

STRONG RETAIL LOCATION FOR SALE



1519 S. PORT AVE | CORPUS CHRISTI, TX 78405

★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★



PROPERTY DESCRIPTION

Rare opportunity to acquire a proven retail location with strong underlying real estate fundamentals. Originally built in 2004 as a build-to-suit for Family Dollar, the property demonstrates long-term viability as a national-credit retail site.

In 2021, the tenant completed a full interior renovation, reaffirming the functionality and modern condition of the space. That same year, the SPF roof was coated and carries a 15-year warranty, significantly reducing near-term capital expenditure concerns and enhancing investor confidence.

The property offers immediate flexibility for an owner-user, value-add investor, or redevelopment strategy. With established retail history and updated improvements already in place, this location is well-positioned for repositioning, lease-up, or long-term hold.

PROPERTY HIGHLIGHTS

- Established Retail History With National-Credit Tenancy
- Below Replacement Value (\$89/sf)
- Significant Recent Capital Improvements
- Also For Lease For \$8.50/SF/YR, NNN

JOE CASEY

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OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	.7198 Acres
Building Size:	7,816 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	58,344	113,807	139,399
Total Population	143,480	283,758	349,969
Average HH Income	\$51,114	\$65,376	\$66,507

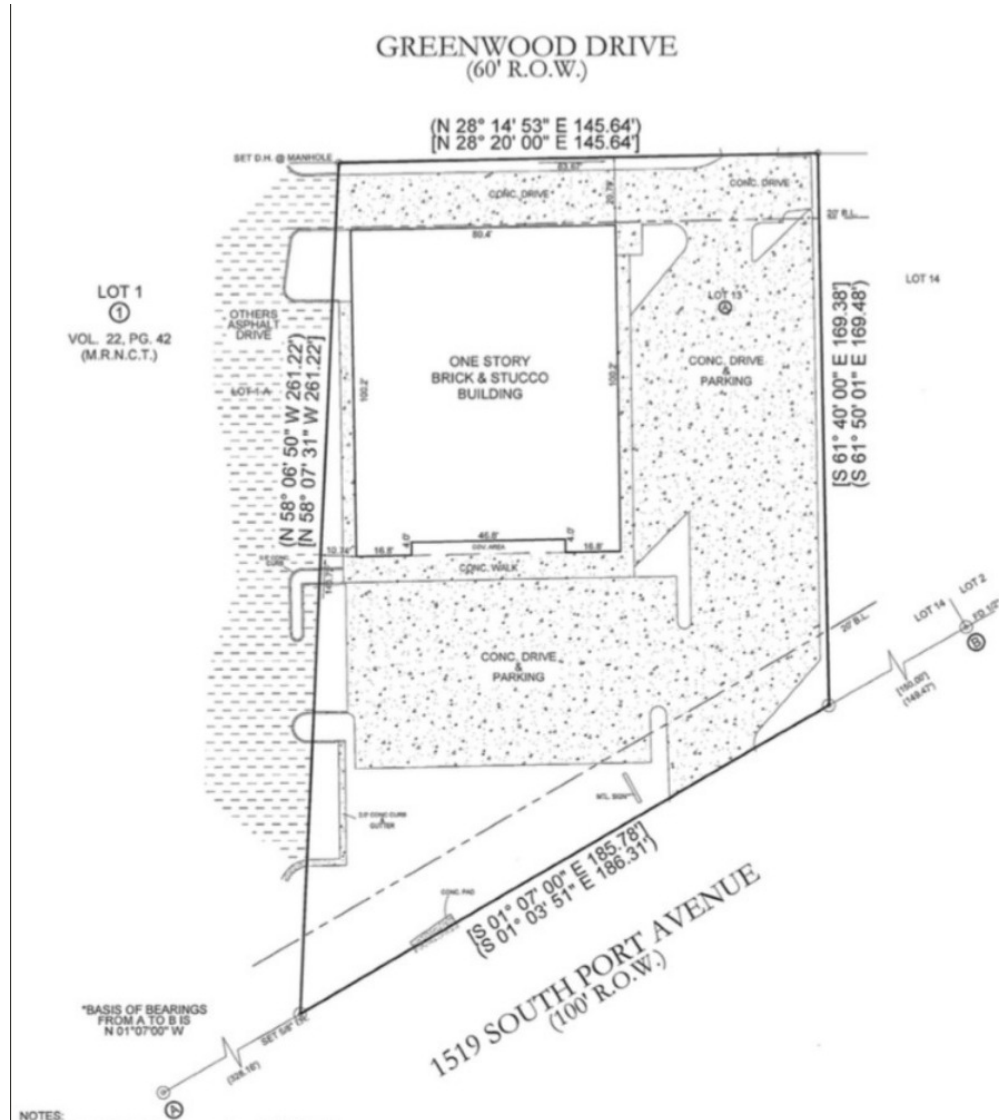
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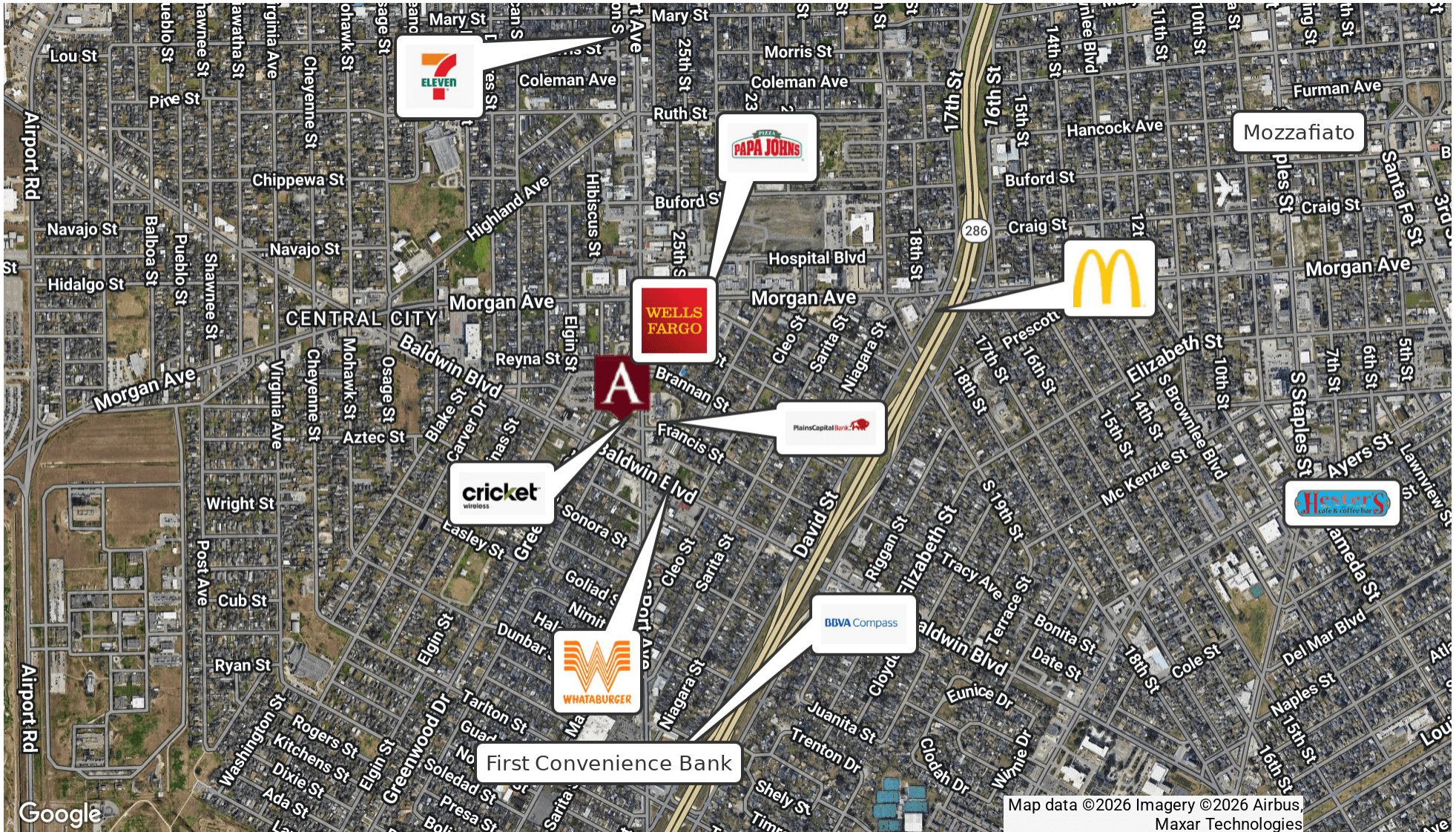
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STRONG RETAIL LOCATION FOR SALE



