

FOR LEASE

FORMER WALGREEN'S ON THE SOUTHSIDE

ADAME
& ASSOCIATES • EST. 1974

★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★

5702 WEBER RD | CORPUS CHRISTI, TX 78413



PROPERTY DESCRIPTION

5702 Weber Road offers a rare opportunity to lease—or potentially acquire—a former Walgreens located on a premier, high-traffic, signaled corner in Corpus Christi's Southside retail corridor. The 13,704 SF freestanding building, situated on 1.69 acres, benefits from exceptional visibility and strong traffic counts, positioned directly across from HEB and surrounded by numerous national retailers.

Walgreens officially closed this location in December 2025, making the site immediately available for a new user. With excellent ingress/egress, abundant parking, strong surrounding demographics, and high traffic counts. The property is well suited for a variety of commercial, medical, or service-oriented uses. The property is being offered for lease at \$20.00 PSF NNN annually (minimum 5-year term). The owner will also consider a sale at \$3,500,000.00.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	13,702 SF
Lot Size:	71,136 SF
Building Size:	13,704 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,206	2,616	6,622
Total Population	2,889	6,371	17,134
Average HH Income	\$67,957	\$69,121	\$78,539

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The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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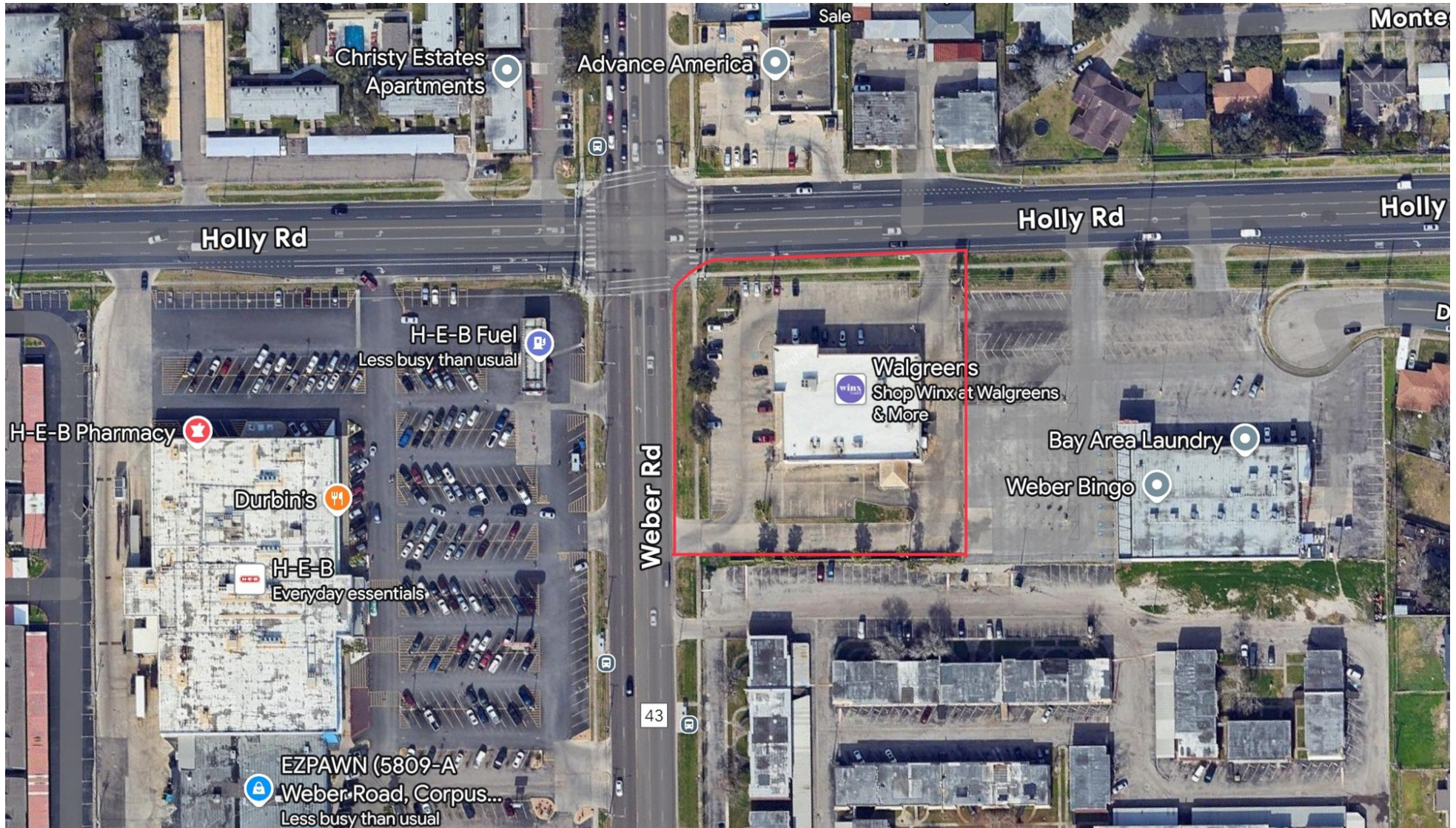
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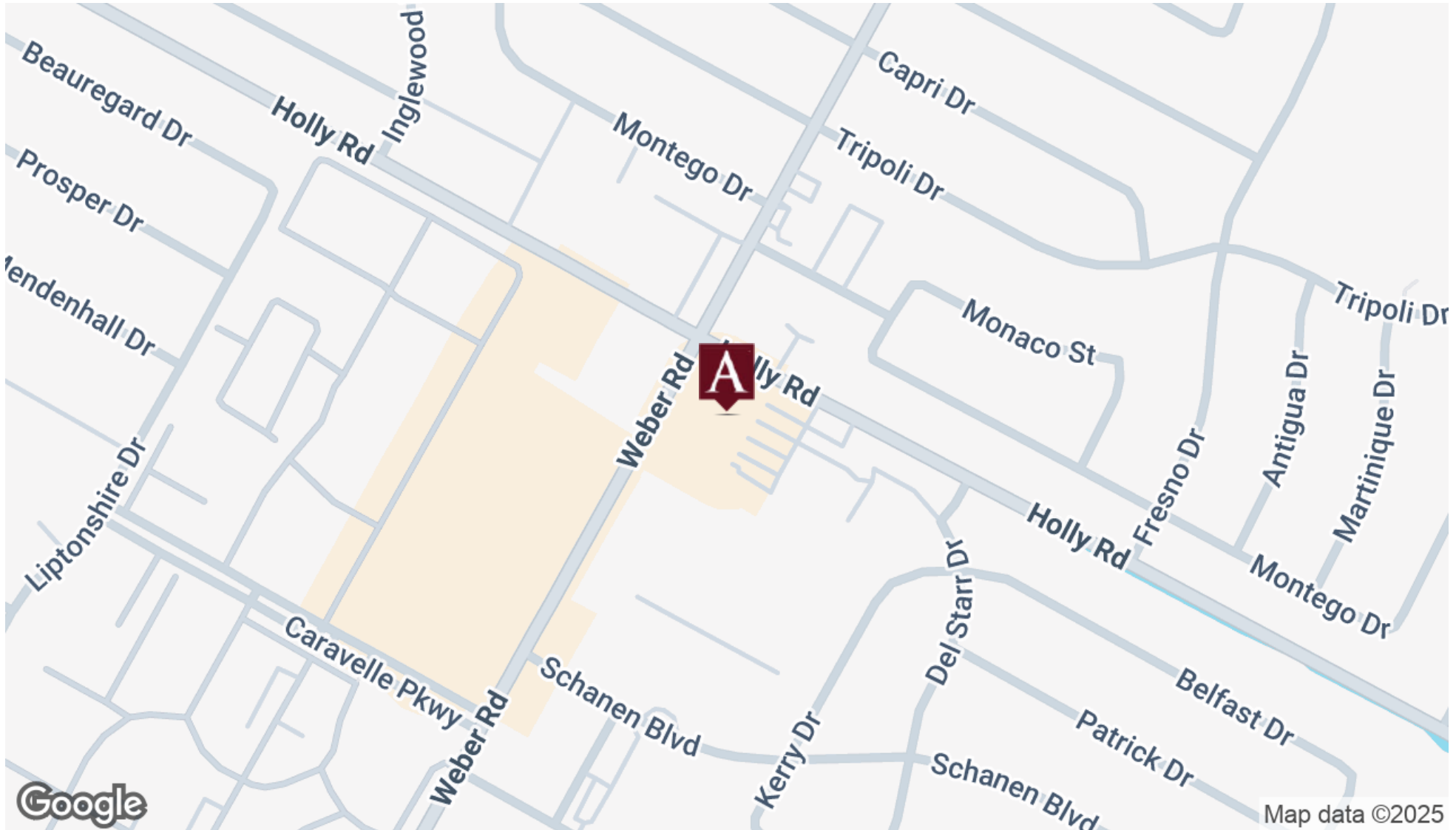
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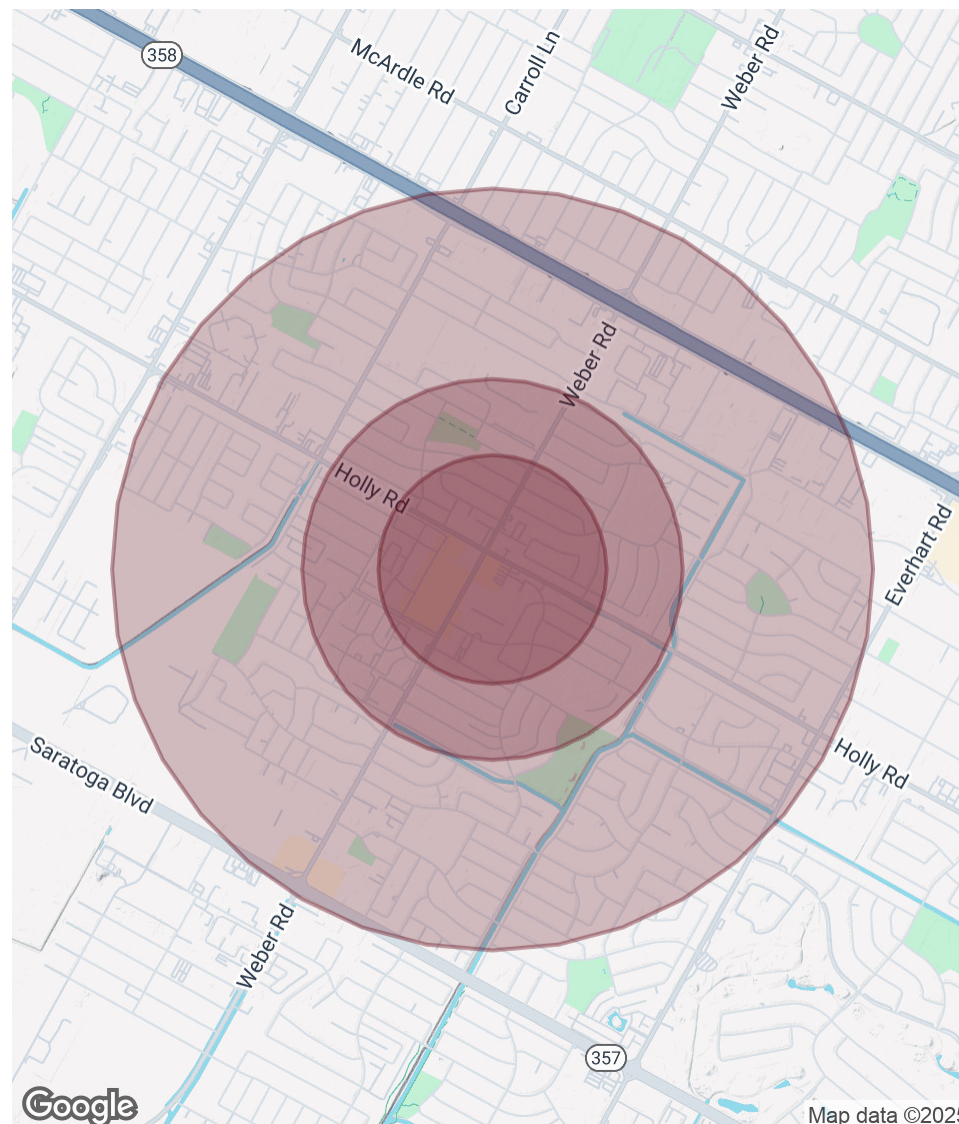
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,889	6,371	17,134
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,206	2,616	6,622
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$67,957	\$69,121	\$78,539
Average House Value	\$169,179	\$171,337	\$188,020

Demographics data derived from AlphaMap



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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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Mark Adame, CCIM SIOR	480169	mark@joeadame.com	(361)880-5888
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

TXR-2501

Joe Adame & Associates, Inc., 819 N. Upper Broadway Street Corpus Christi, TX 78401

Mark A. Adame

Information available at www.trec.texas.gov

IABS 1-0 Date

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