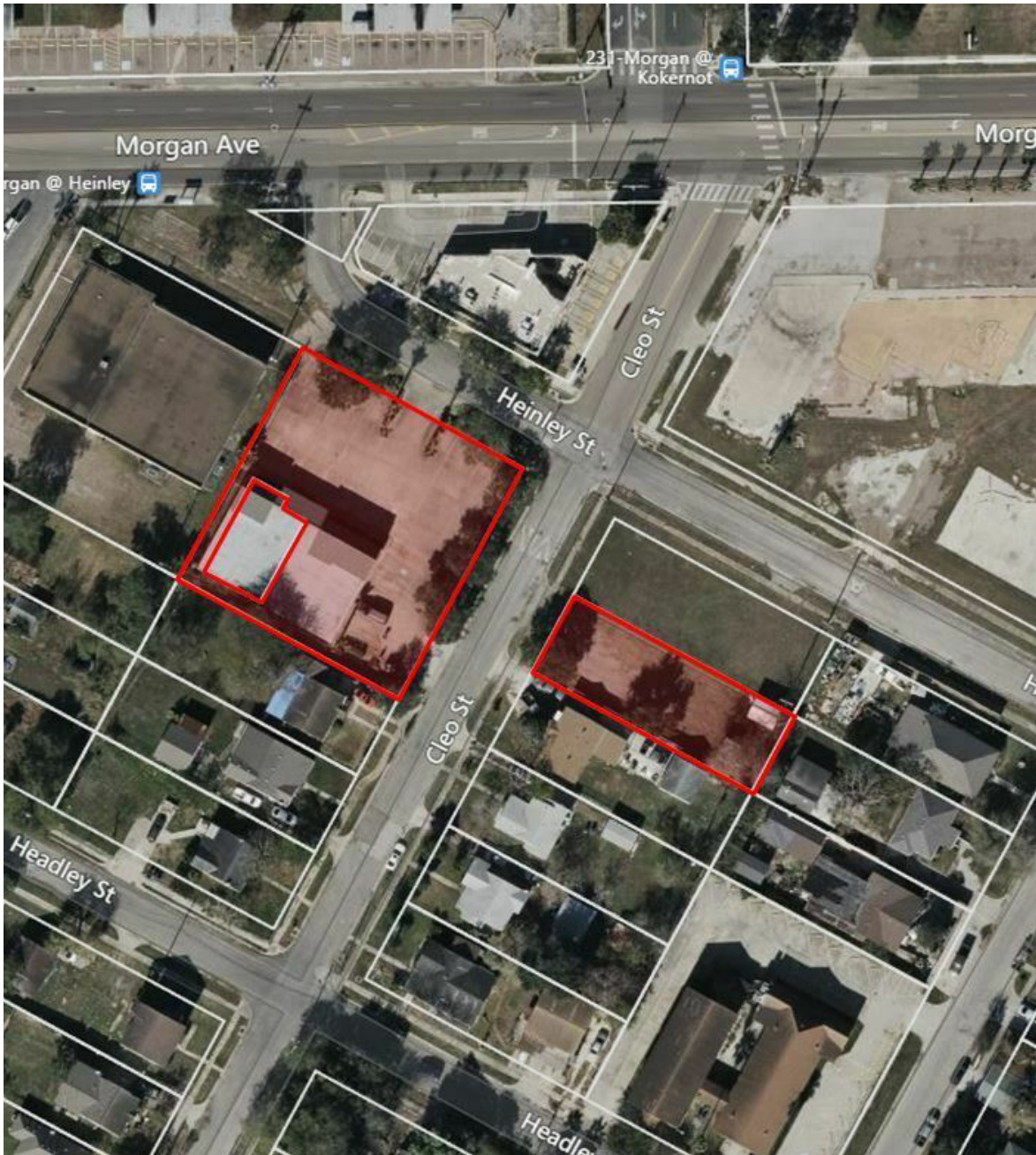


2201 & 2206 CLEO ST

CORPUS CHRISTI, TX 78405

SALE PRICE:

\$349,500



ADAM STERN

361.271.1525

adam@craveyrealestate.com

DAVID HEITZMAN

361.541.4417

dheitzman@craveyrealestate.com

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Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



Sale Price

\$349,500

OFFERING SUMMARY

Building Size:	2,870 SF
Price / SF:	\$121.78
Year Built:	1985

PROPERTY OVERVIEW

2201 Cleo street Suite A
 61 % Common area interest.
 2,870 Square feet Building
 Condo land 16,787 SF
 Commercial Land 2,870 SF

Easy access from Morgan Street & Crosstown Expressway.

Vacant:

5 exam rooms
 2 offices
 1 lab
 4 bathrooms. 1 with shower
 1 kitchen
 1 X-Ray room
 General office/file area
 Reception area
 Front and rear waiting areas.
 Security Roll down shutters
 AS IS:

The X-ray machine is negotiable not included in the sale of the property.

