

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Office Condo
Lease Rate:	\$24.00/SF/year NNN
Suite Size:	1,002 SF
Lot Area:	0.48 Acres
Year Built:	2004
Zoning:	Commercial
Market:	Corpus Christi
Submarket:	Flour Bluff/Padre Island

PROPERTY OVERVIEW

15217 S. Padre Island Drive, Suite 212 is a 1002 SF executive office condo perfectly situated in the vibrant heart of Padre Island in Corpus Christi, Texas. Built in 2004, this modern single-floor space affords a prime location for businesses, complete with available signage on both the building and the plaza's marquee for maximum visibility. The condo has a conference room and spacious fully ADA compliant bathroom.

The property hosts a diverse mix of reputable tenants including Padre Island Cigar Company, Islands Edge Hair Salon, Corpus Christi Vacation Rentals and Star Advantage Insurance Agency.

PROPERTY HIGHLIGHTS

- Spacious and Contemporary: 1002 SF Modern Executive Office Condo
- Prime Location in High-Demand Area: Situated in an area where office space is scarce, offering a unique opportunity for businesses seeking a prestigious address.
- Highly Visible Signage: Benefit from prominent signage on both the building and the plaza's marquee, ensuring maximum visibility for your business.
- Established Tenant Community

DAVID HEITZMAN

361.541.4417
dheitzman@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

INTERIOR PHOTOS (OCCUPIED)



DAVID HEITZMAN
361.541.4417
dheitzman@craveyrealestate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

INTERIOR PHOTOS (VACANT)



DAVID HEITZMAN
361.541.4417
dheitzman@craveyrealestate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

