

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Freestanding Office / Retail
Total Space Available:	+/-3,000 SF
Space Available:	- Suite 201: 2000 SF - Suite 203: 1000 SF
Lease Rate Suite 201:	\$2,650 - \$3,000/mo (depending on term) + Water & Electric
Lease Rate Suite 203:	\$1,650 - \$2,000/mo (depending on term) + Electric
Lot Size:	0.68 Acres
Year Built:	1972
Zoning:	CG-2
Market:	Corpus Christi
Submarket:	South Side

PROPERTY OVERVIEW

Located just off S. Padre Island Drive—one of Corpus Christi's busiest thoroughfares with over 100,000 cars passing daily—5115 Cosner Drive offers an exceptional opportunity for office, retail or specialty tenants seeking visibility and accessibility. This freestanding office/retail property sits on a spacious 0.68 acre lot and provides ample customer parking, as well as monument signage along S. Padre Island Drive and close proximity to major commercial corridors such as Saratoga Boulevard and Staples Street.

Two suites are currently available, offering flexible floorplans and leasing options suited for a wide range of users including professional services, medical, educational or religious organizations. Each suite features private restrooms and built-out interiors ready for immediate adaptation. Monthly lease rates vary based on term length, offering cost flexibility to accommodate long or short-term occupancy. Zoned CG-2, the property allows for broad commercial use and is ideally positioned in Corpus Christi's South Side submarket, surrounded by established neighborhoods, national retailers, restaurants and everyday services.

PROPERTY HIGHLIGHTS

- Prime location just off S. Padre Island Drive (100,000+ vehicles per day)
- Flexible floorplans suitable for office, retail, medical or specialty use
- Private restrooms and built-out interiors in both suites
- Easy access to Saratoga Blvd, Staples Street and other major road

DAVID HEITZMAN

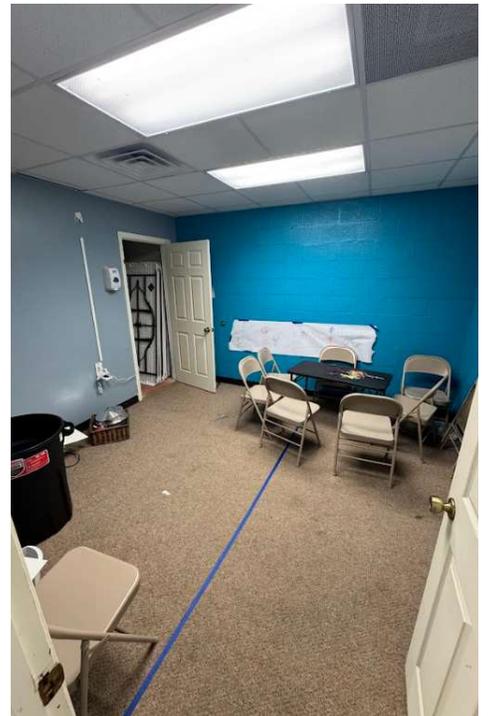
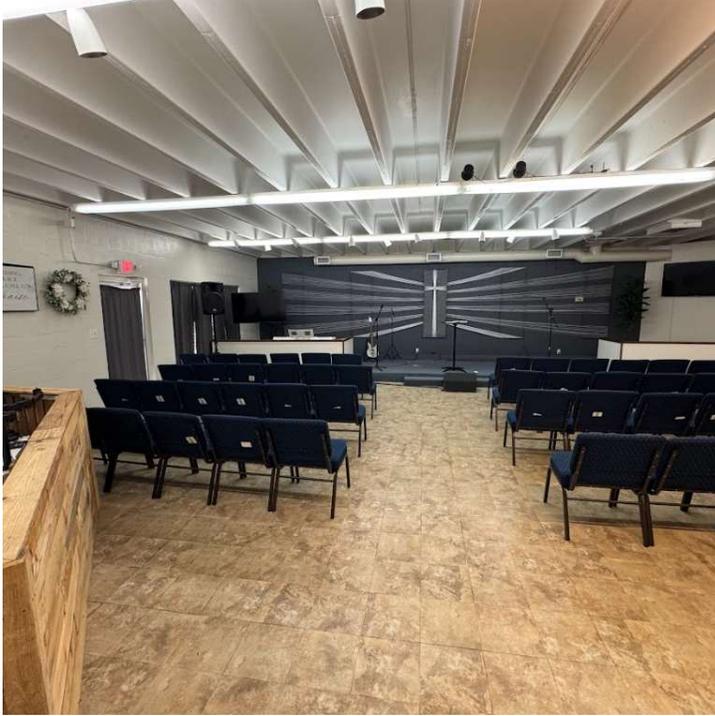
361.541.4417
dheitzman@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

