

PROPERTY REPORT

1421 E King Ave, Kingsville, TX 78363



Presented by
Johnny Enzo | Realtor, LHC
Texas Real Estate License: 0811903

kw COASTAL BEND
KELLERWILLIAMS, REALTY

Mobile: 361-910-4154

Main: realtybyjohnnyenzo@gmail.com

KELLER WILLIAMS COASTAL BEND

4518 Everhart Rd Ste 101
Corpus Christi, TX 78411

1421 E King Ave, Kingsville, TX 78363

■ Off Market

* Public Record

Property Facts

	Public Facts	Listing Facts
Property Type	Commercial	-
Property Subtype	Commercial (General)	-
Number of Units	0	-
Building Area (sq ft)	2,400	-
Lot Size	0.37 acres	-
Lot Dimensions	16156 SF	-
Year Built	1991	-
Garage (spaces)	0	-

Extended Property Facts

Interior Details

Total Area 12324 sq ft

Exterior Details

Lot Size - Square Feet 16156 sq ft

Lot Size - Acres 0.371 ac

Schools (based on location)

Elementary School	Harvey Elementary School
Middle School	Gillett Intermediate School
High School	H.M. King High School
School District	Kingsville Independent School District

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Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
L&J Rentals LLC	–	–	Leasing/Renting Services	–

Public Facts

Owner Information

Owner Name	GOMENO PROPERTIES INC
Mailing Address	5302 Masada Ct Corpus Christi TX 78413-6064
Vesting	Company/Corporation
Contact Title	PRESIDENT
Contact Name	JOSE M GOMEZ
Number of Tenants	1

Legal Description

APN	13298
Tax ID	180800709000192
FIPS Parcel Number	4827313298
Census Tract	482730202.005004
Abbreviated Description	VISTA ALEGRE, BLOCK 7, LOT 9-12, (LAUNDRY MAID)
City/Municipality/Township	Kingsville, TX 78363
Building Name	L&J RENTALS LLC
General Use	Financial Bldg (Bank; S&L; Mtge; Loan; Credit)
Property Use	Leasing/Renting Services
Overall Use	BANKS & PROFESSIONAL

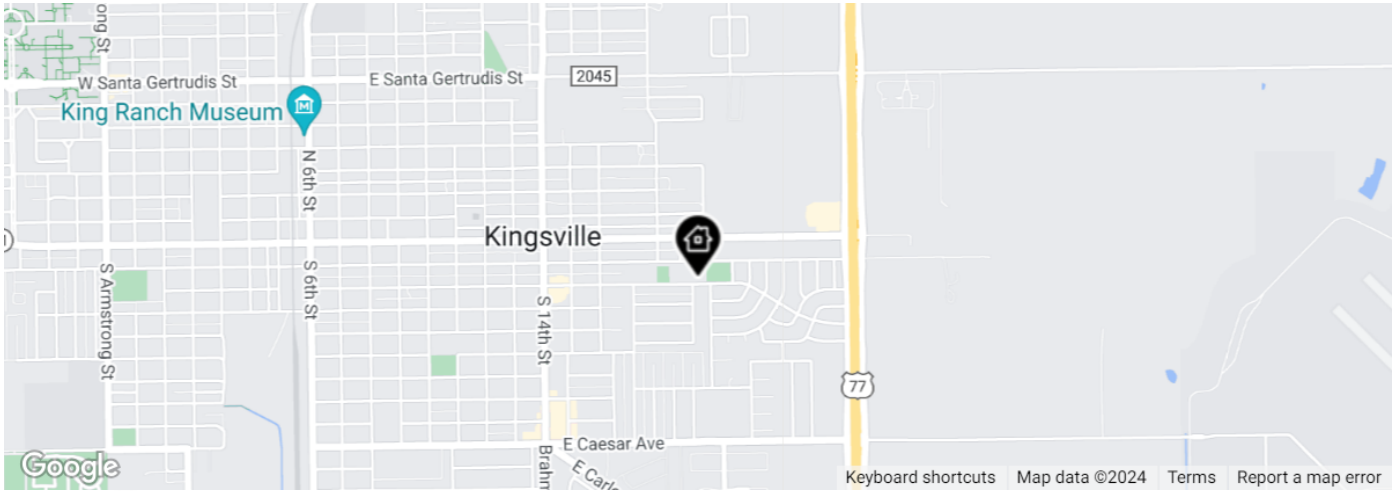
Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$251,250	\$32,310	\$283,560	-
2022	\$157,540	\$32,310	\$189,850	\$6,064
2021	\$169,190	\$32,310	\$201,500	\$6,475
2020	\$169,620	\$32,310	\$201,930	-
2019	\$180,320	\$32,310	\$212,630	-
2018	\$95,930	\$32,310	\$128,240	-
2017	\$75,650	\$32,310	\$107,960	-
2016	\$75,650	\$32,310	\$107,960	-
2015	\$75,650	\$32,310	\$107,960	-
2014	\$75,650	\$32,310	\$107,960	-
2013	\$75,650	\$32,310	\$107,960	-
2012	\$75,650	\$32,310	\$107,960	-
2011	\$75,650	\$32,310	\$107,960	-

