

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$95,000
Lot Size:	0.137 Acres
Zoning:	CG-2

PROPERTY OVERVIEW

Platted, all utilities to site.

No pipelines across the property.

Zoned general commercial and neighbors light and heavy industrial zoning.

LOCATION OVERVIEW

Visibility and access to IH 37.

MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

SURVEY OF
A 0.137 ACRE TRACT BEING A PORTION OF LOTS 5 & 6, BLOCK 2,
"GEISTMAN TRACT" AS SHOWN ON THE PLAT RECORDED IN VOLUME
11, PAGE 43, MAP RECORDS NUECES COUNTY, TEXAS, SAID 0.137 ACRE
TRACT ALSO BEING DESCRIBED IN A DEED RECORDED IN
DOCUMENT NO. 2018013979, DEED RECORDS NUECES COUNTY, TEXAS.

BUYER: MATTHEW CRAVEY
GF NO.: 190186676 (02-15-2019)

SCALE 1" = 20'

40' PIPE LINE EASEMENT

N18° 59' 40" E 62.31' (DEED)
N17° 33' 38" E 62.31' (MEAS)

LOT 6

LOT 5

0.137 ACRES
5,975 S.F.

LOT 4

INTERSTATE HIGHWAY 37
RIGHT OF WAY VARIES

977 LOUIS LYNCH DRIVE
(PLATTED AS LYNCH DRIVE)
54' RIGHT OF WAY

NOTES:

1. TOTAL SURVEYED AREA IS 0.137 ACRES.
2. MEASURED BEARINGS ARE BASED ON GLOBAL NORTHING DATUM SYSTEM NAD 83 (2011) DATUM.
3. SET 1/4" REBAR - 2" DIA. REBAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4. A METES AND BOUNDS DESCRIPTION OF TOTAL DATE ACCOMPANIES THIS SURVEY.

