



GAINES
ORGANIZATION

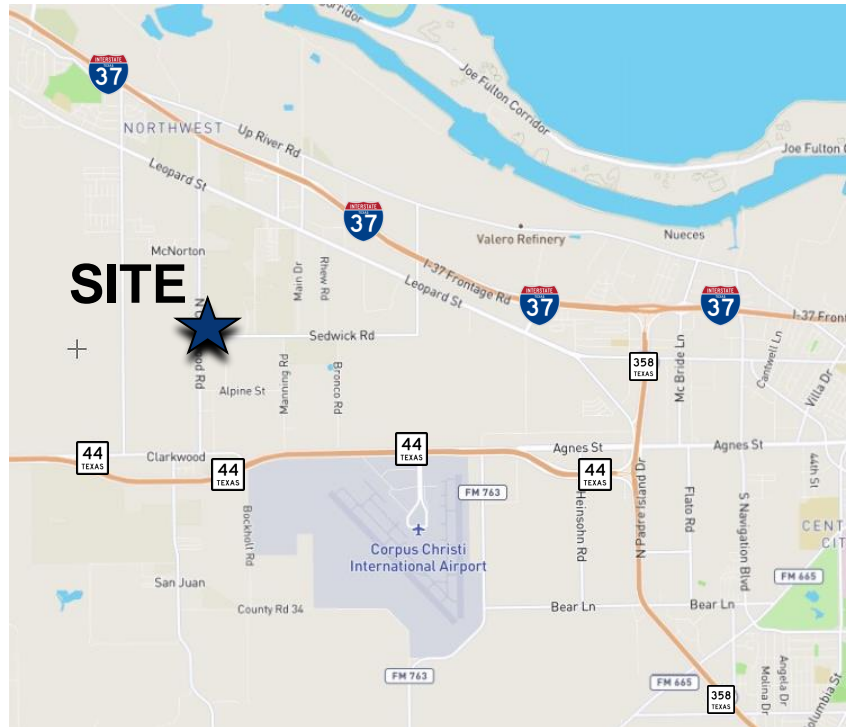
**CLARKWOOD @ SEDWICK, 32.63 ACRES
CORPUS CHRISTI, TX**



PROPERTY SUMMARY

- Approx. 32.63 Acres, Unplatted
- Corner Lot with Multiple Access Points
- High Visibility with Paved Road Frontage Along Clarkwood & Sedwick
- City Utilities In Close Proximity
- Quick Access to Corpus Christi International Airport
- Located between SH-44 & IH-37 in Northwest Corpus Christi
- Zoned IL – Light Industrial