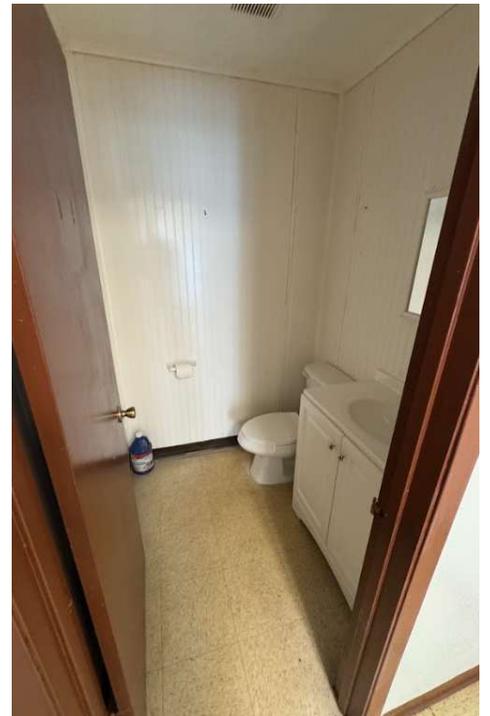
SUITE 201 - FORMER CHURCH SPACE



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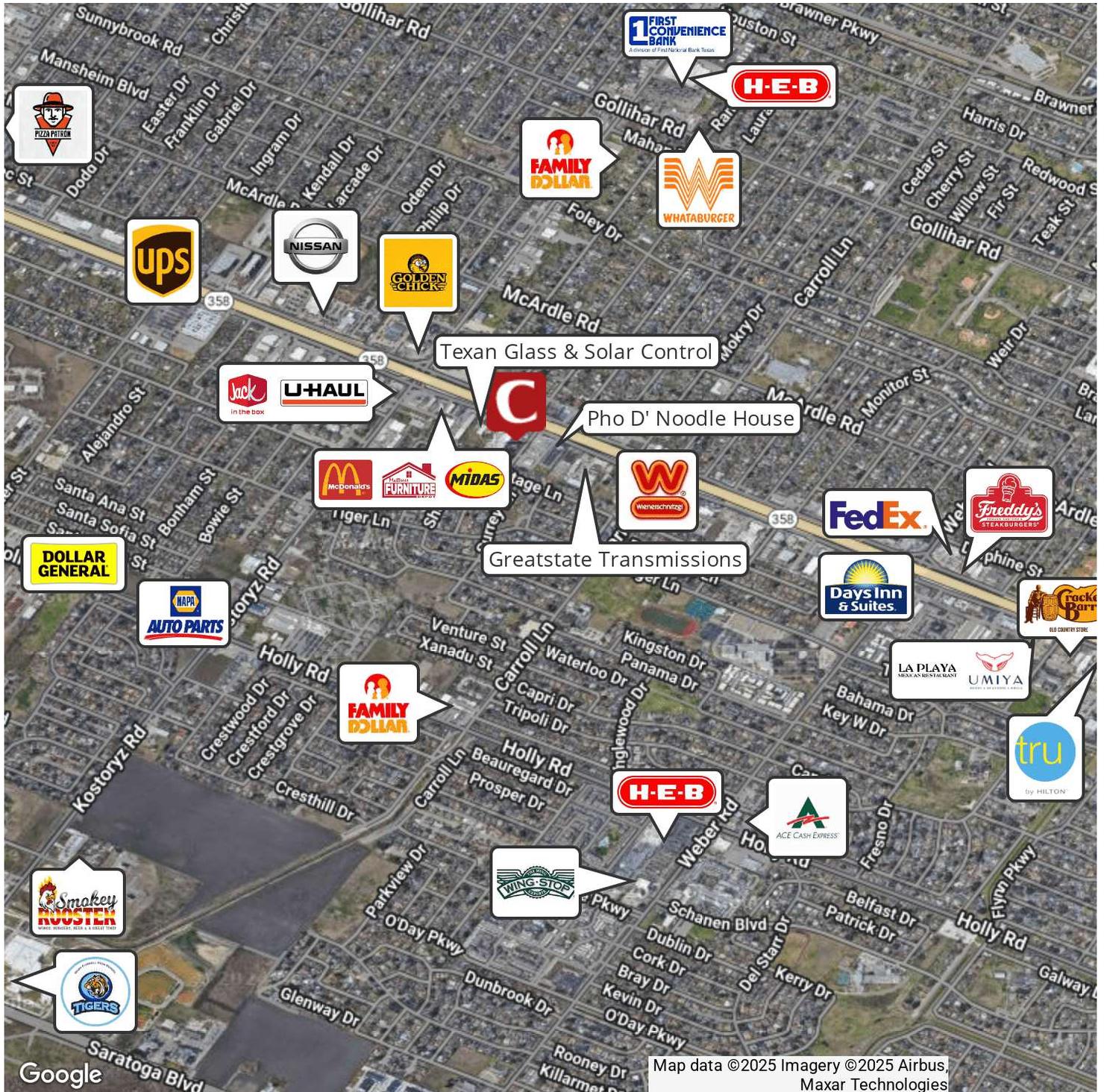
SUITE 203



