

## EXECUTIVE SUMMARY



|            |                  |
|------------|------------------|
| Sale Price | <b>\$650,000</b> |
|------------|------------------|

### OFFERING SUMMARY

|                  |   |
|------------------|---|
| Sale Price / SF: | \$108.33                                  |
| Lease Rate:      | TBD                                       |
| Building Size:   | 6,000 SF                                  |
| Available Space: | Suites C, E & F<br>(See Page 5 for Sizes) |
| Property Type:   | Street Retail                             |
| Lot Size:        | 0.14 Acres                                |
| Year Built:      | 1960                                      |
| Market:          | Corpus Christi                            |
| Submarket:       | Portland/Ingleside                        |
| County:          | San Patricio                              |

### PROPERTY OVERVIEW

This 6,000 SF street retail property offers a unique opportunity for investors and tenants seeking high visibility in a thriving coastal market. Located on the corner of S. Commercial Street and E. Goodnight Avenue in the heart of Downtown Aransas Pass, this multi-tenant building sits directly across from a busy HEB grocery store, ensuring consistent foot and vehicle traffic. The property includes multiple suites with a shared break room and restrooms, making it ideal for small businesses, retailers or service providers looking for a professional, centrally located space. The building underwent improvements in 2017 and 2018, including two new A/C units, fresh exterior paint and a new roof. There are currently 3 tenants in the building.

This property offers easy access to local amenities, restaurants and retail. It is located less than one mile from the Aransas Pass ferry terminal, which provides continuous service between Aransas Pass and the popular beach town of Port Aransas. This proximity enhances the property's visibility and appeal to both local residents and seasonal visitors. Listed for sale with suites also available for lease, the building presents multiple opportunities for investors or tenants looking to tap into the area's steady traffic and ongoing growth.

### PROPERTY HIGHLIGHTS

- Across from HEB – High visibility & steady foot traffic directly across from a busy HEB grocery
- High-Traffic Corner – Located at a signalized intersection with strong vehicular visibility
- Less Than 1 Mile from Ferry Terminal – Quick access to Port Aransas ferry route
- Prime Downtown Location – Located in the growing Portland/Ingleside submarket
- Recent Upgrades – New roof and exterior paint in 2018; 2 new A/C units in 2017; 2026 mural

### DAVID HEITZMAN

361.541.4417  
dheitzman@craveyrealestate.com

**Cravey**  
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

# LOCATED DIRECTLY ACROSS FROM H.E.B. GROCERY



**DAVID HEITZMAN**  
361.541.4417  
dheitzman@craveyrealstate.com

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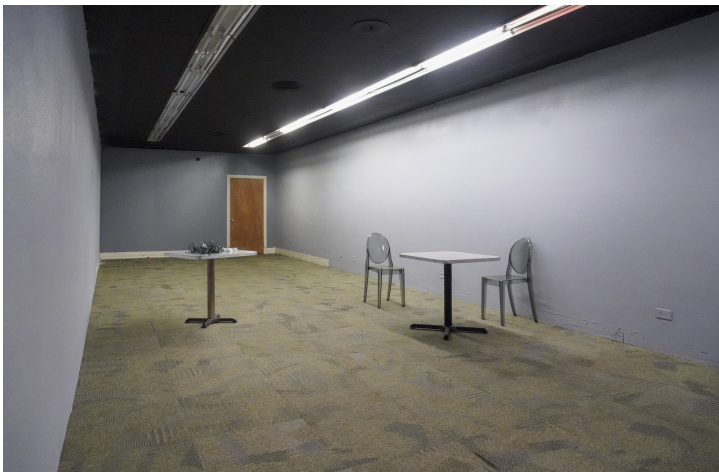
## NEW MURAL - 2026 INSTALLATION