\$15,500/Acre, Asking Price



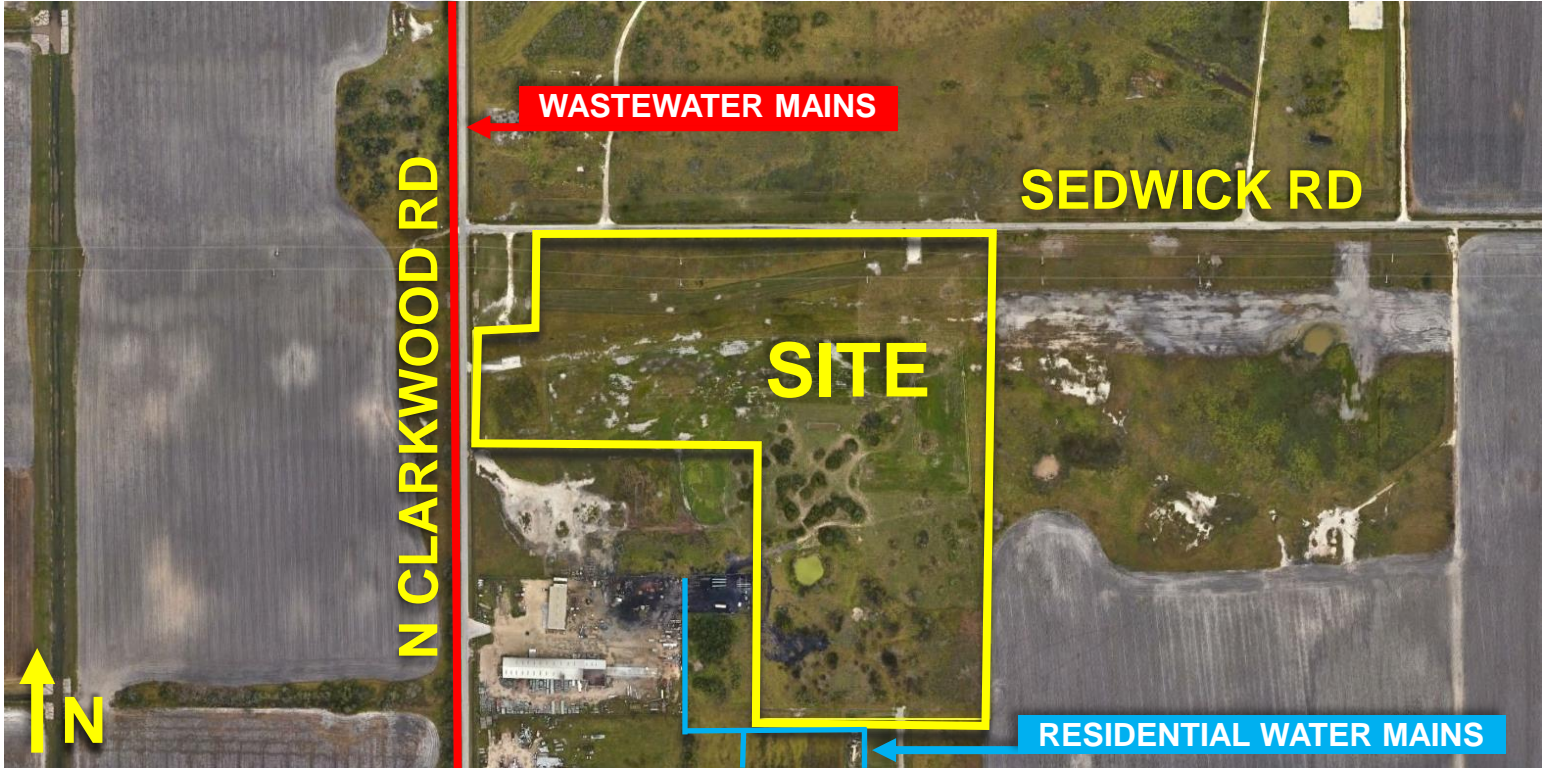
THE GAINES ORGANIZATION, INC.
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
Josh@GainesOrg.com | www.GainesOrg.com



