

Development Site Available

6200 McArdle Rd | Corpus Christi, TX



5.907 AC
Available

Contact
Broker
Price

ABOUT THE PROPERTY

- Development site For Sale in rapidly growing Corpus Christi
- Excellent visibility to Hwy 358 (South Padre Island Drive)
- Close proximity to schools, neighborhoods, and corporate businesses

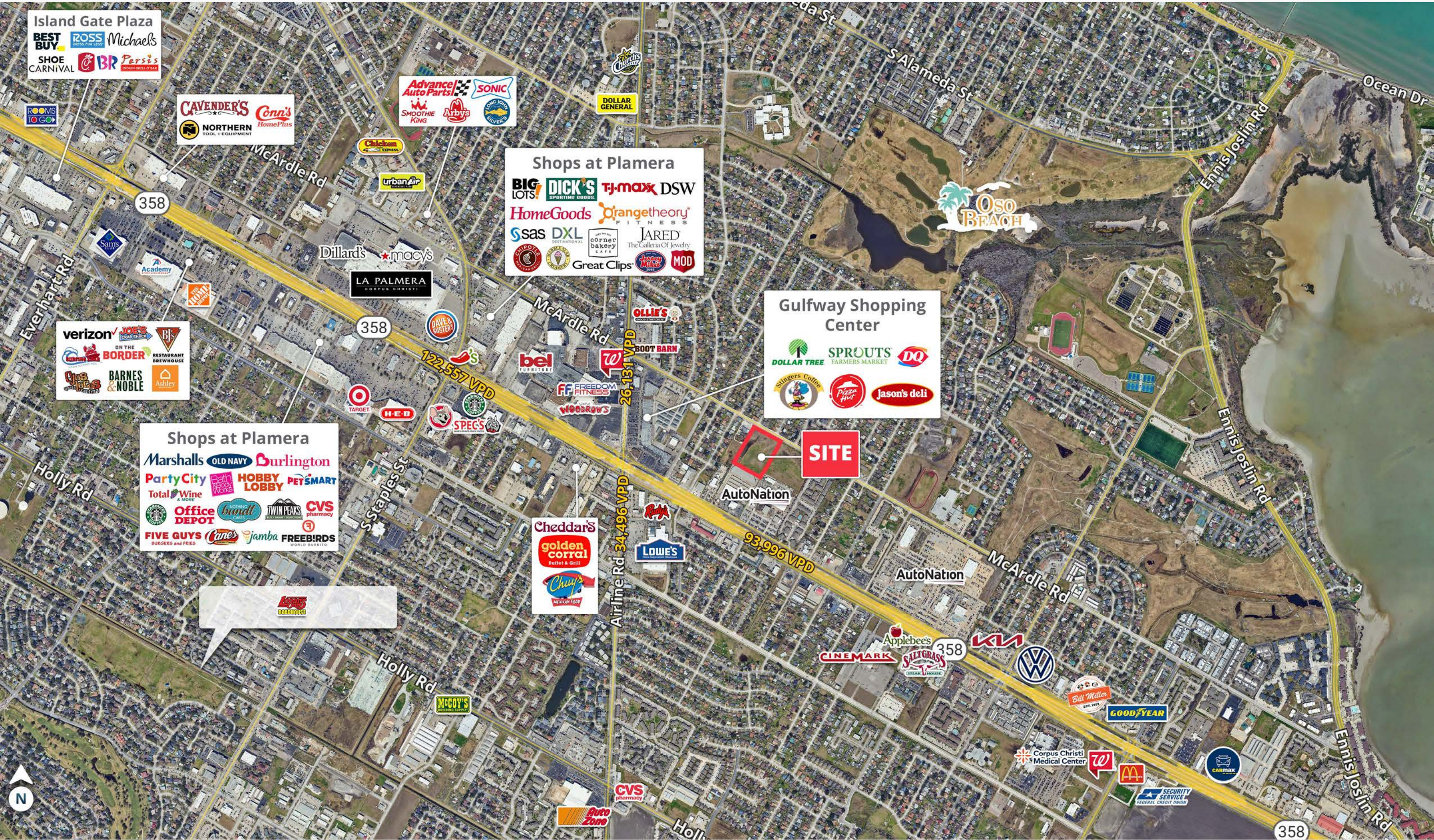
JOIN THESE RETAILERS



TRAFFIC COUNTS

Hwy 358
Airline Rd
McArdle Rd

125,073 VPD
34,496 VPD
15,212 VPD



6200 McArdle Rd | Corpus Christi, TX



Development Site Available

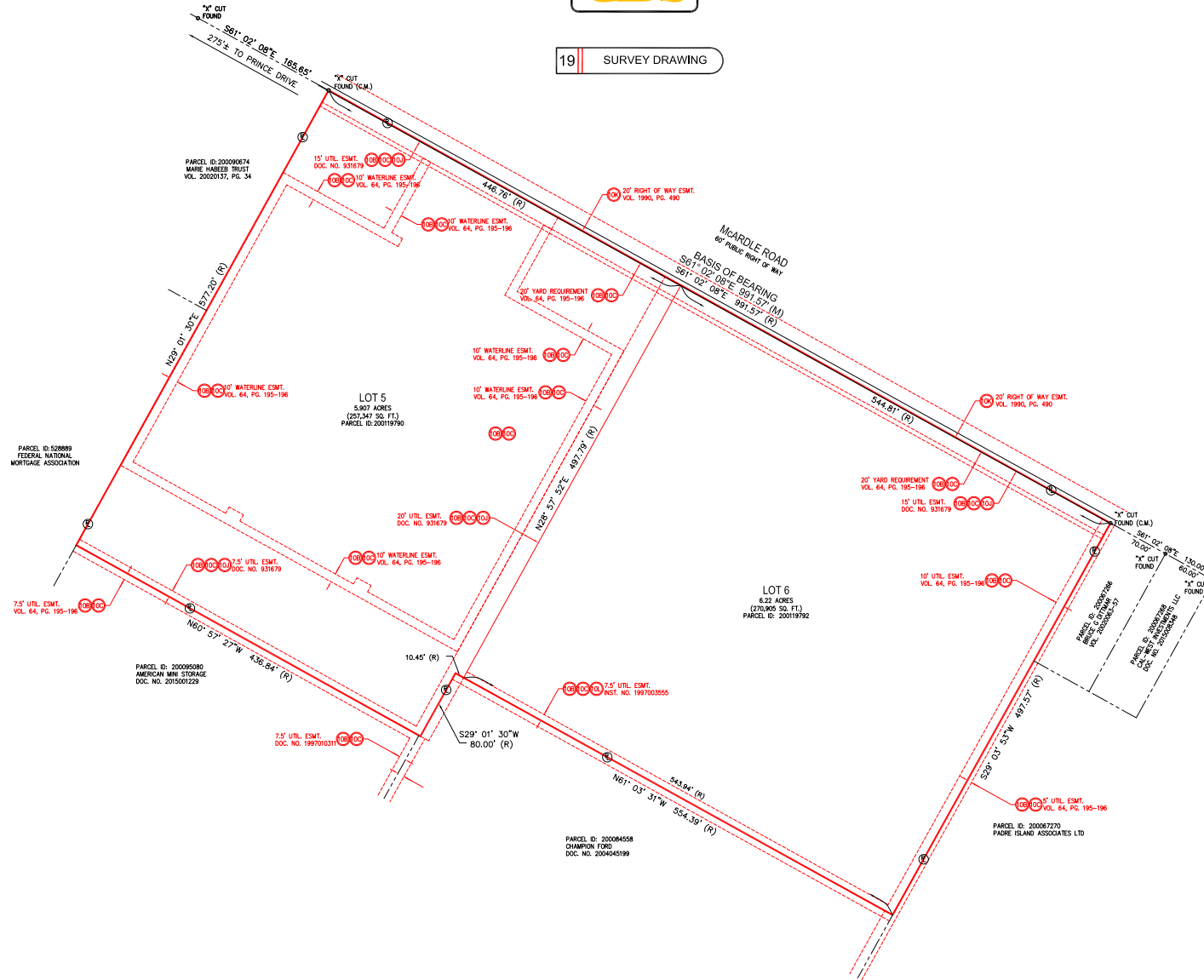
6200 McArdle Rd | Corpus Christi, TX



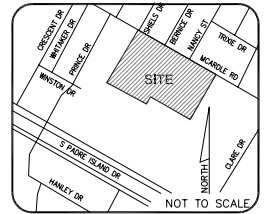
9 LEGEND

- SET BACK ROD (B.A.)
- FOUND PROPERTY CORNER
- (N.T.S.) NOT TO SCALE
- CENTERLINE
- PROPERTY LINE
- POINT OF BEGINNING
- (C.M.) CONTROL MONUMENT
- (M) MEASURED CALL
- (R) RECORDED CALL
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ UTILITY MANHOLE