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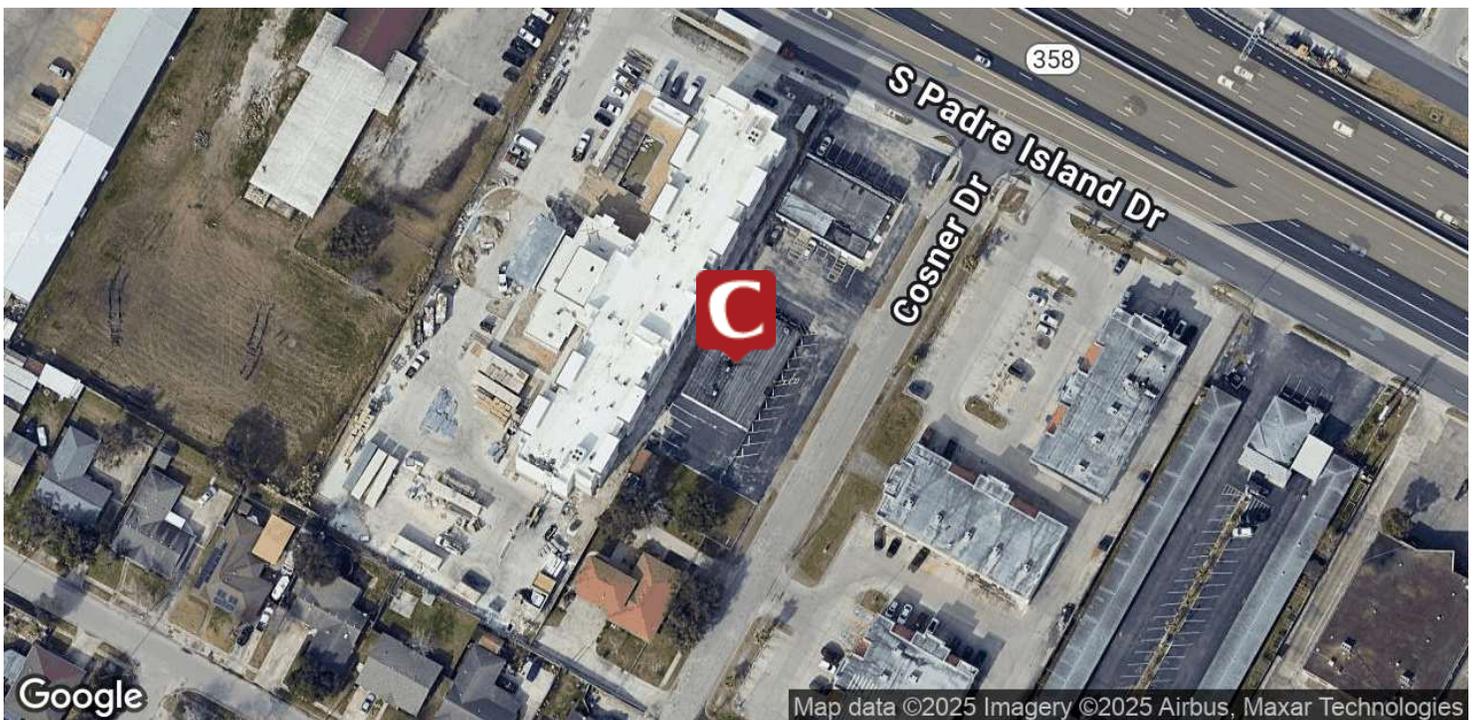
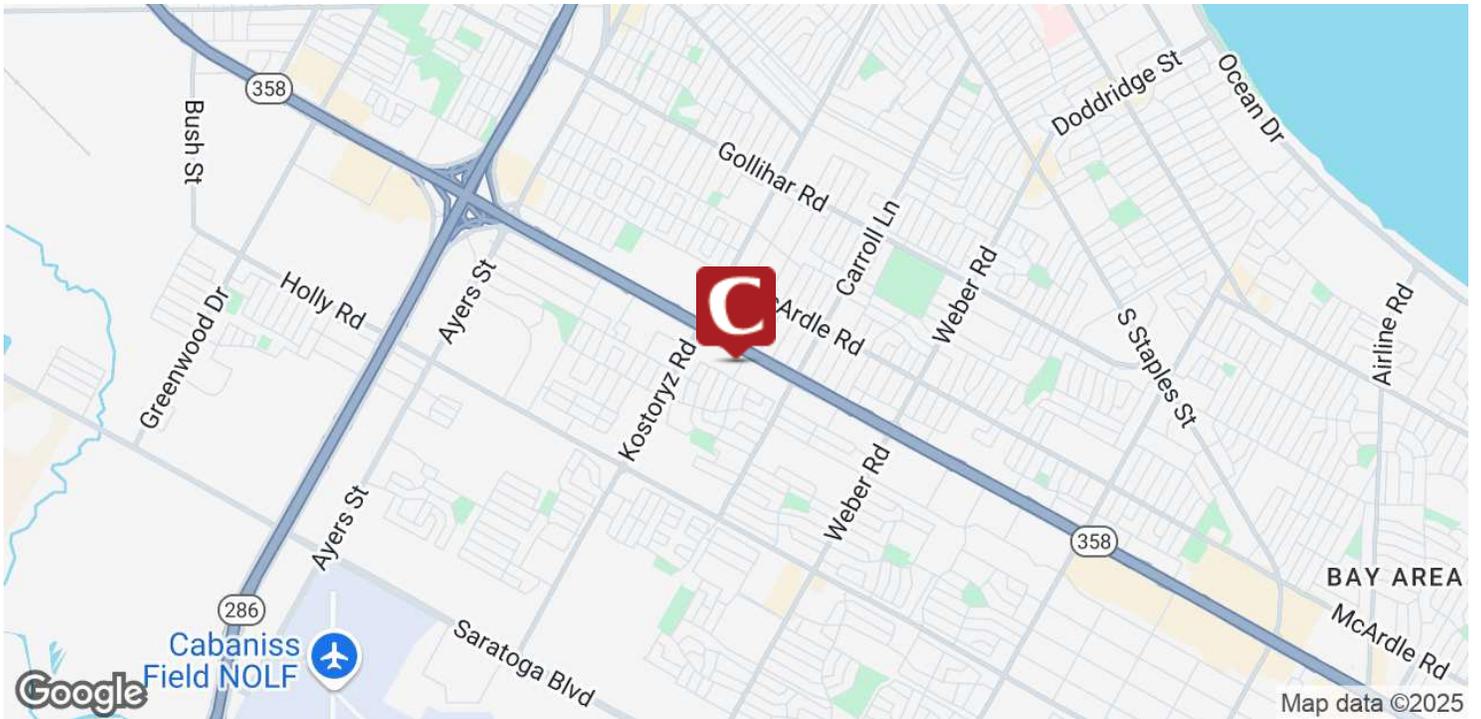
RETAILER MAP



DAVID HEITZMAN
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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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