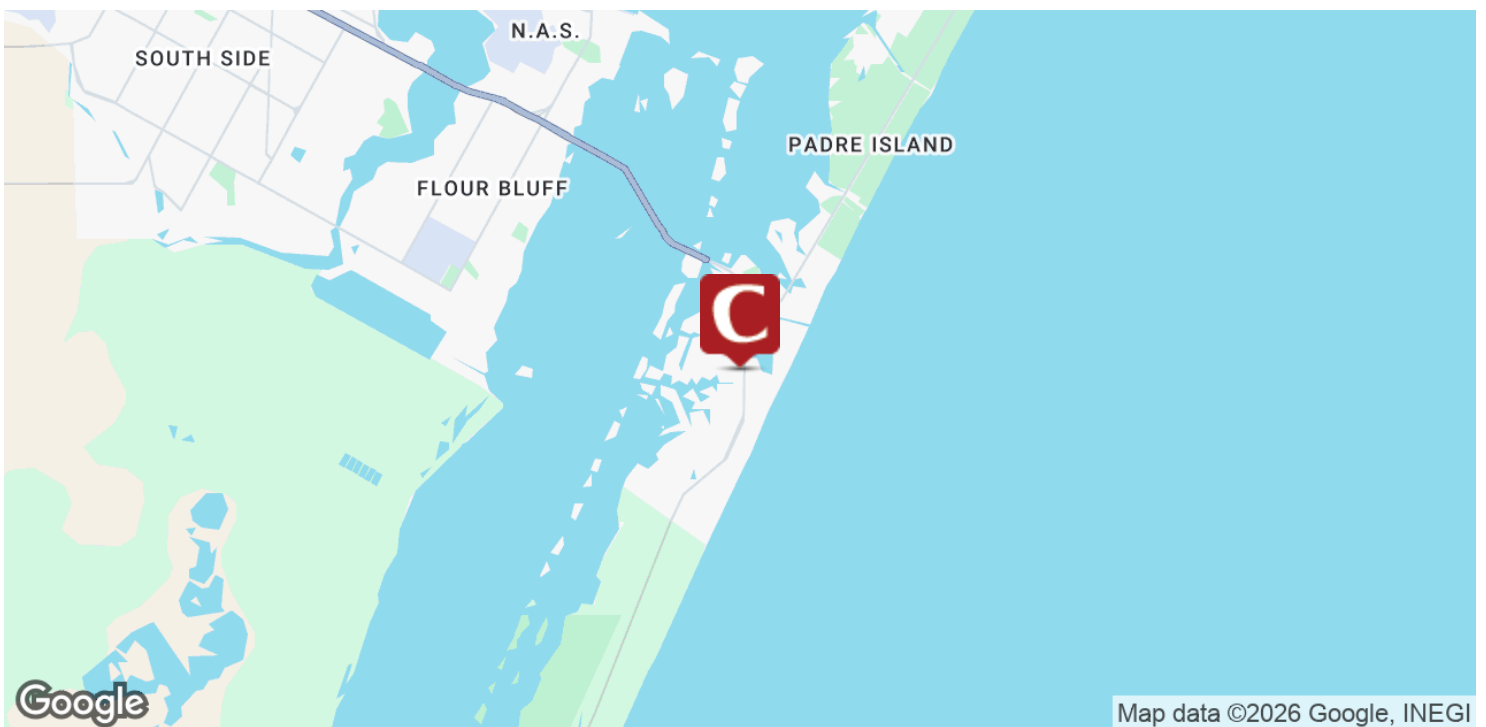
RETAILER MAP



DAVID HEITZMAN
 361.541.4417
 dheitzman@craveyrealestate.com

Cravey
 Real Estate Services, Inc.
 361-289-5168
 Corpus Christi, TX

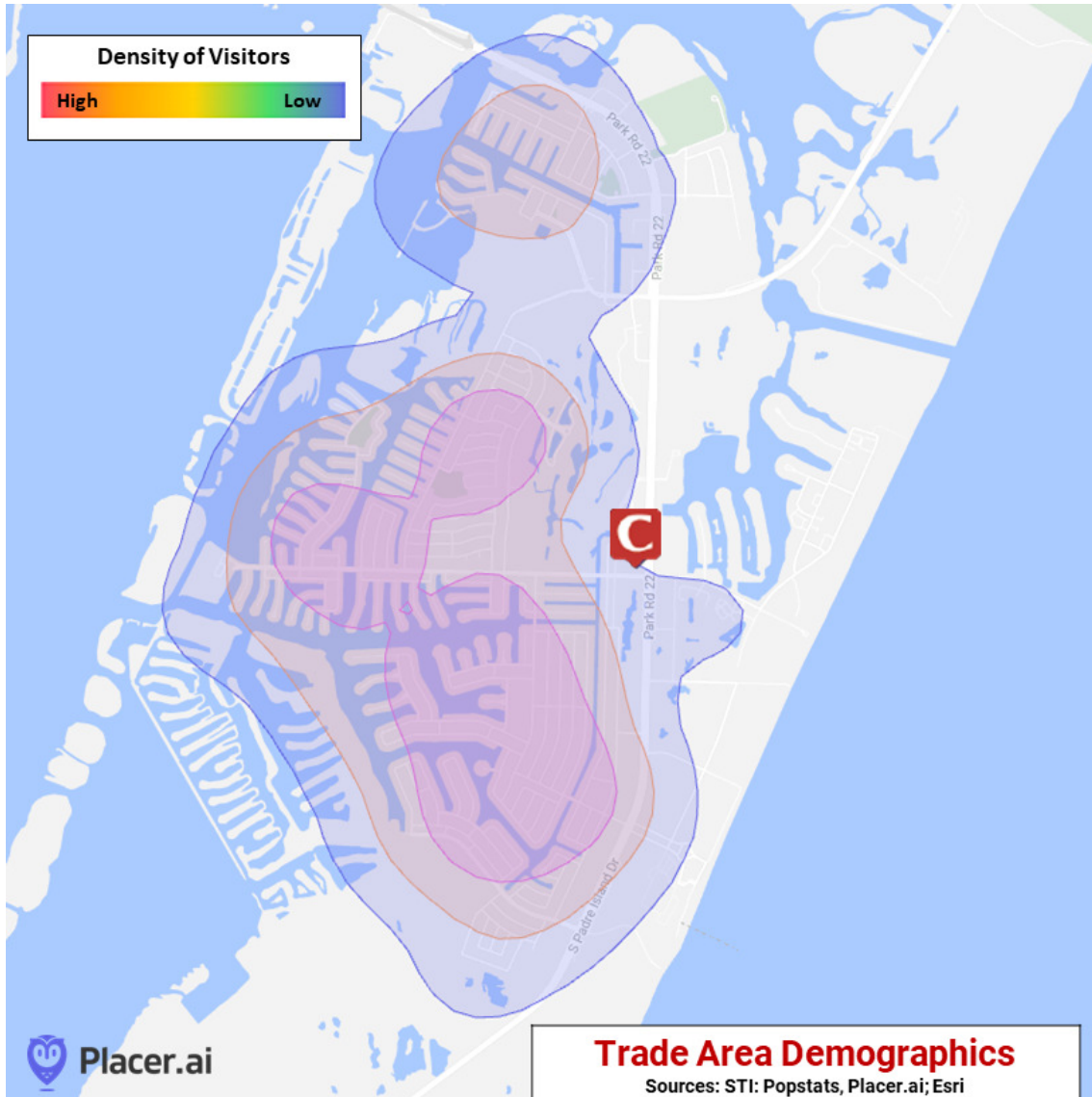
LOCATION MAP



DAVID HEITZMAN
361.541.4417
dheitzman@craveyrealestate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

TRADE AREA MAP



This Trade Area Map depicts the geographic area from which the property draws visitors and generates business activity. It represents the market where visitors reside, work and are most likely to engage in commercial transactions.

This data is based on a 70% visit volume threshold. A 70% threshold captures core visitation to the property by excluding tourists and other transient visitors, thereby offering the clearest picture of people that most frequently visit the property.

Trade Area Demographics

Sources: STI: Popstats, Placer.ai; Esri

