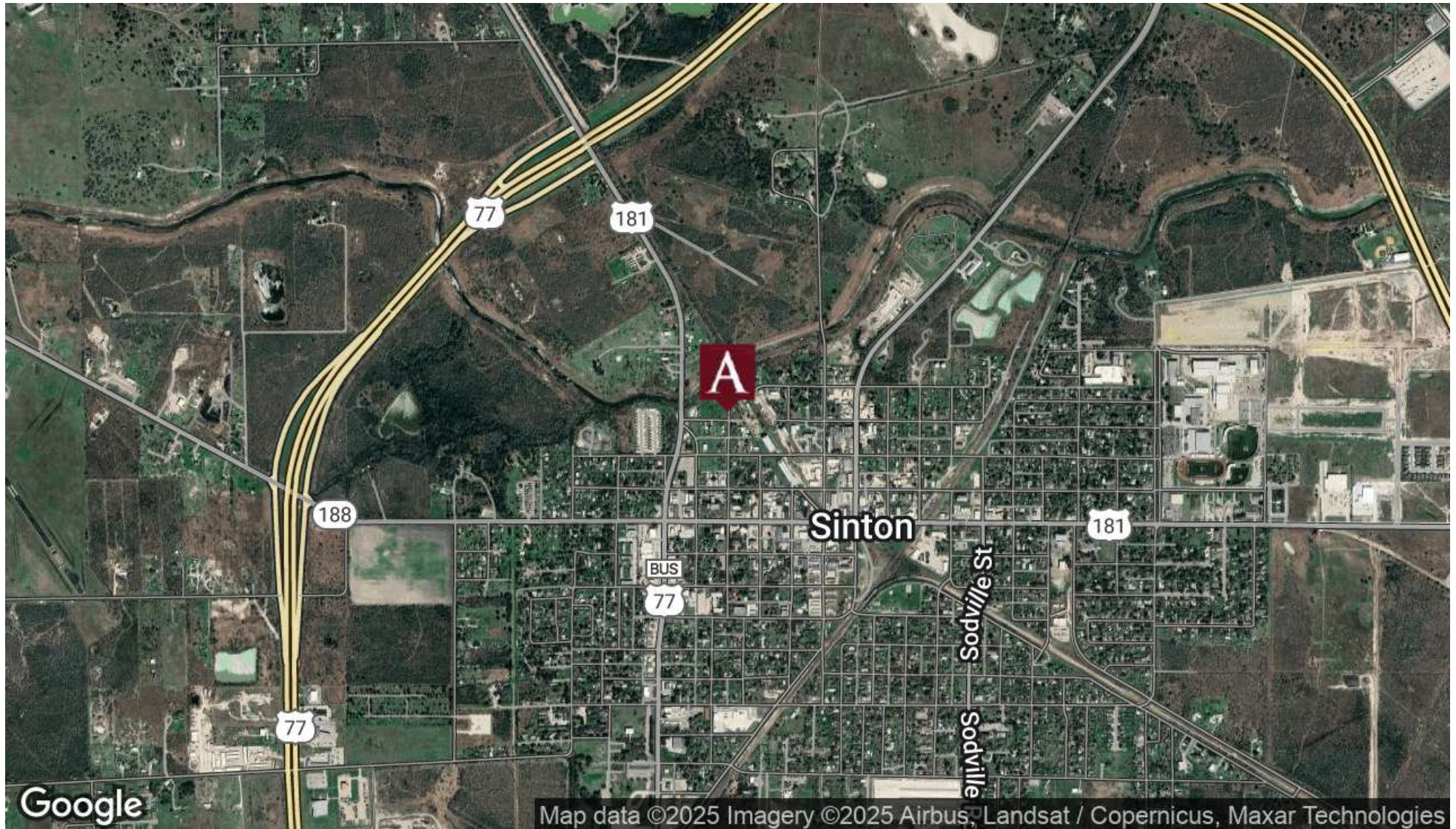
JOEADAME.COM

FOR SALE 423 NORTH ARCHER AVENUE



SINTON, TX 78387

★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★



LAURA SCHABERG  
laura@joeadame.com  
O: 361.880.5888  
C: 361.834.5111

JOEADAME.COM

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# FOR SALE 423 NORTH ARCHER AVENUE