Financial Details

Adjusted Prop. Value	\$283,560
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	42
Property Use Reliability Score	42
Property Use Risk Score	C
Financial Risk Score	42
Local Area Credit Risk Score	F

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

Posted: 8/30/2023 by Senior

Honestly my experience is not that satisfactory. A majority of the other attendees are immature and disrespectful. Only a few of the teachers are actually invested in their work and most seem impatient or burnt out. The administration is actually decent. They try their best but only some of the rules are actually carried out.

Posted: 2/28/2023 by Alum

I had a great 4 years filled with memories from the many organizations they had to offer. I was a proud student in the band and athletics organizations. The teachers never seemed to fail when it came to providing education and knowledge to the students. I wish that the district would provide more fundings to the band program as it is the well known pride of the school. The band is known for its outstanding excellence and success and determination and dedication to the community. Band is not cheap whatsoever, and with more funds, this organization can really evolve!

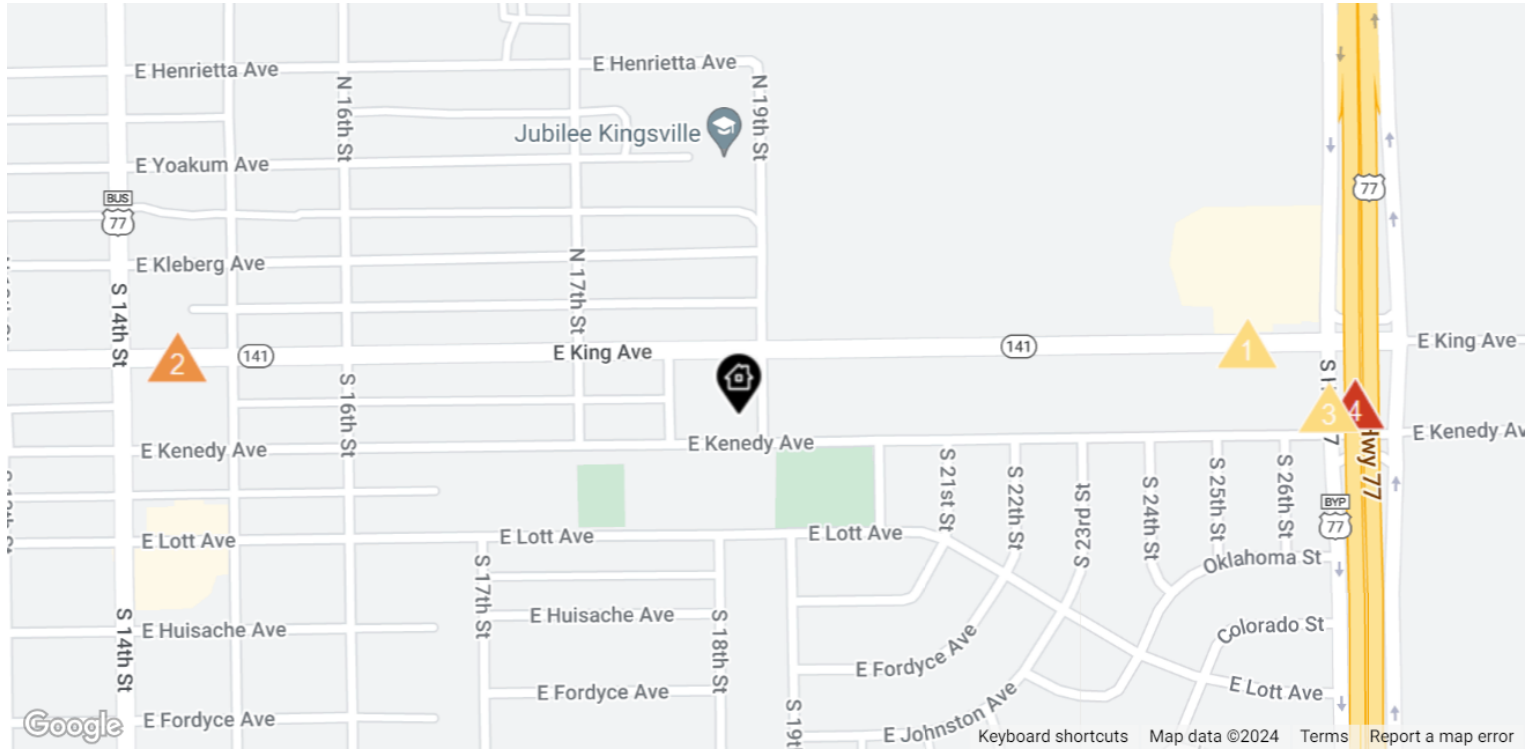
Posted: 10/16/2022 by Senior

An amazing atmosphere to really thrive and explore new opportunities. Staff is friendly , caring and considerate of students feelings. The classes create loving bonds will students as well as teachers , who really try their absolute best to push and support all students to give 100 percent on any paper or project handed out. All students are friendly and easy to connect with . It is easy to join in on new clubs , extra curricular activities