Household Income (HHI): 1 Mile Radius

AVERAGE HHI (2023): \$108,760

Projected Average HHI (2028): **\$118,480**

Core Trade Area: 70% Threshold

POPULATION (2023): 37,570

Projected Population (2028): **39,133**

Projected Population (2033): **40,657**

DAVID HEITZMAN

361.541.4417

dheitzman@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

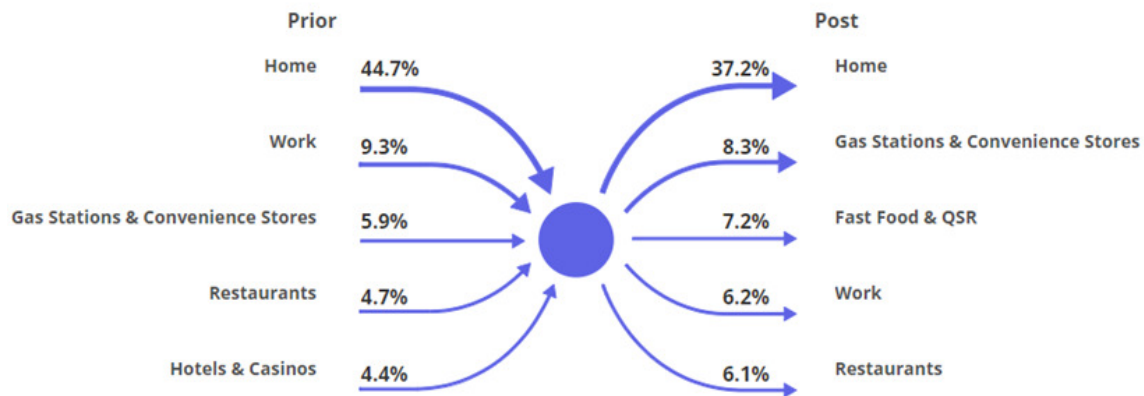
Corpus Christi, TX

VISITOR JOURNEY



This Vehicle Traffic Volume map above illustrates the average daily traffic volume for specific road segments around the property to assess how vehicle traffic may impact visitation. The legend on the left of the map indicates the range of vehicle traffic depicted by each color. The Visitor Journey graphic below visualizes the flow of visitation activity to and from the property by showing the top "Prior" and "Post" locations.

Where are Visitors Coming From?