★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★

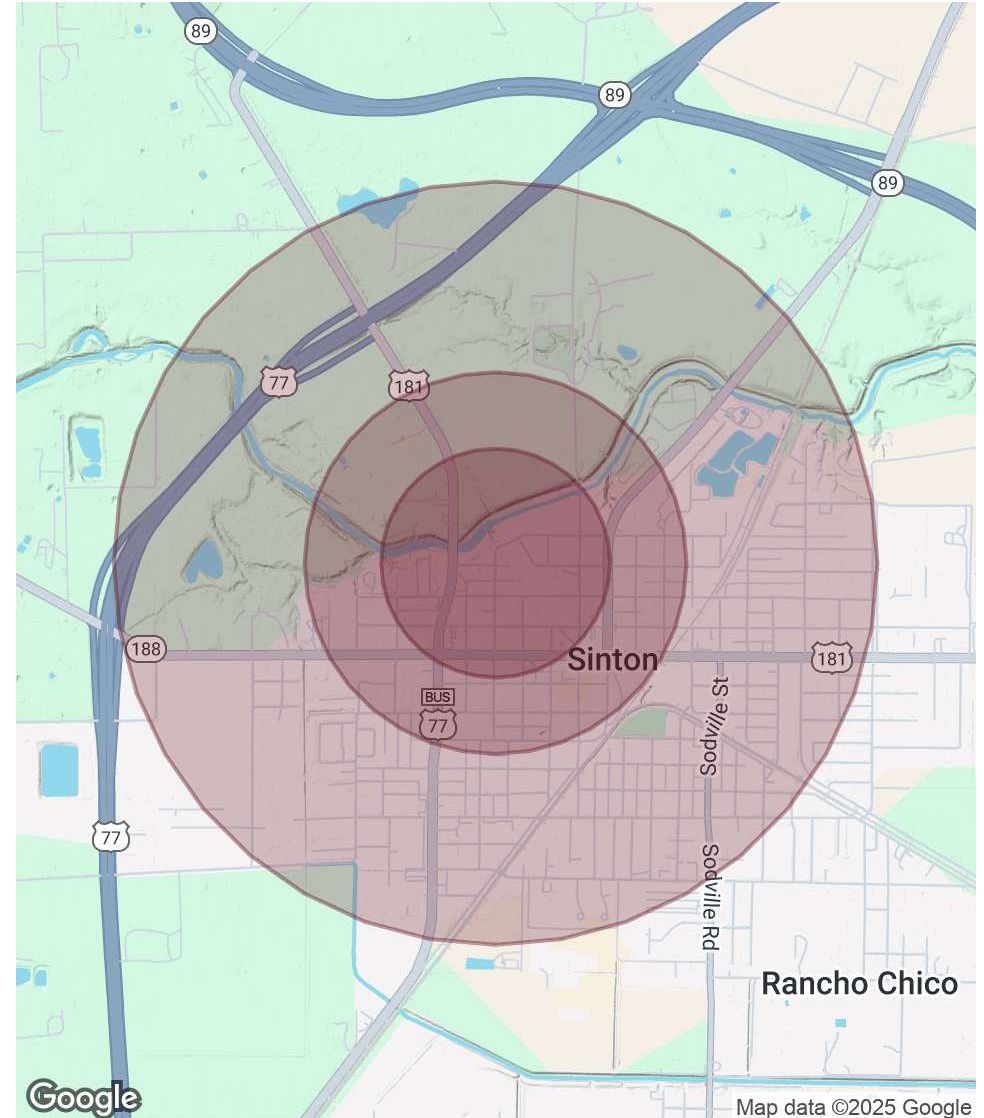
## SINTON, TX 78387

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	143	1,399	4,395
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	465	1,514
# of Persons per HH	3.3	3	2.9
Average HH Income	\$71,872	\$65,298	\$63,813
Average House Value	\$132,387	\$135,802	\$137,719

Demographics data derived from AlphaMap



LAURA SCHABERG  
laura@joeadame.com  
O: 361.880.5888  
C: 361.834.5111

JOEADAME.COM



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Joe Adame &amp; Associates, Inc.</b>	<b>416864</b>	<b>mark@joeadame.com</b>	<b>(361)880-5888</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mark Adame, CCIM SIOR</b>	<b>480169</b>	<b>mark@joeadame.com</b>	<b>(361)880-5888</b>
Designated Broker of Firm	License No.	Email	Phone
Mark Adame, CCIM, SIOR	480169	mark@joeadame.com	361.880.5888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Schaberg	523693	laura@joeadame.com	361.880.5888
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

Joe Adame & Associates, Inc., 819 N. Upper Broadway Street Corpus Christi, TX 78401

Mark A. Adame

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 361.880.5888

Fax: 361.880.5883

802 Navigation