

EXECUTIVE SUMMARY



OFFERING SUMMARY

Base Rate	\$22.00 - 24.00 SF/yr (NNN)
NNN:	\$6.12/SF/yr
Building Size:	82,360 SF
Available SF:	1,546 - 6,192 SF
Lot Size:	6.16 Acres
Year Built:	1971
Zoning:	CG-2

PROPERTY OVERVIEW

Town & Country Shopping Center invites growing retail businesses to join one of Corpus Christi's premier shopping destinations with flexible, move-in-ready suites, located at 4200-4250 S Alameda Street. Offering a wide range of space options with competitive rental rates and fully NNN lease terms, this exceptional opportunity provides the perfect choice for all manner of restaurants, retailers, and service-oriented businesses.

Town & Country Shopping Center brings a long history of success, standing as a mainstay of affluent shoppers from across the greater region, with easy access to high-earning neighborhoods like Lamar Park, South Shores, Ocean Drive, and more. The center is anchored by Town & Country Restaurant, a community favorite that has drawn dependable customer traffic to the location since the 1970's. Additionally, the property is shadow-anchored by H-E-B, Texas's top grocery chain, delivering robust cross-traffic for tenants.

PROPERTY HIGHLIGHTS

- Flexible, move-in-ready retail suites available within a thriving shopping center with long-standing tenants and strong daily traffic.
- Strategic location between two signalized intersections, shadow-anchored by H-E-B, with direct exposure to more than 20,000 daily vehicles.
- Accessible to a large population of affluent shoppers from high-earning neighborhoods like Lamar Park, South Shores, and Ocean Drive.
- Ample on-site parking, with ingress/egress points on Everhart, Alameda, and Robert Drive offering convenient access options for staff & customers.
- Anchored by Town & Country Cafe, a community-favorite restaurant that brings a history of success at the location since the 1970's.
- Supported by a growing 5-mile population of more than 207,000 that contributes more than \$2 billion in annual consumer spending.

LYNANN PINKHAM

361.288.3102

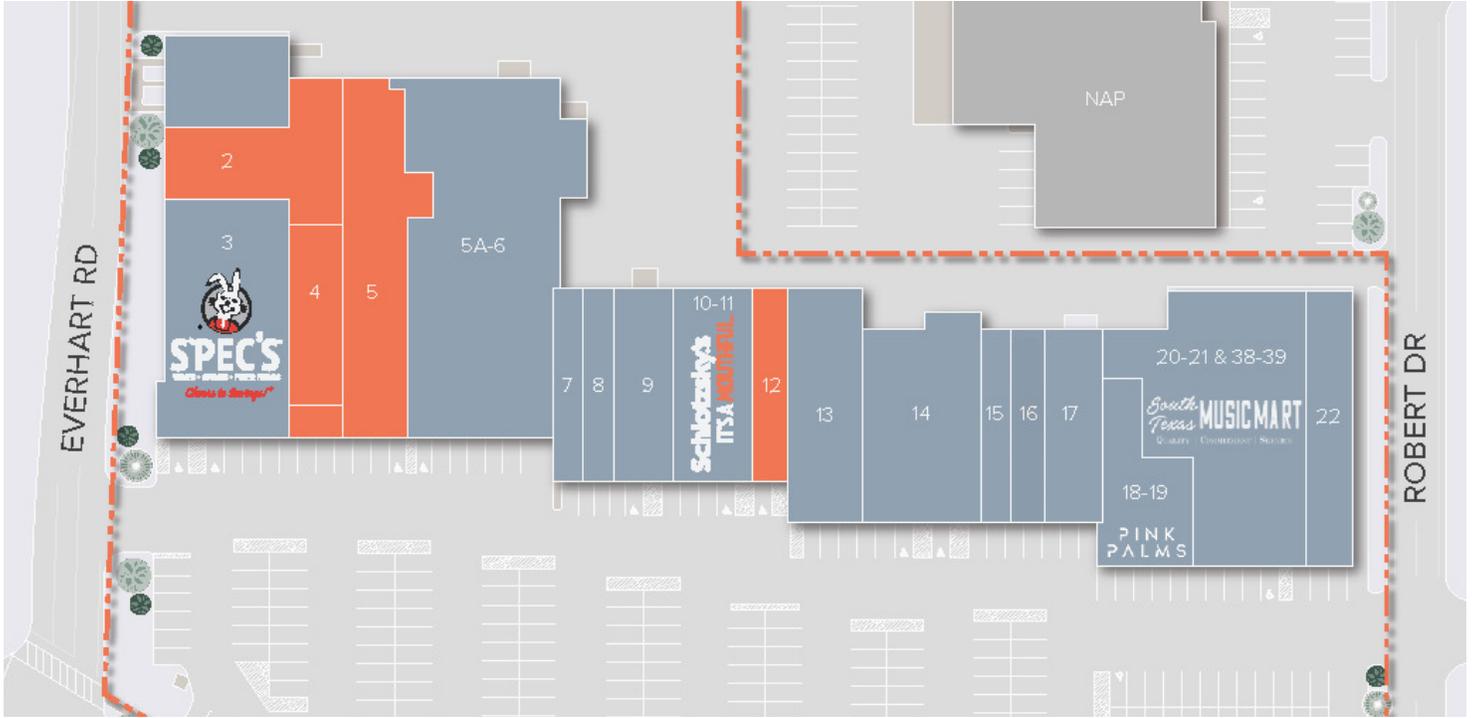
lynann@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,546 - 6,192 SF	Lease Rate:	\$22.00 - \$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Space 2	Available	3,119 SF	NNN	\$22.00 - \$24.00 SF/yr
Space 4	Available	1,667 SF	NNN	\$22.00 - \$24.00 SF/yr
Space 5	Available	6,192 SF	NNN	\$22.00 - \$24.00 SF/yr
Space 12	Available	1,546 SF	NNN	\$22.00 - \$24.00 SF/yr

