

EXECUTIVE SUMMARY

5965 BEAR LANE



OFFERING SUMMARY

PRICE: \$1,350,000

LOT SIZE: +/- 133.76 Acres

PROPERTY OVERVIEW

Situated at 5965 Bear Lane, this expansive +/- 133.76 acre parcel of raw land offers a fantastic opportunity in Corpus Christi, Texas the state's eighth largest city by population. This property is ideally located to key regional assets, including the Port of Corpus Christi, Corpus Christi International Airport, downtown Corpus Christi and major employers. This property is a blank slate ready for an investor or developer seeking to capitalize on Corpus Christi's future. Seller is willing to subdivide the property.

Investment Highlights

Approximately +/-133.76 acres

Located 5 minutes from CC International Airport

Located 9 minutes from the Port of Corpus Christi

Located 9 minutes from downtown Corpus Christi

Corpus Christi ranks as the eighth largest city by population in Texas

KW COMMERCIAL

TOM VERDUCCI, CRE, SRS
Commercial Real Estate Specialist
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537279, TX

Each Office Independently Owned and Operated

LAND FOR SALE - CORPUS CHRISTI TEXAS

+/- 133.76 ACRES ON 5965 BEAR LANE, CORPUS CHRISTI TX



AERIAL MAP

5965 BEAR LANE CORPUS CHRISTI TX





SCALE 1" = 200'

BUYER: BLUE CACTUS PROPERTIES, LLC

GF NO.: 258524509
ISSUE DATE: (02-07-2025)

SURVEY OF

A 83.928 ACRE TRACT, CALLED 83.94 ACRES, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2000006671, DEED RECORDS NUECES COUNTY, TEXAS. SAID 83.928 ACRE TRACT ALSO BEING OUT OF TRACT 1, "SUBDIVISION OF THE MARGARET KELLY LAND" AS SHOWN ON THE MAP RECORDED IN VOLUME 8, PAGE 40, MAP RECORDS NUECES COUNTY, TEXAS. SAID 83.928 ACRE TRACT ALSO BEING OUT OF THE "E. VILLAREAL" SURVEY, ABSTRACT - 1, NUECES COUNTY, TEXAS.