Commercial Parking lot:

2206 Cleo street
 7,200 SF
 Includes 2 storage sheds
 Employee and overflow parking directly across the street.

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ADDITIONAL PHOTOS



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 SCALE 1" = 15'

SURVEY OF
 LOTS 4, 5, AND 6, BLOCK 19 OF SEGRETT ADDITION, AS SHOWN ON A MAP
 RECORDED IN VOLUME 06, PAGE 07, MAP RECORDS NUECES COUNTY, TEXAS.

VELA OFFICE CONDOMINIUMS

HENDLEY STREET
 60' RIGHT OF WAY

34" WIRE 1430' (PLAT)
 34" WIRE 13.00' (PLAT)

LOT 7
 0.492 ACRES
 21,459 SF

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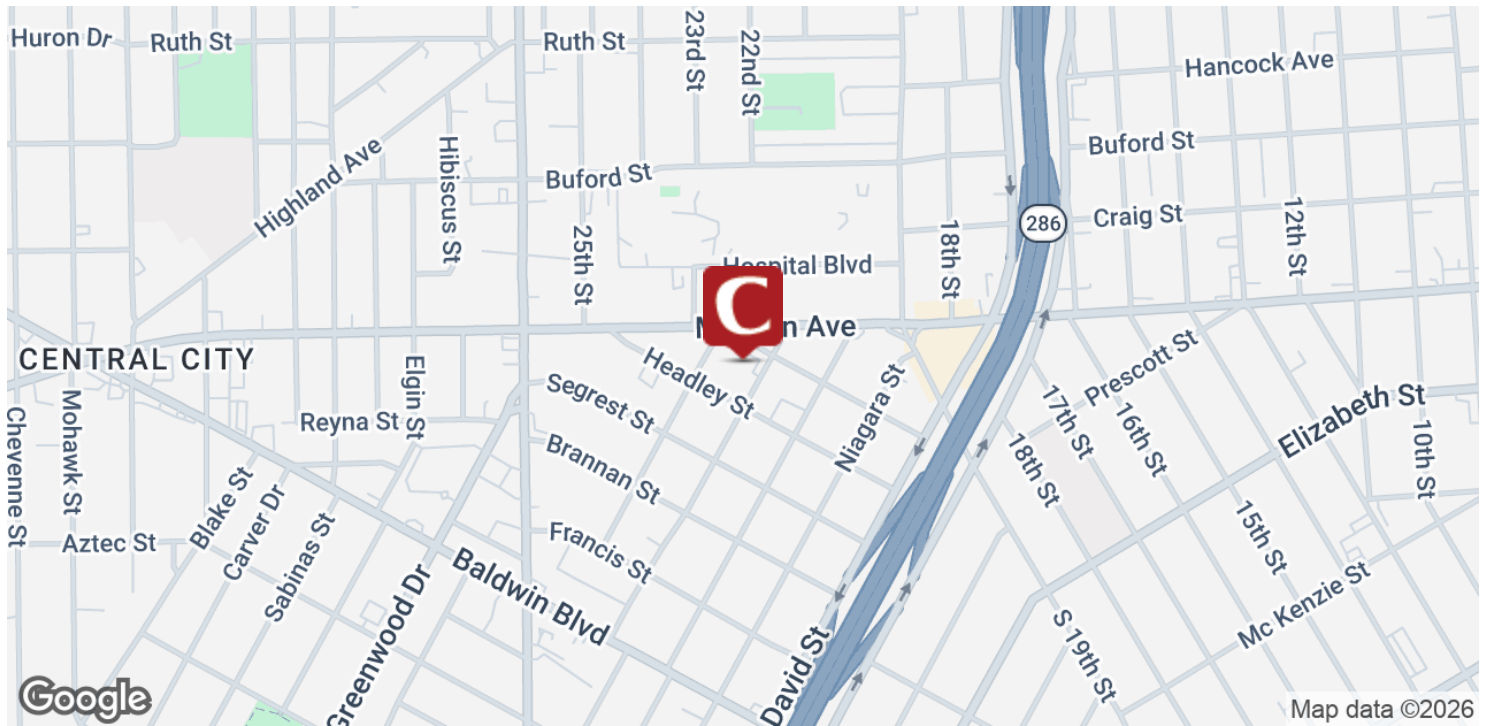
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LOCATION MAP

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Corpus Christi, TX



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>	<u>0409080</u>	<u>matt@craveyrealestate.com</u>	<u>361.289.5168</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Cravey</u>	<u>0203443</u>	<u>matt@craveyrealestate.com</u>	<u>361.289.5168</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Matthew Cravey</u>	<u>0203443</u>	<u>matt@craveyrealestate.com</u>	<u>361.221.1915</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Adam Stern</u>	<u>695443</u>	<u>adam@craveyrealestate.com</u>	<u>361.271.1525</u>
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.trec.texas.gov

TAR 2501

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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