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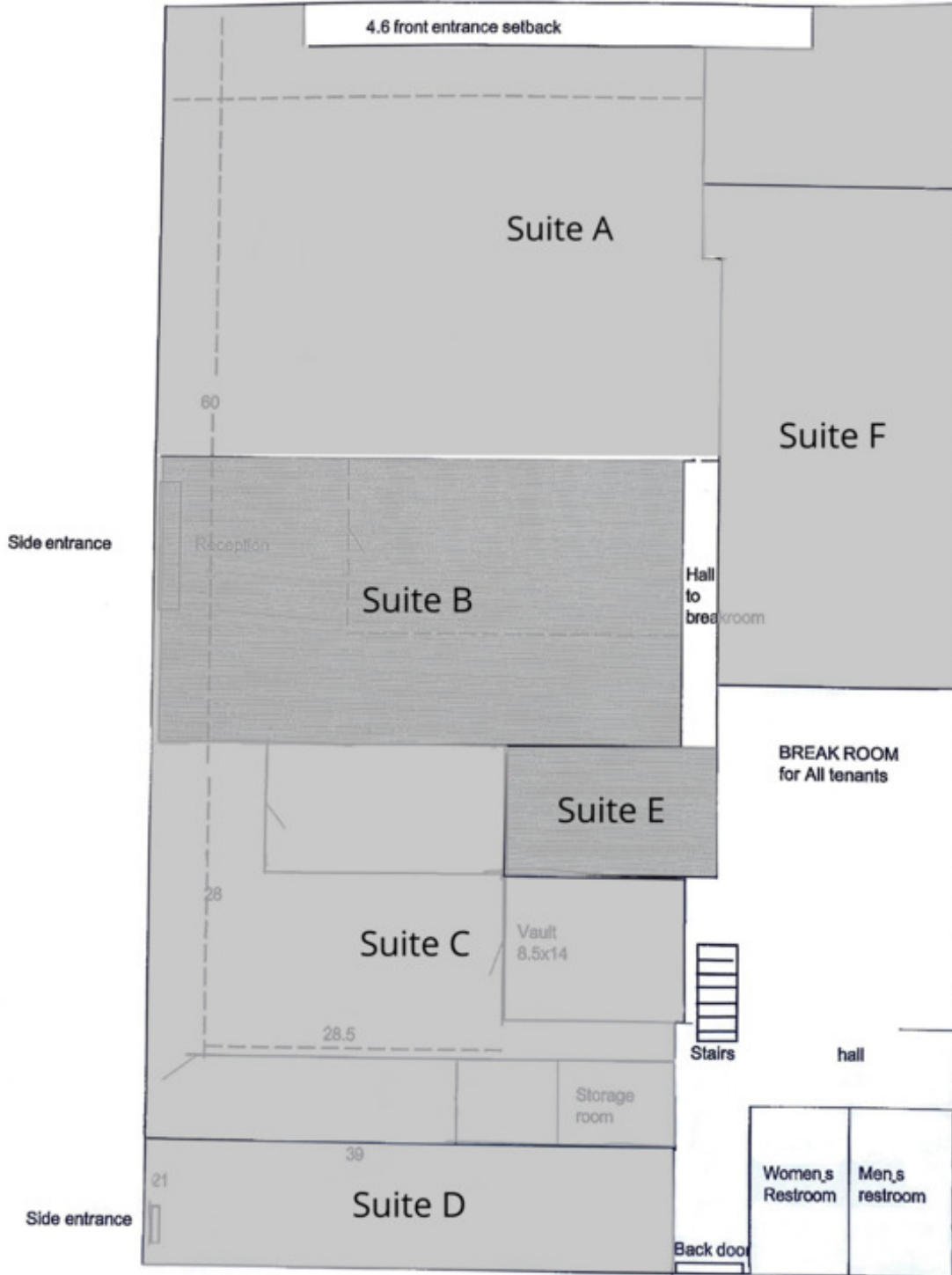
## INTERIOR PHOTOS OF AVAILABLE SPACE