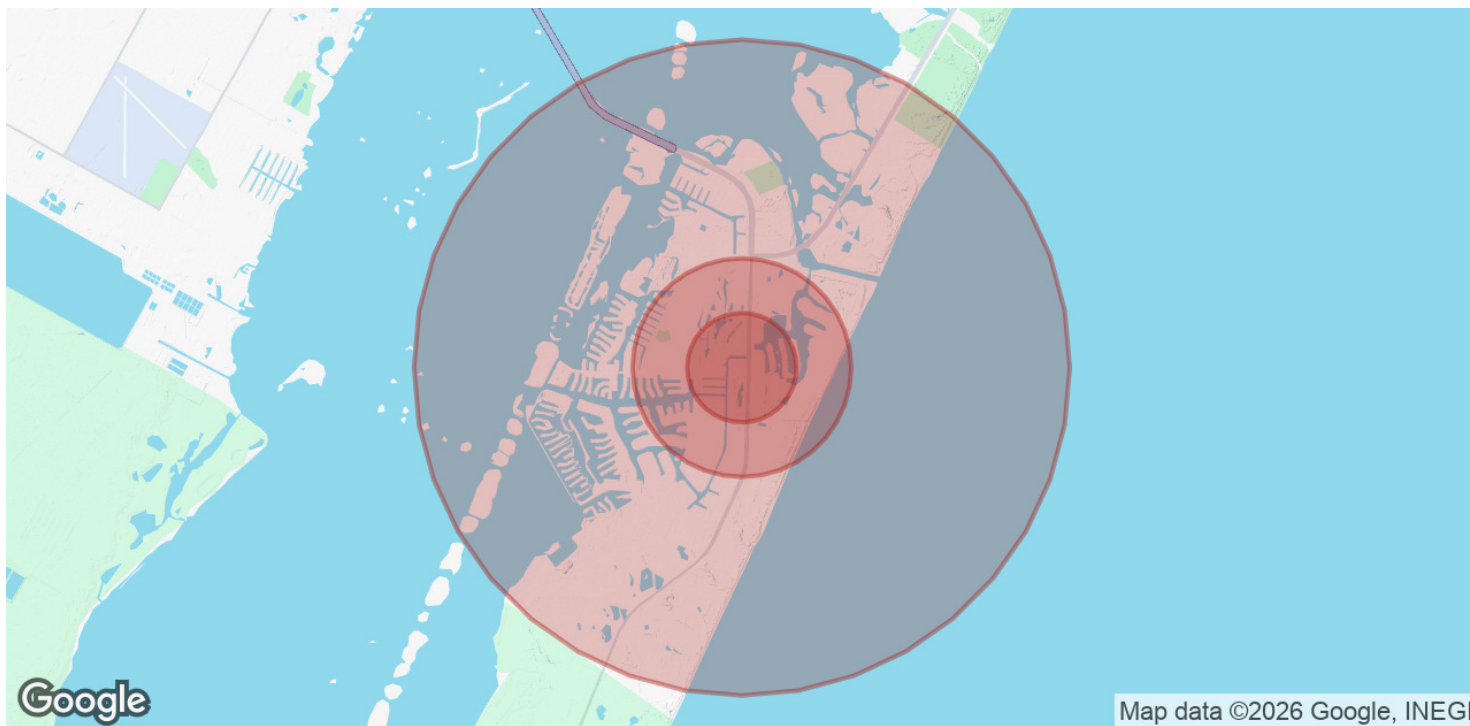


Where are Visitors Going Afterwards?

DAVID HEITZMAN
 361.541.4417
 dheitzman@craveyrealestate.com

Cravey
 Real Estate Services, Inc.
 361-289-5168
 Corpus Christi, TX

DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	979	5,433	10,572
Average Age	44	45	46
Average Age (Male)	43	44	46
Average Age (Female)	44	45	46
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	427	2,294	4,480
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$123,347	\$139,944	\$147,382
Average House Value	\$440,980	\$464,282	\$503,284

Demographics data derived from AlphaMap

DAVID HEITZMAN

361.541.4417

dheitzman@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

Cravey Real Estate Services, Inc. Licensed Broker/Broker Firm Name or Primary Assumed Business Name	0409080 License No.	matt@craveyrealstate.com Email	361.289.5168 Phone
Matthew Cravey Designated Broker of Firm	0203443 License No.	matt@craveyrealstate.com Email	361.289.5168 Phone
Matthew Cravey Licensed Supervisor of Sales Agent/ Associate	0203443 License No.	matt@craveyrealstate.com Email	361.221.1915 Phone
David Heitzman Sales Agent/Associate's Name	806588 License No.	dheitzman@craveyrealstate.com Email	361.541.4417 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0