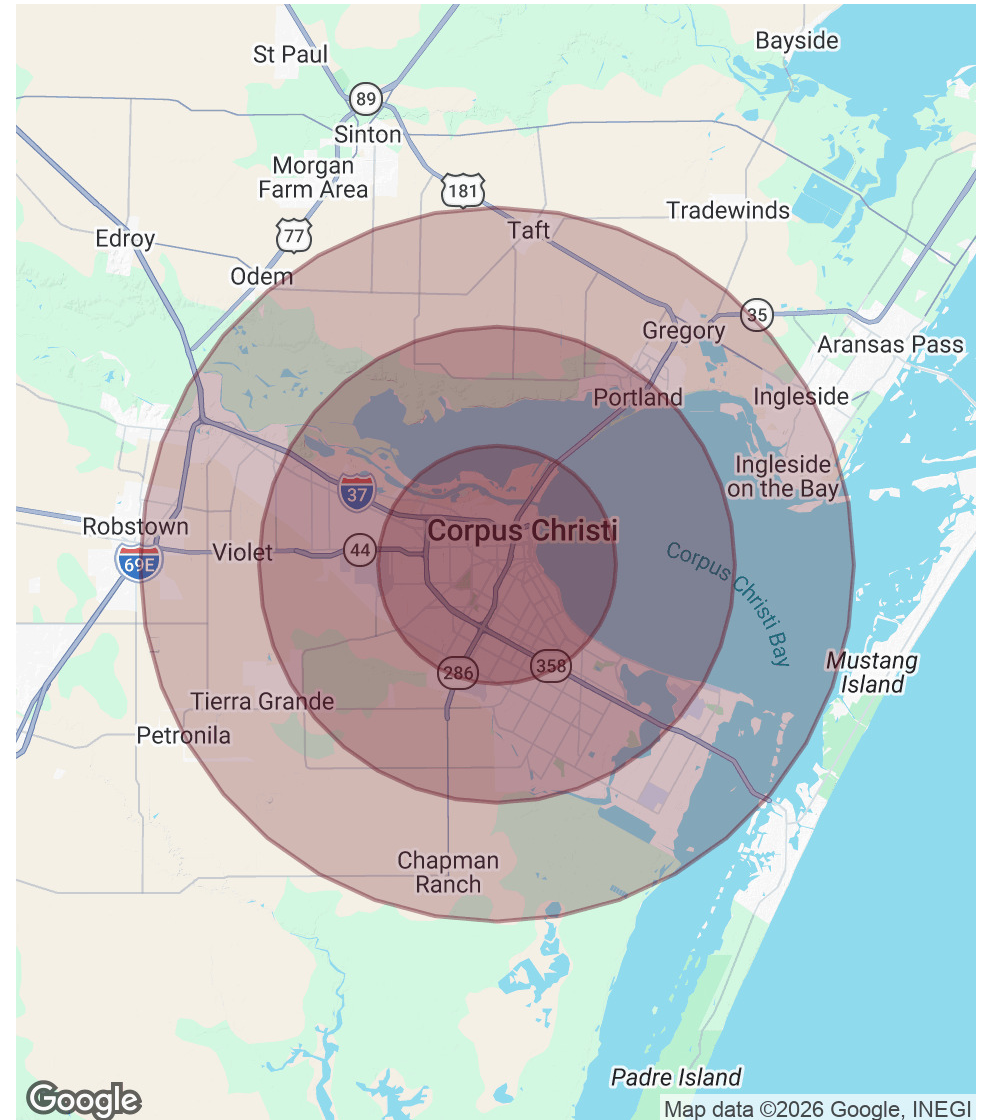
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	143,480	283,758	349,969
Average Age	37.8	36.0	36.2
Average Age (Male)	36.3	34.4	34.5
Average Age (Female)	39.2	37.5	37.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	58,344	113,807	139,399
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$51,114	\$65,376	\$66,507
Average House Value	\$105,595	\$141,152	\$144,636

2020 American Community Survey (ACS)



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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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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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
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