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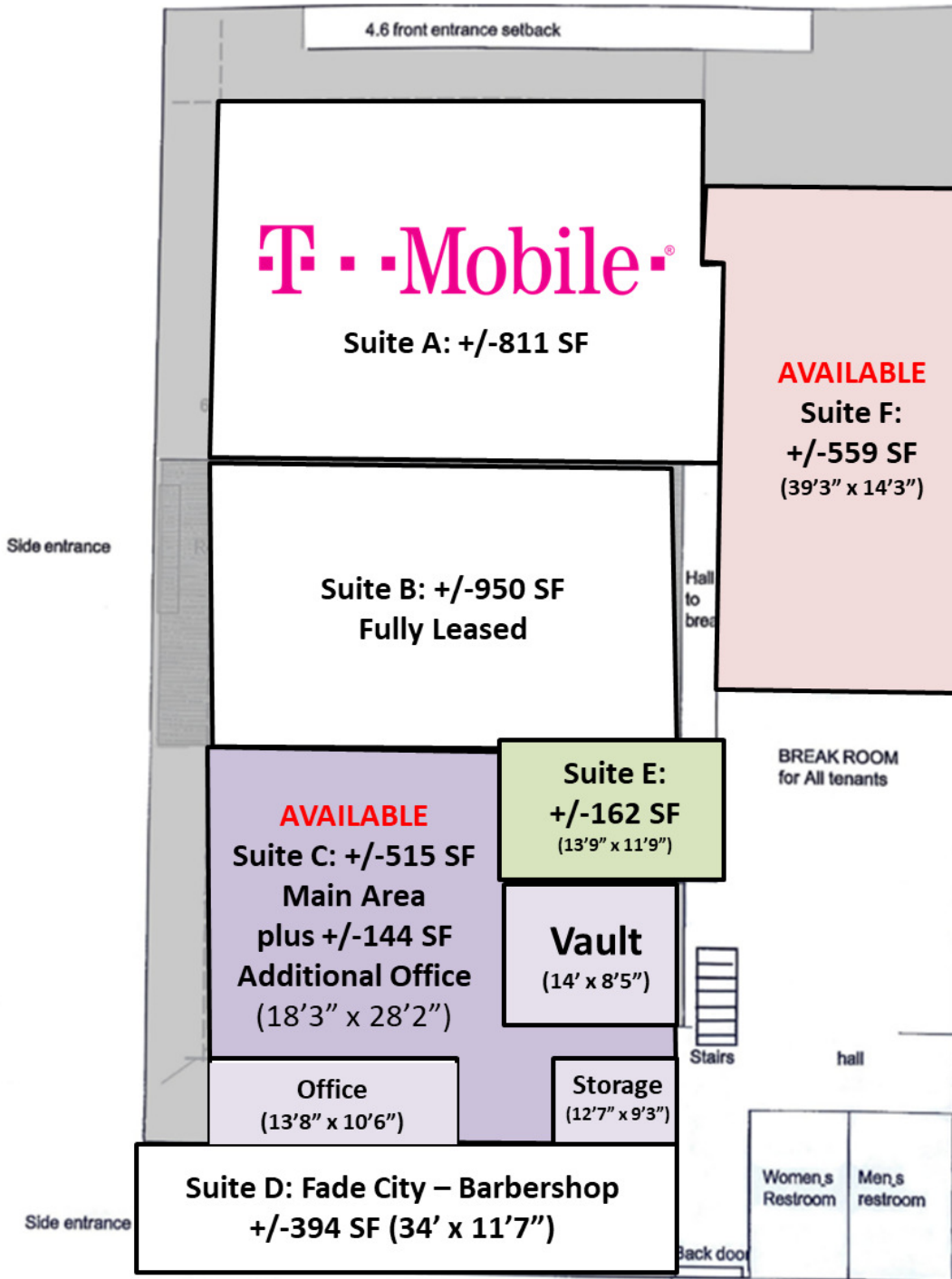
# FLOOR PLAN



