

FOR LEASE 5801 MCARDLE RD



★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★

CORPUS CHRISTI, TX 78412



**PROPERTY DESCRIPTION**

Prime opportunity with this strategically located former HEB grocery and SteinMart building, just off S. Padre Island Drive in the bustling core of Corpus Christi’s retail corridor. With high visibility along the heavily trafficked Airline Road, this property guarantees remarkable exposure and accessibility for a wide range of businesses. The landlord is open to redevelopment possibilities, making this versatile space ideal for various uses, including retail, entertainment, educational or a warehouse/showroom setup. Featuring convenient loading docks, this property is designed to accommodate several different types of users.

**PROPERTY HIGHLIGHTS**

- Owner may consider dividing
- Loading Docks
- High Visibility
- Prime Retail Corridor
- Modern Interior Finishes
- Immediate Area is undergoing significant redevelopment

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**OFFERING SUMMARY**

Lease Rate:	Negotiable
Available SF:	30,000 +/- SF
Lot Size:	3.36 acres
Building Size:	41,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	1,098	5,911
Total Population	601	2,876	14,911
Average HH Income	\$66,579	\$67,417	\$64,646

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KEYNOTES - NEW CONSTRUCTION

- EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE TO BE RELOCATED TO THIS LOCATION.
- NEW "WORKSHOP AREA" PERIMETER WALLS TO BE EXTENDED TO DECK. USE 4" METAL STUDS WITH ONE LAYER OF 5/8" OSB/DM BOARD ON EACH SIDE. PROVIDE BATT INSULATION FULL HEIGHT. ALL NEW WALLS: PREPARE AND PAINT WALLS TO MATCH WORKSHOP AREA WALLS TO A-S-1 WALL TYPE #.
- EXISTING CARPET FLOORING TO REMAIN PATCH FLOORING AFTER REMOVAL OF WALL.
- EXISTING CARPET FLOORING TO REMAIN IN WORKSHOP AREA.
- NEW PLANK FLOORING TO MATCH FLOORING IN COMMING AREA.
- NEW 4" ALUMINUM LETTERING TO BE INSTALLED ABOVE NEW DOOR LOCATION. LETTERING TO MATCH EXISTING AND READ "WORKSHOP CENTER".
- EXISTING WALL TO REMAIN.
- NEW CHECK-IN MODULAR FURNITURE DESK BY OWNER.
- PATCH, REPAIR AND PAINT LOCATION OF WALLS REMOVED.
- PREPARE AND PAINT WALL TO MATCH WORKSHOP AREA WALLS.
- PROVIDE AND INSTALL NEW WALL PANELS TO MATCH WORKSHOP AREA WALL PANELS COLORS AND DESIGN. REFER TO INTERIOR ELEVATIONS.
- RELOCATE EXISTING WALL PANELS TO MATCH WORKSHOP AREA DESIGN. REFER TO INTERIOR ELEVATIONS.
- EXISTING SOUND/PRODUCTION AREA TO REMAIN AT EXISTING LOCATION.
- NEW INTERIOR WALL CONSISTING OF 5/8" OSB/DM BOARD ON BOTH SIDES OF 3 1/2" METAL STUDS TO EXTEND TO 6" ABOVE CEILING WITH FULL BATT INSULATION. REFER TO A-S-1 WALL TYPE #.
- EXISTING RELOCATED INTERIOR WINDOW SYSTEM.
- NEW CARPET FLOORING IN THIS AREA.
- EXISTING CARPET FLOORING TO REMAIN.
- NEW PLANK FLOORING IN THIS AREA.
- EXISTING WALL SYSTEM TO REMAIN.
- EXISTING MILLWORK TO REMAIN.
- EXISTING RELOCATED MILLWORK; COORDINATE WITH OWNER.
- EXISTING SOUND BOOTH TO REMAIN.