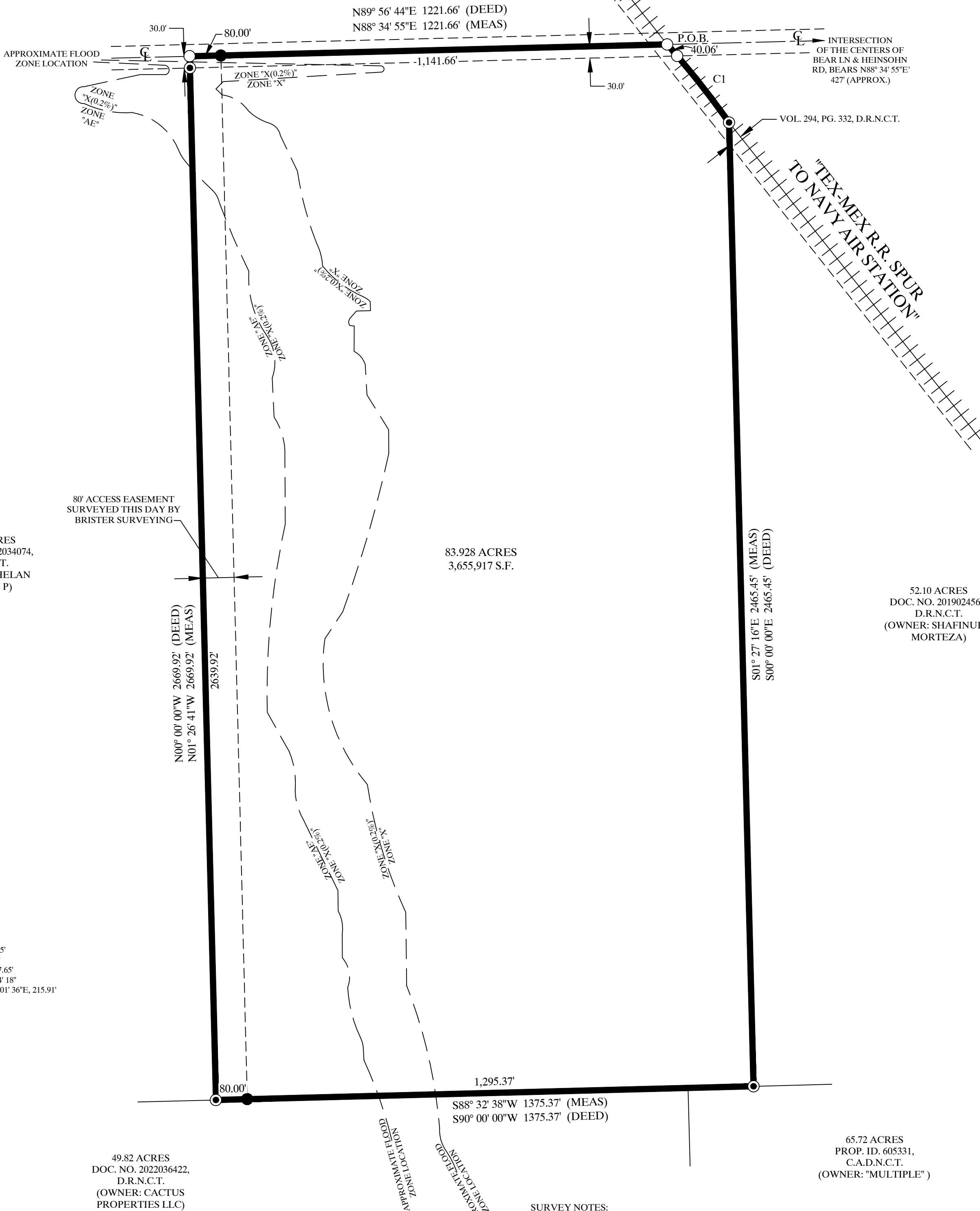
Brister Surveying

5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcba.com
Firm Registration No. 10072800

LOT 1, BLOCK 1,
"J.C. RUSSELL FARM BLOCKS 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15 & 16"
VOL. 28, PGS. 58 - 59,
M.R.N.C.T.

LOT 2, BLOCK 1,
"J.C. RUSSELL FARM BLOCKS 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15 & 16"
VOL. 28, PGS. 58 - 59,
M.R.N.C.T.

BEAR LANE (PLATTED KOSAR ROAD) 60' RIGHT OF WAY



C1
(MEAS) (DEED)
R = 2221.25' R = 2221.25'
L = 255.00' L = 255.00'
TAN = 127.65' TAN = 127.65'
Δ = 006° 34' 41" Δ = 005° 34' 18"
CB = S38° 25' 01"E, 254.88' CB = S38° 01' 36"E, 215.91'

- = SET MAG NAIL
- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = EASEMENT CORNER

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONES AE, X & X(0.2%) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS, COMMUNITY PANEL: 48355C 0315 G DATED: OCTOBER 13, 2022 AND IS IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE, WITH A B.F.E. OF 31.7' - 32.7'. SEE NOTE # 5.

NOTES: SCHEDULE "B" ITEMS:
10.)
d.) VOL. 7, PG. 243, UNABLE TO TRACE
e.-f.) EASEMENTS DO NOT APPLY
g.) VOL. 294, PG. 332, AS SHOWN
h.) VOL. 856, PG. 211, DOES NOT APPLY
i.) - j.) BLANKET EASEMENTS
k.) VOL. 272, PG. 233, DOES NOT APPLY
l.) VOL. 416, PG. 488, BLANKET
m.) VOL. 601, PG. 448, APPLIES
p.) VOL. 1648, PG. 597, DOES NOT APPLY

SURVEY NOTES:
1.) TOTAL SURVEYED AREA IS 83.928 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.
5.) 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

65.72 ACRES
PROP. ID. 605331,
C.A.D.N.C.T.
(OWNER: "MULTIPLE")

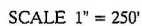
THIS SURVEY INCLUDES ONLY THE RESEARCH, INVESTIGATION, OR LOCATIONS OF SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY AS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY MARCH 3, 2025 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
RONALD E. BRISTER R.P.L.S. NO. 5407