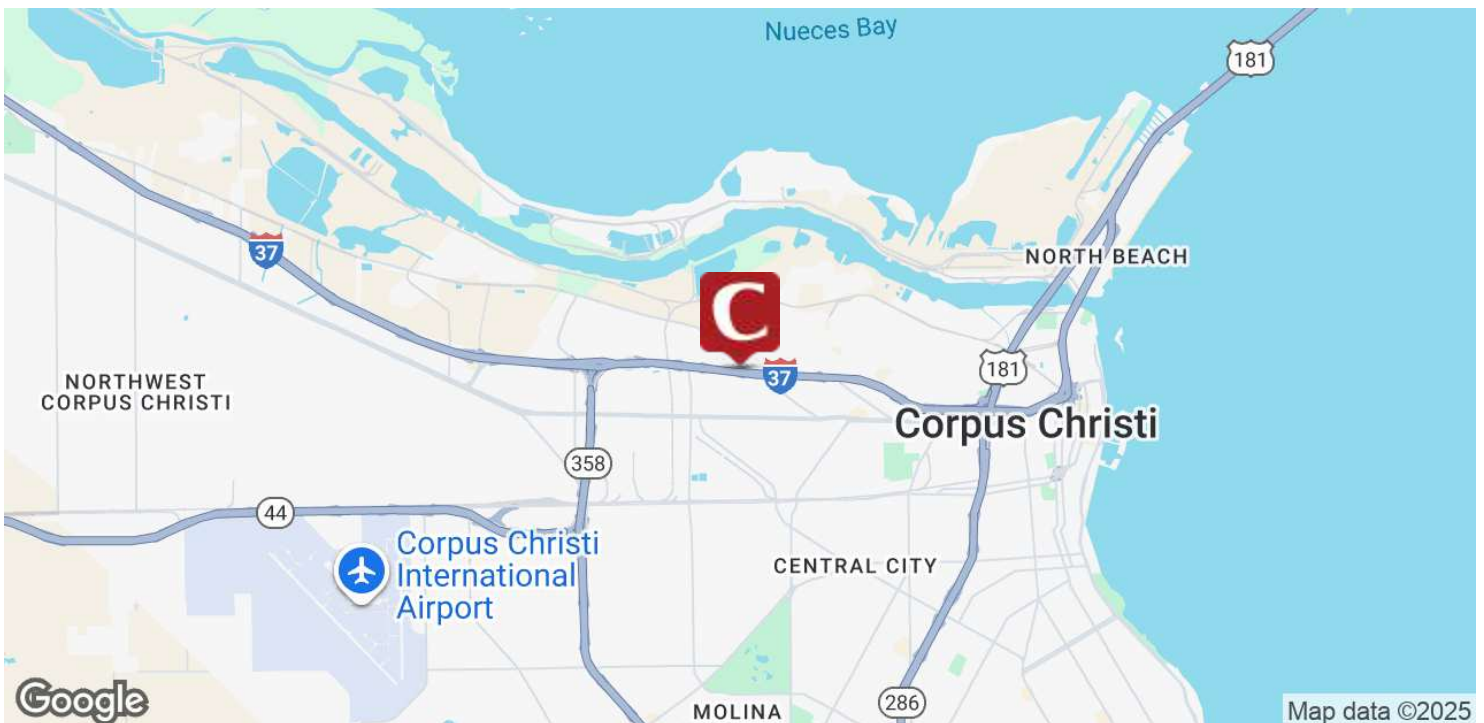
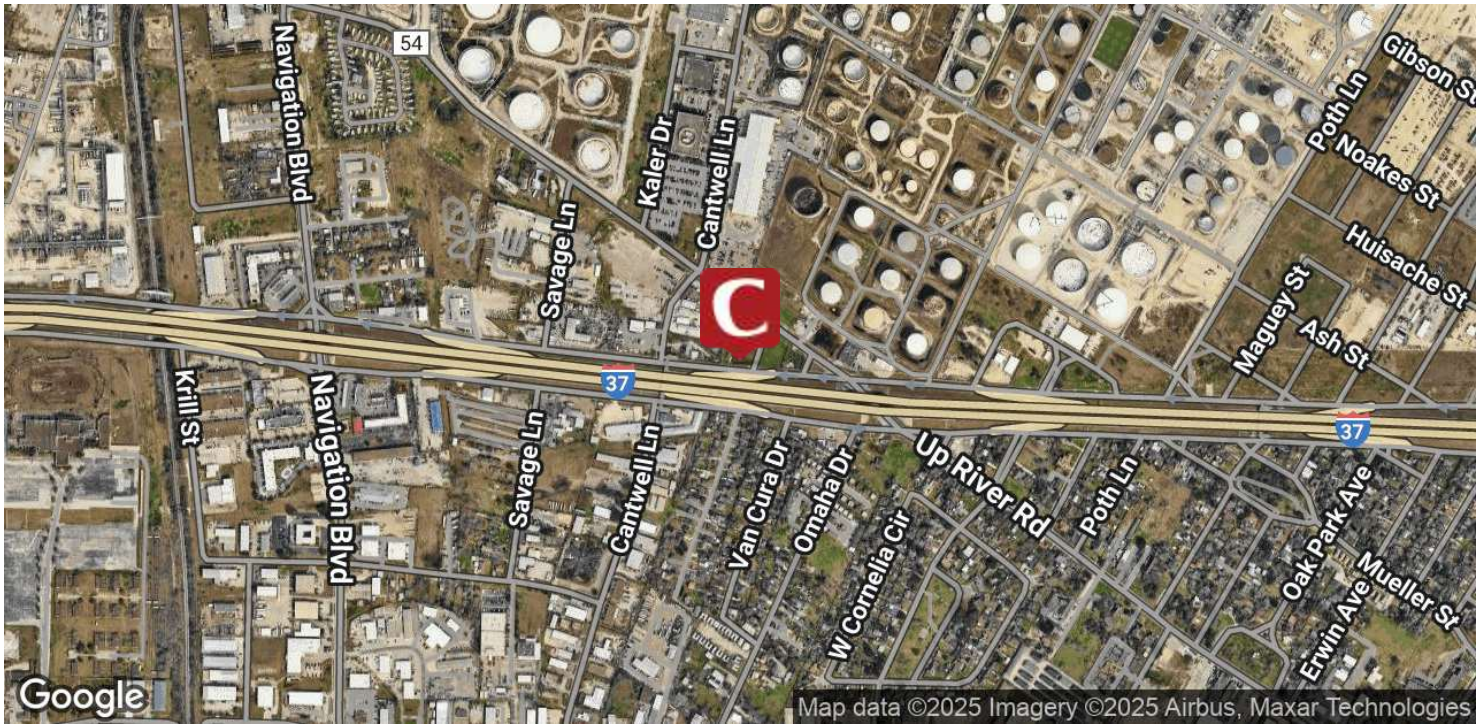
THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION OR LOCATIONS OF ALL UTILITY EASEMENTS, RIGHT OF WAY, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LOCALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY FEBRUARY 28, 2019, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

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

LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.	TX #0409080	matt@craveyrealestate.com	361.289.5168
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date