**DAVID HEITZMAN**  
361.541.4417  
dheitzman@craveyrealestate.com

**Cravey**  
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# FLOOR PLAN - TENANTS & APPROX. DIMENSIONS

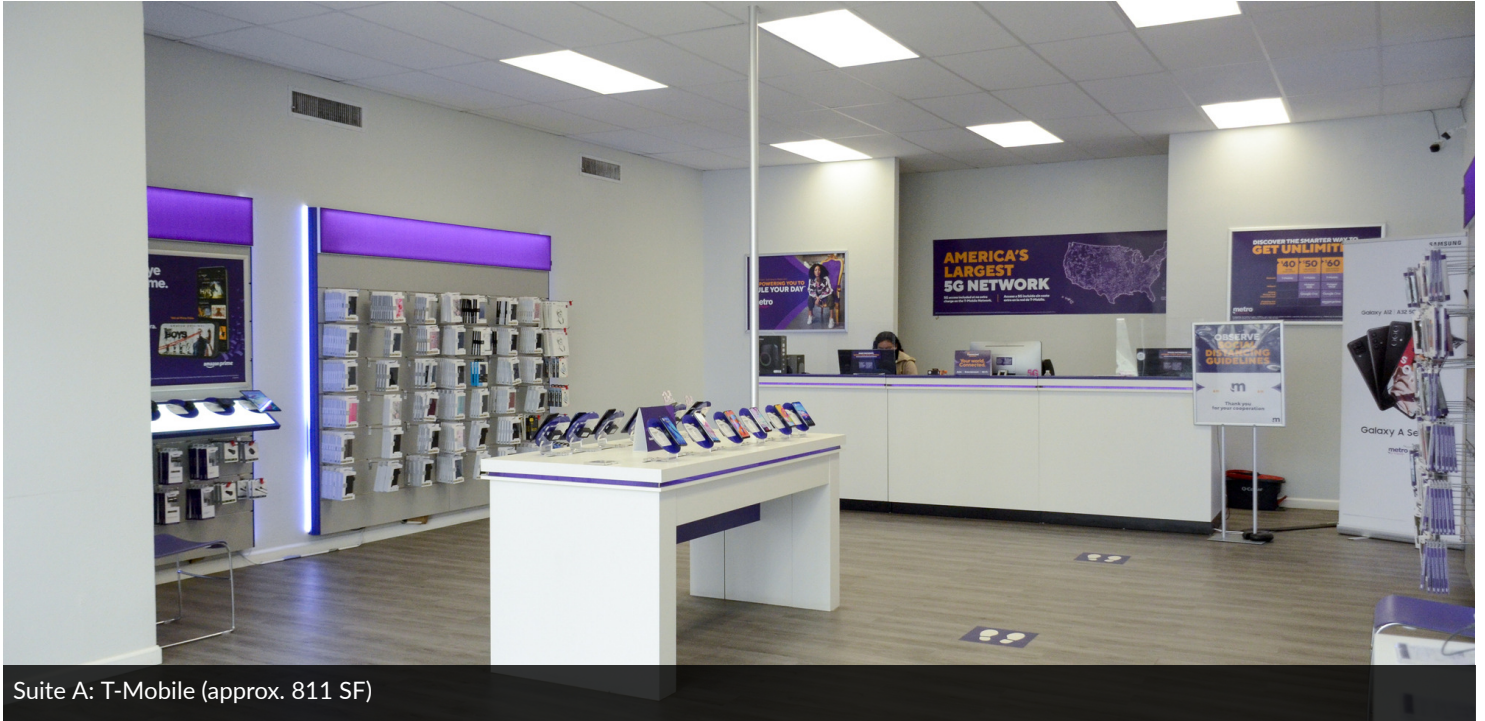


*All dimensions are approximate.*

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## CURRENT TENANTS



Suite A: T-Mobile (approx. 811 SF)



Suite D: Fade City Barbershop (approx. 394 SF)