and lots of other things. This school offers an amazing college support system as well as growing with you. Sports are great and our band is just as amazing. TheE school spirit of a immaculate ! Through the the day you are constantly checked up on or carried small talk with. Nobody is made to feel left out our unimportant . The community behind this school is also great , considering parents are involved with lots of things going on with the students .

Posted: 6/22/2022 by Alum

This school is very open and welcoming. I transferred there junior year and immediately made friends with everyone.

Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1

5,839

2023 Est. daily traffic counts

Street: **E King Ave**
 Cross: **N Hwy 77**
 Cross Dir: **E**
 Dist: **0.1 miles**

2

7,456

2023 Est. daily traffic counts

Street: **E King Ave**
 Cross: **S 15th St**
 Cross Dir: **E**
 Dist: **0.03 miles**

3

2,960

2023 Est. daily traffic counts

Street: **-**
 Cross: **-**
 Cross Dir: **-**
 Dist: **-**

4

26,480

2023 Est. daily traffic counts

Street: **-**
 Cross: **-**
 Cross Dir: **-**
 Dist: **-**

5

26,480

2023 Est. daily traffic counts

Street: **S FM 425**
 Cross: **Hwy 77**
 Cross Dir: **NE**
 Dist: **0.14 miles**

Historical counts

Year	Count	Type
2020	5,429	AADT
2019	5,997	AADT
2018	6,145	AADT
2002	64,000	AADT

Historical counts

Year	Count	Type
2020	7,022	AADT
2019	7,701	AADT
2018	7,660	AADT
2002	9,100	AADT
1997	6,100	AADT

Historical counts

Year	Count	Type
2021	2,900	AADT

Historical counts

Year	Count	Type
2021	20,238	AADT
2020	25,014	AADT
2019	28,048	AADT
2018	28,712	AADT

Historical counts

Year	Count	Type
2020	23,755	AADT
2019	28,582	AADT
2018	28,851	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)