- ⊕ GROUND PILE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WATER VAULT
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ CATV FEDESTAL
- ⊕ ELECTRIC TRANSFORMER
- ⊕ UNDERGROUND ELECTRIC MARKER
- ⊕ UNDERGROUND FIBER OPTIC MARKER
- ⊕ BOLLARD
- ⊕ STREET LIGHT
- ⊕ GROUND LIGHT
- ⊕ FLAGPOLE
- ⊕ FIRE CONTROL VALVE
- ⊕ BACK FLOW PREVENTOR
- ⊕ CONCRETE
- ⊕ INSULATED BUILDING HEIGHT LOCATION
- ⊕ CHAINLINK FENCE
- ⊕ HANDICAP PARKING SPACE
- ⊕ SIGN

19 SURVEY DRAWING

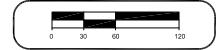


16 VICINITY MAP



SCALE: 1" = 60'

17 NORTH ARROW / SCALE



18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (Effective February 23, 2011)

This Work Coordinated By:



1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 • Fax: 405.703.1851
Toll Free: 888.457.7878

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

6200 McArdle Road
Corpus Christi, Texas

Project Name:
AUTONATION

CDS Project Number:
15-05-00718

Approved CDS Surveyor

Surveyors Name: Enrique C. Elizondo
Address: 5805 Callaghan Road, Ste.
109 Telephone Number: (210)
375-4128 www.elizondosassociates.com

Sheet 2 of 2

Copyright © Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a licensed surveyor licensed in the state property is located.

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a licensed surveyor licensed in the state property is located.

Development Site Available

6200 McArdle Rd | Corpus Christi, TX



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	13,084	103,432	189,816
2029 Projected Population	12,653	101,339	186,103
Projected Annual Growth Rate 2024 to 2029	-0.67%	-0.41%	-0.39%

Daytime Population

2024 Daytime Population	15,519	109,547	222,676
Workers	7,872	52,036	121,220
Residents	7,647	57,511	101,456

Income

2024 Est. Average Household Income	\$63,450	\$74,587	\$79,511
2024 Est. Median Household Income	\$50,877	\$53,471	\$55,316