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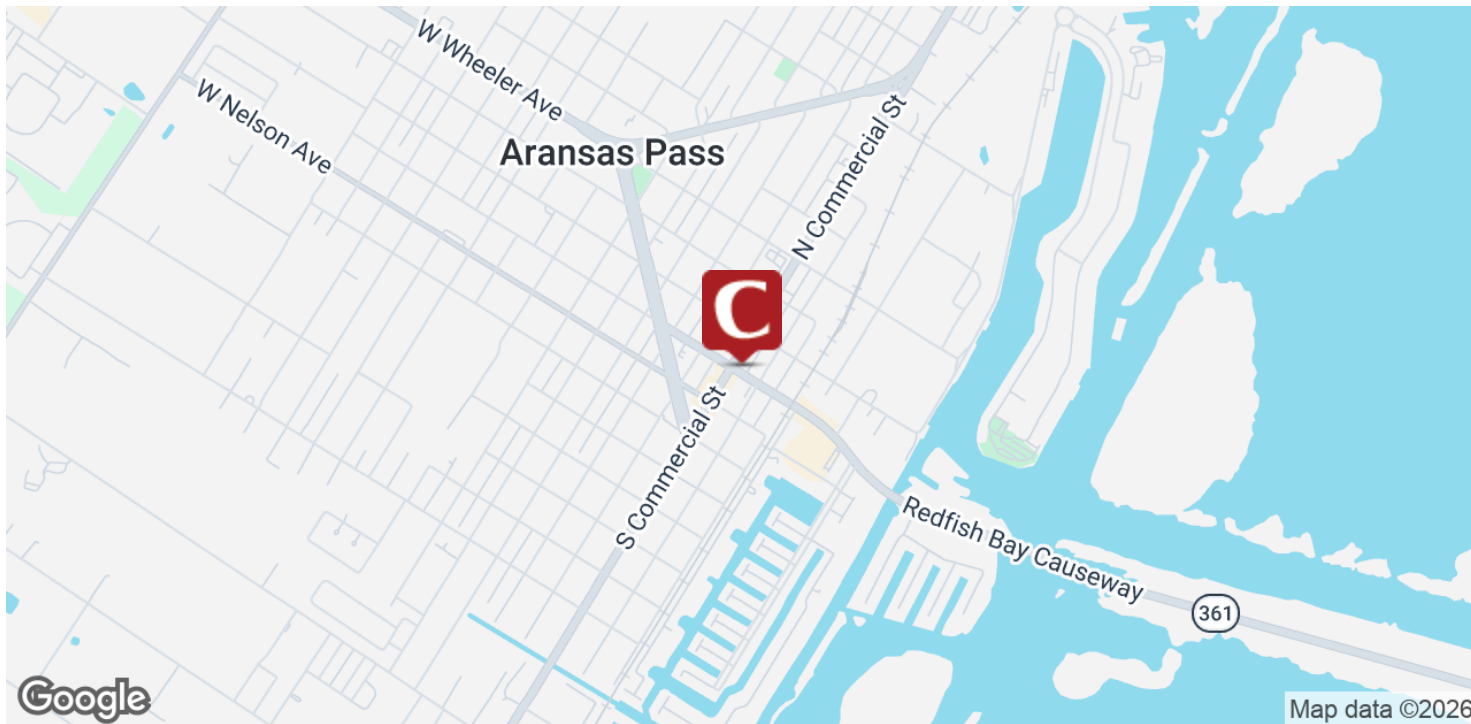
# RETAILER MAP



**DAVID HEITZMAN**  
 361.541.4417  
 dheitzman@craveyrealestate.com

**Cravey**  
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## LOCATION MAP



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# 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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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Cravey Real Estate Services, Inc., 5541 Bear Lane, Suite 240 Corpus Christi, TX 78405  
Matthew Cravey

Phone: 361.289.5168301 Fax: 361.289.5442

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