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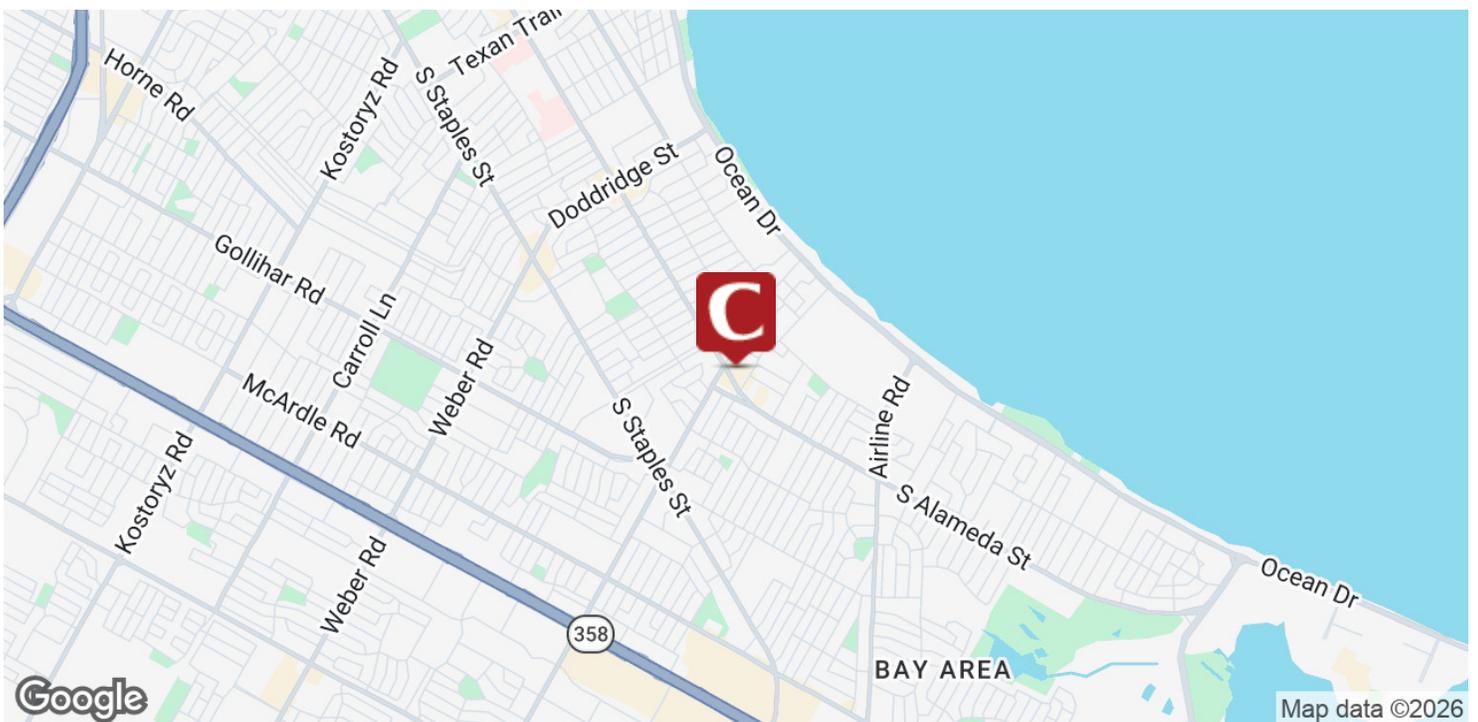
RETAILER MAP



LYNANN PINKHAM
 361.288.3102
 lynann@craveyrealstate.com

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

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
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lynnann Pinkham	TX #319336	lynnann@craveyrealestate.com	361.288.3102
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date