DATE: MARCH 3, 2025





SURVEY OF

A 49.812 ACRE TRACT BEING TRACT 2-1B, AS SHOWN ON A SURVEY OF THE MARGARET KELLY FARM LAND PREPARED BY P. W. KELLY JR., AS DESCRIBED IN AN AFFIDAVIT RECORDED IN VOLUME 1826, PAGES 21 - 22, DEED RECORDS NUECES COUNTY, TEXAS AND VOLUME 7, PAGE 247, MISCELLANEOUS MAP RECORDS NUECES COUNTY, TEXAS. SAID 49.812 ACRE TRACT BEING OUT OF TRACT 2, "MARGARET KELLY FARM LAND", AS SHOWN ON THE PLAT RECORDED IN VOLUME 8, PAGE 40, MAP RECORDS NUECES COUNTY, TEXAS.

BUYER: BLUE CACTUS
PROPERTIES LLC

GF NO.: 228521296 (05-05-2022)

TRACT 2-2A,
SURVEY OF THE MARGARET KELLY
FARM LAND PREPARED BY P. W.
KELLY JR., VOL. 1826, PGS. 21 - 22,
D.R.N.C.T. AND VOL. 7, PG. 247,
MISCELLANEOUS MAP RECORDS
NUECES TEXAS

SET 5/8" RE-BAR IN THE W
LINE OF THE SISTERS OF
DIVINE PROVIDENCE 50.00
ACRE TRACT, VOL. 972, PGS.
357 - 358, D.R.N.C.T., BEARS
N88S12137E 972 51' (DEED 937 51)

TRACT 2-4
65.74 ACRES
(OWNER: BLUE CACTUS
PROPERTIES, LLC)
DOC. NO. 2021035106
O.R.N.C.T.

83.94 ACRES
(OWNER: THERESA M.
B. TIGGEMAN, ET AL)
DOC. NO. 2000006671
O.B.N.C.T.

LOT 2-1B
49.812 ACRES
2,169,805 S.F.

TRACT 4
101.30 ACRES
(OWNER: EUGENE
P. WHELAN)
DOC. NO. 2002034074
O.R.N.C.T.

15.02 ACRES
(OWNER: CITY OF
CORPUS CHRISTI)
VOL. 1055, PG. 560- 564
D.B.N.C.T.

L1 = N01° 29' 42"W
43.87' (MEAS)

⊙ = SET 5/8" RE-BAR

L1 (MEAS)
R = 157.04'
L = 115.22'
TAN = 60.34'
 $\Delta = 042^{\circ} 02' 20''$
CB = N22° 30' 52"W, 112.66'

NOTES: SCHEDULE "B" ITEMS:
10.)

d.) VOL. 285, PG. 630 AS SHOWN
e.) VOL. 248, PG. 168 UNABLE TO TRACE
f.) VOL. 416, PG. 490 DOES NOT APPLY

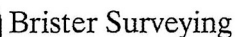
NOTES:

- 1.) TOTAL SURVEYED AREA IS 49.812 ACRES.
- 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY INCLUDES ONLY THE RESEARCH, INVESTIGATION, OR LOCATIONS OF SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY AS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JUNE 7, 2022 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RONALD E. BRISTER R.P.L.S. NO. 5407



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Firm Registration No. 10072800

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS
LOCATED WITHIN ZONE A5, B & C AS DEFINED
BY THE FEDERAL EMERGENCY MANAGEMENT MAPS.
MAPS COMMUNITY PANEL 485464 0165 C
DATED JULY 18, 1985
AND ☒ IS ☒ IS NOT LOCATED IN A DESIGNATED
100 YEAR FLOOD ZONE WITH A B.F.E. OF 30.5' - 31.0'.

DATE JUNE 10, 2022



JOB NO. 221147

Commercial Real Estate Specialist

Tom Verducci

Tom@soldbyTomV.com



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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



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

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Craig A Owen

Designated Broker of Firm

Anna L. Garcia

Licensed Supervisor of Sales Agent/
Associate

Tom Verducci

Sales Agent/Associate's Name

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(210)445-7223

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date