Households & Growth

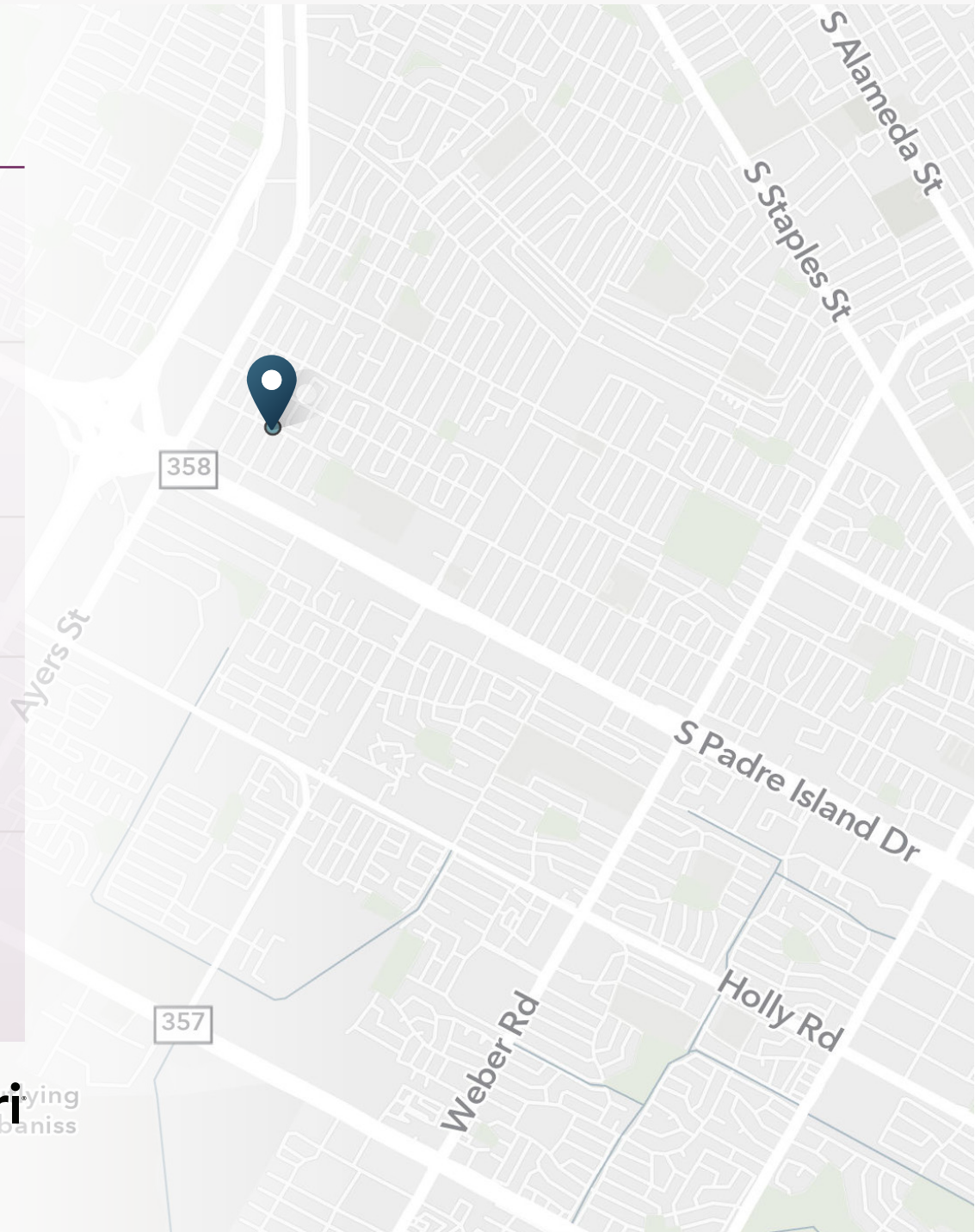
2024 Estimated Households	4,502	38,273	72,878
2029 Estimated Households	4,488	38,484	73,333
Projected Annual Growth Rate 2024 to 2029	-0.06%	0.11%	0.12%

Race & Ethnicity

2024 Est. White	43%	46%	48%
2024 Est. Black or African American	3%	4%	5%
2024 Est. Asian or Pacific Islander	1%	1%	2%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	19%	17%	15%
2024 Est. Hispanic	88%	78%	71%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4646
Designated Broker of Firm	License No.	Email	Phone

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.

Webb Sellers		589055	webb.sellers@srsre.com	210.504.2781
Licensed Supervisor of Sales Agent/Associate		License No.	Email	Phone
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners

2101 McCullough Ave
San Antonio, TX 78212

Webb Sellers

210.504.2781

webb.sellers@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.