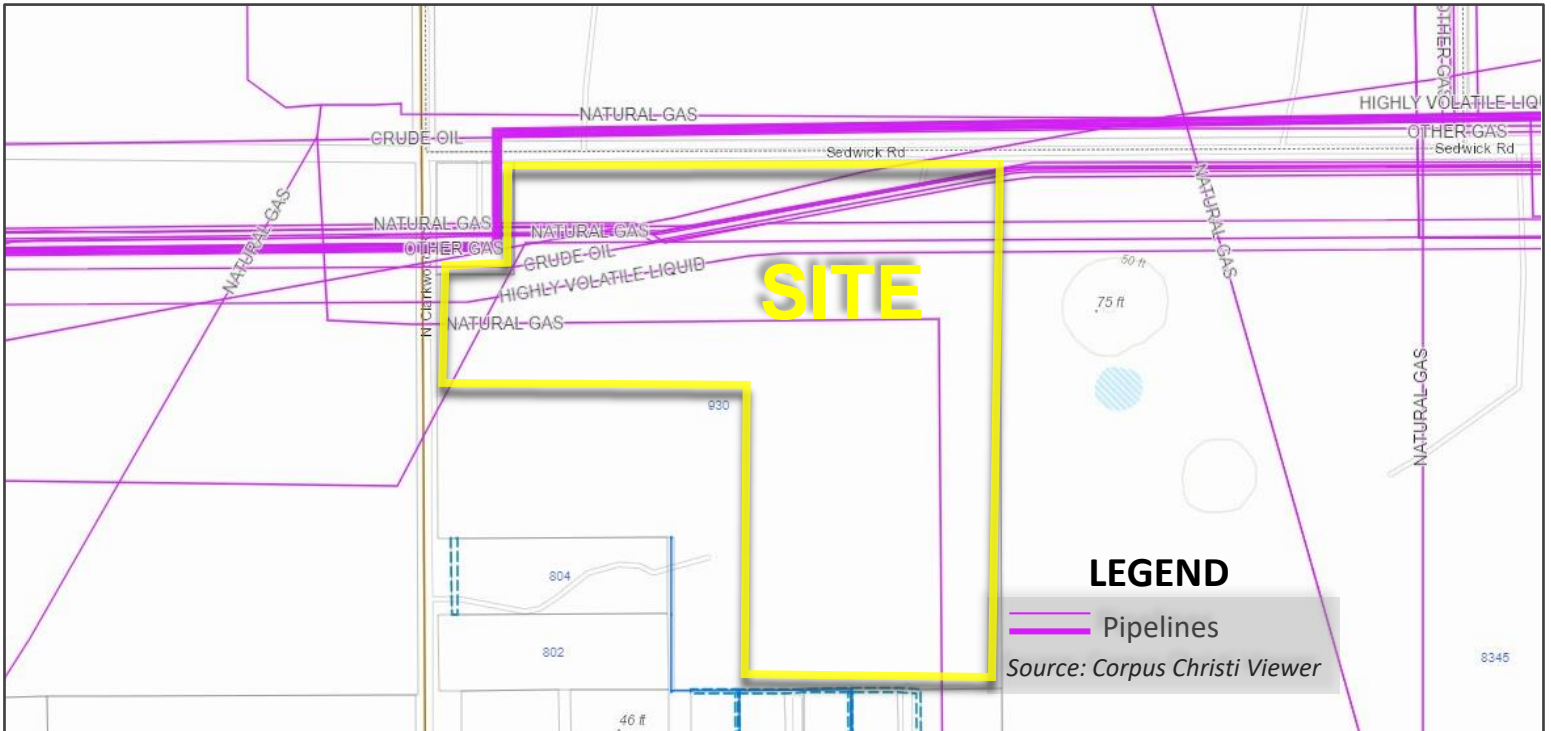


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All information should be independently verified for accuracy.



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The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice.



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SCALE 1" = 150'

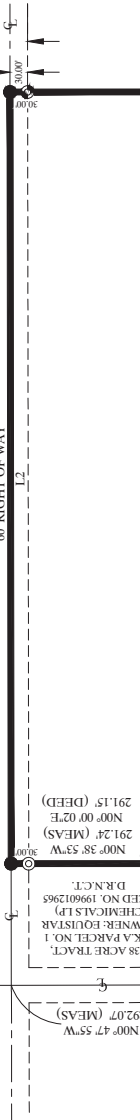
Bristler Surveying
5806 Clair Drive
Corpus Christi, Texas 78411
Office: 361-858-1802
bristlersurveying@corpusbristler.com
Firm Registration No. 10072800



SURVEY OF
A 32.630 ACRE TRACT BEING OUT OF A 42.02 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2004853688, DEED RECORDS NUECES COUNTY, TEXAS, SAID 32.630 ACRE TRACT BEING OUT OF FARM LOT 21, T1B, SHEPPARD FARM LOTS, AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 51, MAP RECORDS NUECES COUNTY, TEXAS.

122.50 ACRE TRACT
(OWNER: JOSEPH PERKINS MYLER)
DOC. NO. 2015050684
D.R.N.C.T.

SEDWICK ROAD
60' RIGHT OF WAY



CLARKWOOD ROAD
60' RIGHT OF WAY

32.630 ACRES
1,421,561 S.F.

117.80 ACRE TRACT,
A.K.A. TRACT 2
(OWNER: ANDERSON
LAND LTD.)
DOC. NO. 2013020888
D.R.N.C.T.

3.71 ACRE TRACT
(OWNER: SOUTH TEXAS
PROPERTY, LLC)
DOC. NO. 2014045836
D.R.N.C.T.

5.56 ACRE TRACT
(OWNER: SOUTH TEXAS
PROPERTY, LLC)
DOC. NO. 2014045836
D.R.N.C.T.

LOT 14, BLOCK 7
"CLARKWOOD TRACT"
VOL. 64, PG. 181
M.R.N.C.T.

LOT 15, BLOCK 7
"CLARKWOOD TRACT"
VOL. 64, PG. 181
M.R.N.C.T.

LOT 5, BLOCK 7
"CLARKWOOD TRACT"
VOL. 19, PG. 96
M.R.N.C.T.

LOT 6, BLOCK 7
"CLARKWOOD TRACT"
VOL. 19, PG. 96
M.R.N.C.T.

LOT 7, BLOCK 7
"CLARKWOOD TRACT"
VOL. 19, PG. 96
M.R.N.C.T.

LOT 8, BLOCK 7
"CLARKWOOD TRACT"
VOL. 19, PG. 96
M.R.N.C.T.