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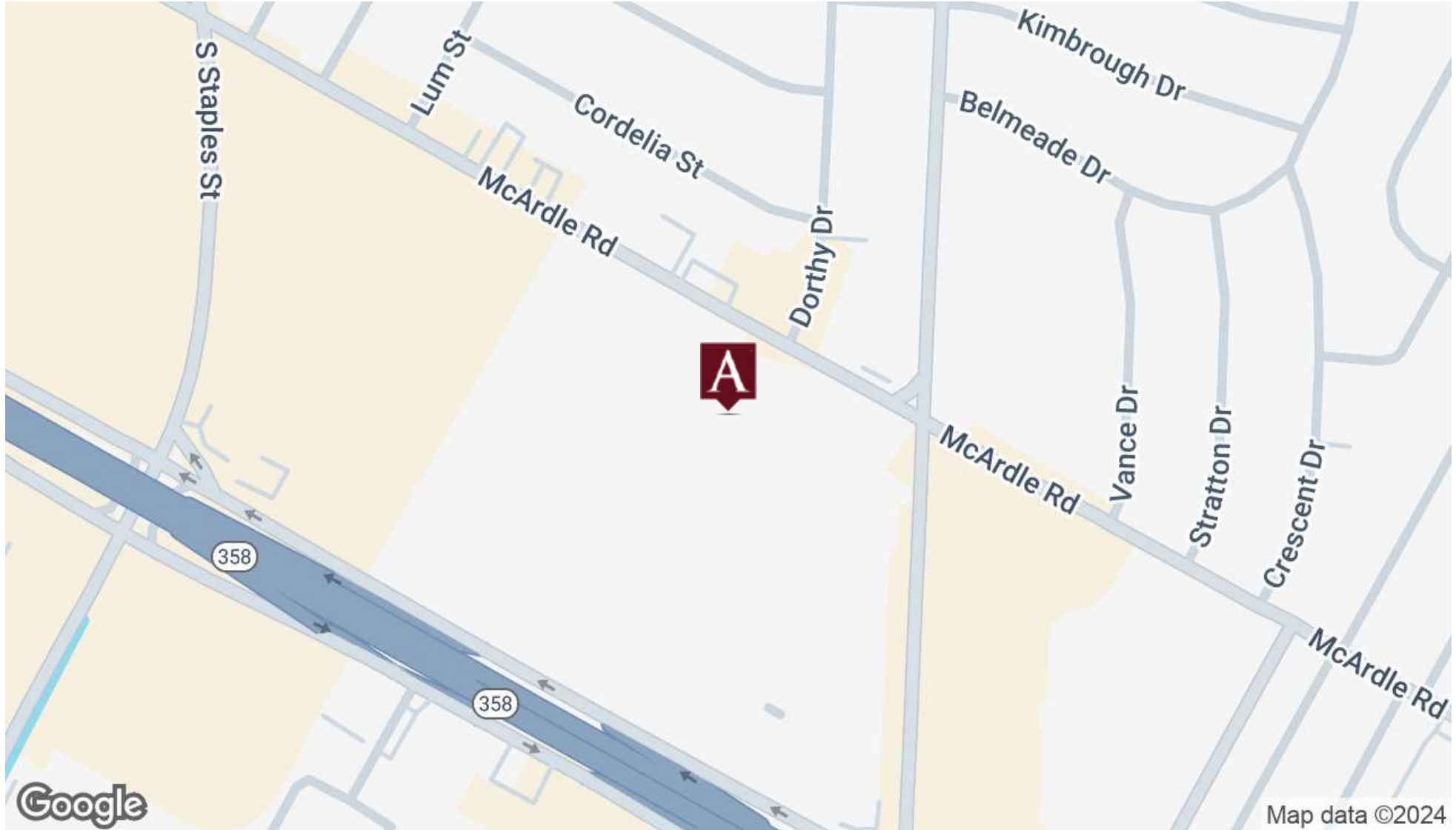
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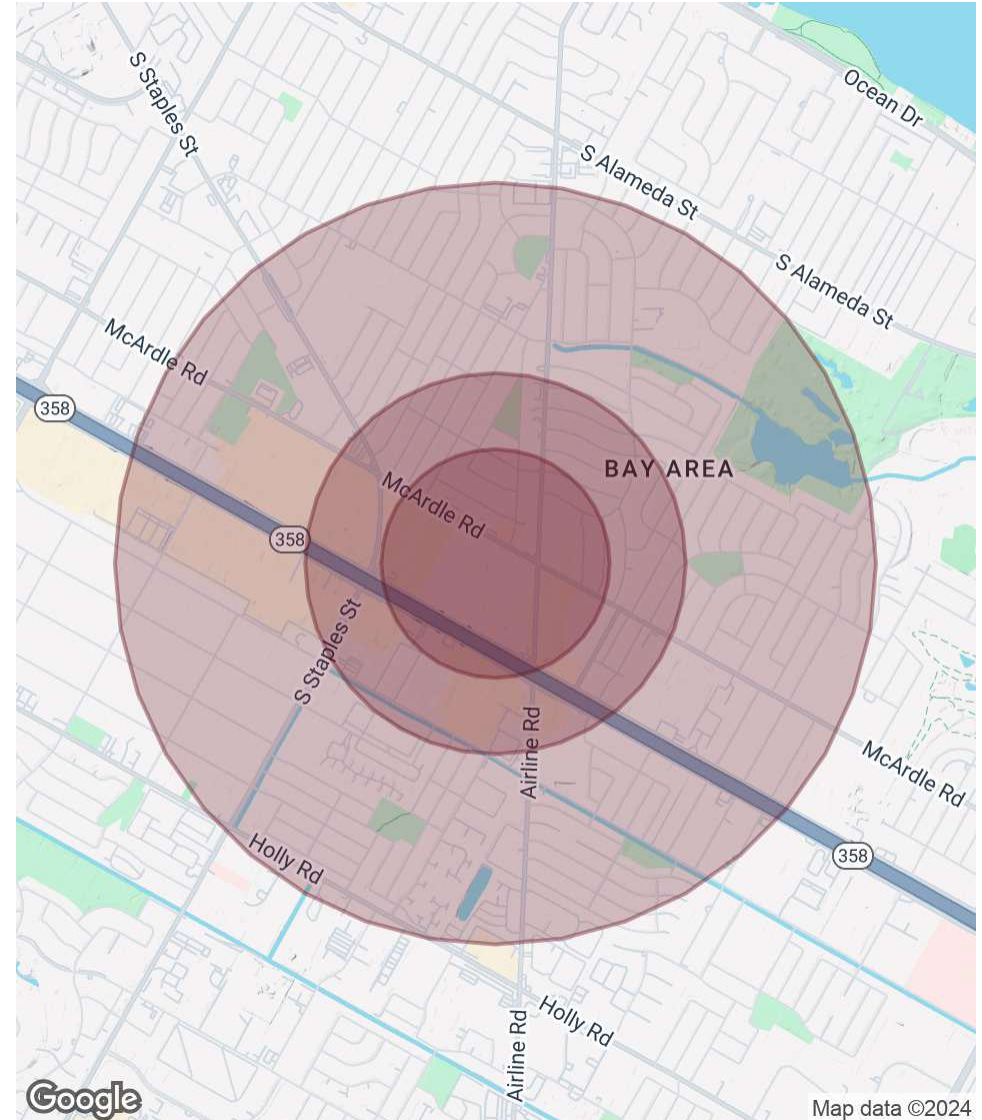
## CORPUS CHRISTI, TX 78412

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	601	2,876	14,911
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	1,098	5,911
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$66,579	\$67,417	\$64,646
Average House Value	\$149,584	\$152,935	\$185,142

Demographics data derived from AlphaMap



Map data ©2024

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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 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.

<b>Joe Adame &amp; Associates, Inc.</b>	<b>416864</b>	<b>mark@joeadame.com</b>	<b>(361)880-5888</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mark Adame, CCIM SIOR</b>	<b>480169</b>	<b>mark@joeadame.com</b>	<b>(361)880-5888</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

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