

MOORE PLAZA SMALL RETAIL SPACE

5425 S PADRE ISLAND DR
CORPUS CHRISTI, TX 78411

LEASE RATE:
CALL FOR
RATE



LYNANN PINKHAM
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LYDIA LONGORIA-MOON
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The information contained herein has been given to us by the owner of the property 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.

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

POWER CENTER RETAIL | MOORE PLAZA



PROPERTY OVERVIEW

Lease Rate: Call For Rates.

NNN expenses IN ADDITION to the base rate (CAM, taxes, insurance): \$8.17/SF/year (2023) SUBJECT TO CHANGE

Available SF: 931 - 2,370 SF, all 2nd generation space

- Small shops spaces are in white box condition, mainly former office/retail.
- Moore Plaza is located on South Padre Island Drive, between Staples Street and Blanche Moore Drive in Corpus Christi, Texas.
- 380,592 SF Class A super-regional power center located in one of Texas' most popular tourist destinations.
- Anchored by HEB, Target, Hobby Lobby, Mardel, Marshall's, Burlington, and Total Wine
- Located across from La Palmera Mall

TRAFFIC COUNTS

Staples St - 40,962 VPD

S Padre Island Dr - 118,201 VPD

DEMOGRAPHICS

5-mile radius

Est Population - 216,323

Daytime Population - 195,248

Avg HHI - \$71,440

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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	Available	1,320 - 2,370 SF	NNN	Call For Rate	Former Metro - End Cap
101A	Available	1,050 - 2,370 SF	NNN	Call For Rate	Former El Tiano Restaurant
104	Available	1,190 SF	NNN	Call For Rate	Former office
106	Available	1,832 SF	NNN	Call For Rate	-
117	Available	931 SF	NNN	Call For Rate	Next to Target
122	Available	1,180 SF	NNN	Call For Rate	Former State Farm
140	Available	1,097 SF	NNN	Call For Rate	Former HR Block
164	Available	975 SF	NNN	Call For Rate	Former nail salon

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ADDITIONAL PHOTOS



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AERIAL MAP



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MEET THE TEAM



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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.

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Lynann Pinkham	TX #319336	lynann@craveyrealestate.com	361.288.3102
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date