LOT 9, BLOCK 7
"CLARKWOOD TRACT"
VOL. 19, PG. 96
M.R.N.C.T.

LOT 10, BLOCK 7
"CLARKWOOD TRACT"
VOL. 19, PG. 96
M.R.N.C.T.

188 ACRE TRACT,
A.K.A. PARCEL NO. 1
(OWNER: FOUSTAR
CHEMICALS LP)
DEED NO. 1986012965
D.R.N.C.T.

291.24' (MEAS)
N00° 00' 02"E
291.15' (DEED)

264.24' (MEAS)
N00° 38' 53"W
264.15' (DEED)

178.72' (MEAS)
N00° 00' 00"E
178.65' (DEED)

877.91' (MEAS)
S89° 12' 46"W
877.91' (DEED)

807.91' (MEAS)
N90° 00' 00"W (DEED)

1,385.58' (MEAS)
S00° 41' 04"E
1,415.58' (DEED)

500' 00' 00"E
1415.58' (DEED)

162.30 ACRE TRACT
(OWNER: PAD
FARMS, LLC)
DOC. NO. 2015066666
D.R.N.C.T.

6.24 ACRE TRACT
(OWNER: CHARLES A LILE)
DOC. NO. 2022061710
D.R.N.C.T.

50' RIGHT OF WAY
CHICKERY STREET

FENCE 1.01' INSIDE PROPERTY LINE

FENCE 1.2' INSIDE PROPERTY LINE

N90° 00' 00"W
686.74' (DEED)
S89° 20' 49"W
683.41' (MEAS)

LOT 14, BLOCK 8
"CLARKWOOD TRACT"
VOL. 19, PG. 96
M.R.N.C.T.

LOT 15, BLOCK 8
"CLARKWOOD TRACT"
VOL. 19, PG. 96
M.R.N.C.T.

LOT 14, BLOCK 9
"CLARKWOOD TRACT"
VOL. 19, PG. 96
M.R.N.C.T.

LOT 15, BLOCK 9
"CLARKWOOD TRACT"
VOL. 19, PG. 96
M.R.N.C.T.

RAILROAD EASEMENT AS PER CLARKWOOD TRACT (VOL. 19, PG. 96) D.R.N.C.T.

RAILROAD EASEMENT AS PER CLARKWOOD TRACT (VOL. 19, PG. 96) D.R.N.C.T.



BY GRAPHIC NOTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X , AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMBUSTIBLE HAZARDOUS MATERIALS, EFFECTIVE DATE: OCTOBER 15, 2022.
AND X IS NOT LOCATED IN A DESIGNATED 30-YEAR FLOOD ZONE.

- (A) = WINGO STREET
60' RIGHT OF WAY
(PLATTED/UNOPENED)
- (B) = GILLIAM STREET
60' RIGHT OF WAY
(PLATTED/UNOPENED)
- (C) = MAZDA STREET
50' RIGHT OF WAY
(PLATTED/UNOPENED)

- X = WIRE FENCE
- = SET MAG NAIL
- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- ⊗ = FOUND 2" IRON PIPE
- ⊕ = FOUND 1" IRON PIPE
- = PROPERTY CORNER

NOTES:
1) ALL SURVEYED AREAS IS 32.630 ACRES.
2) MEASUREMENTS ARE BASED ON GLOBAL POSITIONING SYSTEM (NAD 83) DATUM.
3) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLAIN CONCRETE. THIS SURVEY ACCOMPANIES THIS SURVEY.
4) ALL METERS AND FEET DISCREPANCY OF EQUAL DATE ACCOMPANIES THIS SURVEY.
5) THE DEED FOR THIS PROPERTY DOES NOT MATHEMATICALLY CLOSE WITHIN INDUSTRY STANDARDS.

THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

THIS SURVEY DOES NOT CONSTITUTE THE RESEARCH INVESTIGATION OR LOCATIONS OF ALL SURVEYED EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY ACCORDS WITH THE BEST OF MY KNOWLEDGE AND BELIEF.



Ronald E. Brister
RONALD E. BRISTER, R.L.S., NO. 507
DATE: OCTOBER 30, 2024

JOB NO. 241651



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.

The Gaines Organization, Inc.	9003379	N/A	(361)442-2825
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Gaines	525644	josh@gainesorg.com	(361)442-2825
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trac.texas.gov

IABS 1-0 Date