

3117 CABANISS PKWY

SALE PRICE:

\$2,250,000

CORPUS CHRISTI, TX 78415



MATTHEW CRAVEY,
SIOR, CCIM
361.221.1915
matt@craveyrealstate.com

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

EXECUTIVE SUMMARY



Sale Price	\$2,250,000
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OFFERING SUMMARY

Total SF:	17,427 SF
1st Floor Warehouse:	12,775 SF
Mezzanine:	4,927 SF
Building Lease Rate:	\$1.00/SF/mo
Mezzanine Lease Rate:	\$0.50/SF/mo
Zoning:	IL - Light Industrial

PROPERTY OVERVIEW

Warehouse / Office Building concrete block building built in 1984.

(1) Main (1st) floor of Warehouse building is 12,775 SF

(2) 3,500 SF office space on the first floor

(3) Second floor (mezzanine) is 4,927 SF

Total building usable space = 17,427 SF

20ft eave height, 18.5ft clear height.

Building is climate controlled. 7 A/C Units: Two (2) for office area & Five (5) for warehouse/mezzanine area.

Five (5) restrooms: Two (2) in the office area; Two (2) in the warehouse area & One (1) in the mezzanine area.

Two (2) dock high overhead doors in warehouse.

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ADDITIONAL PHOTOS



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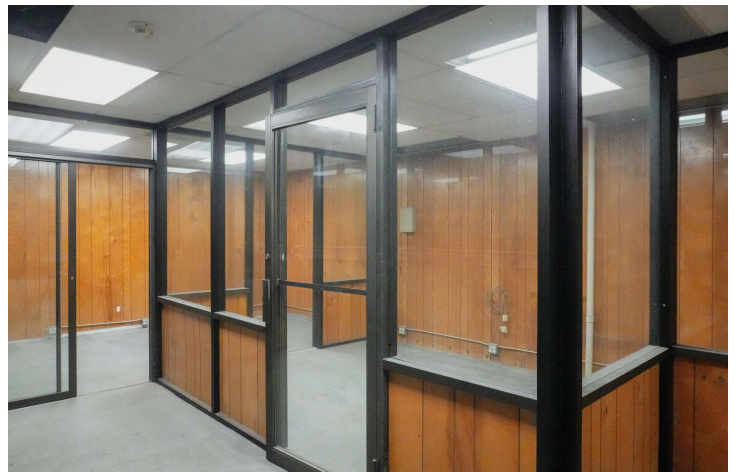
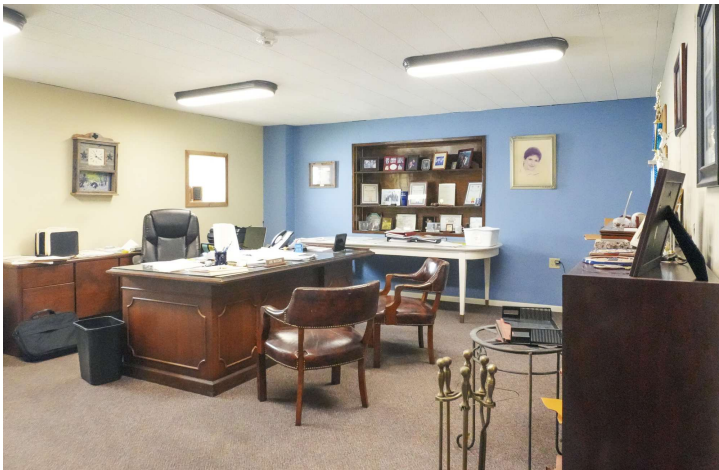
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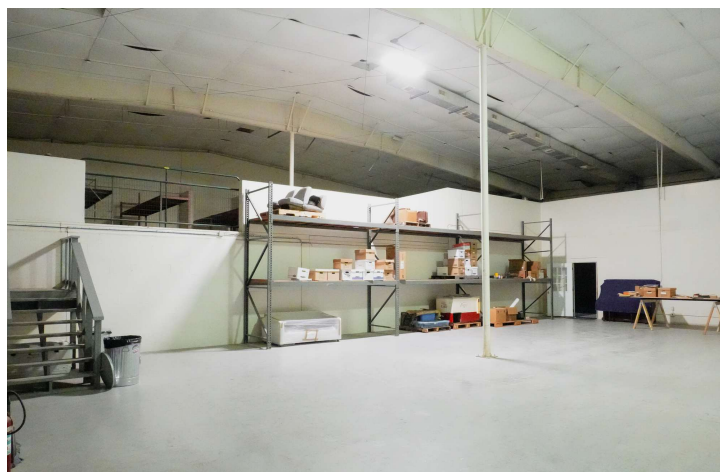
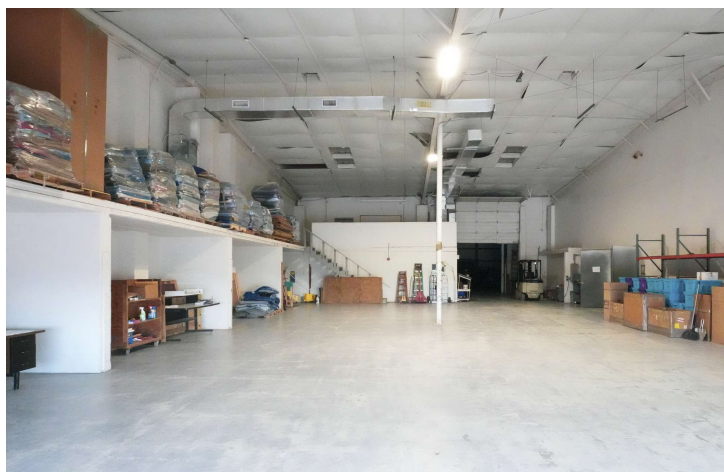
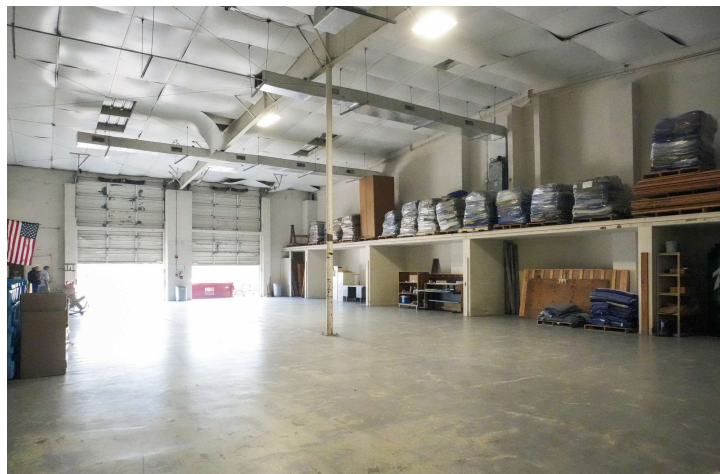
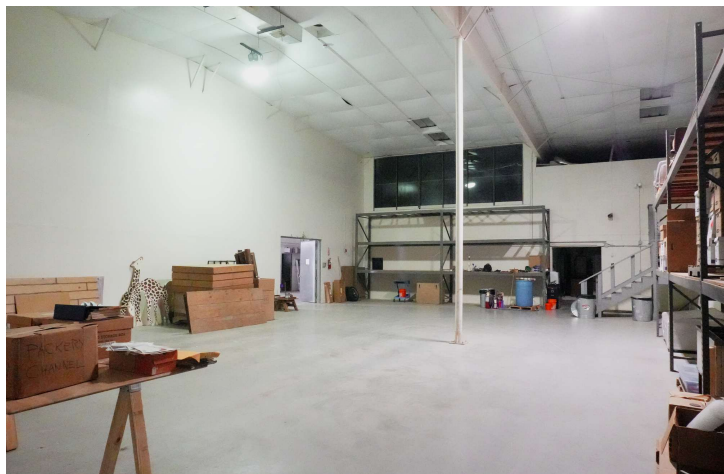
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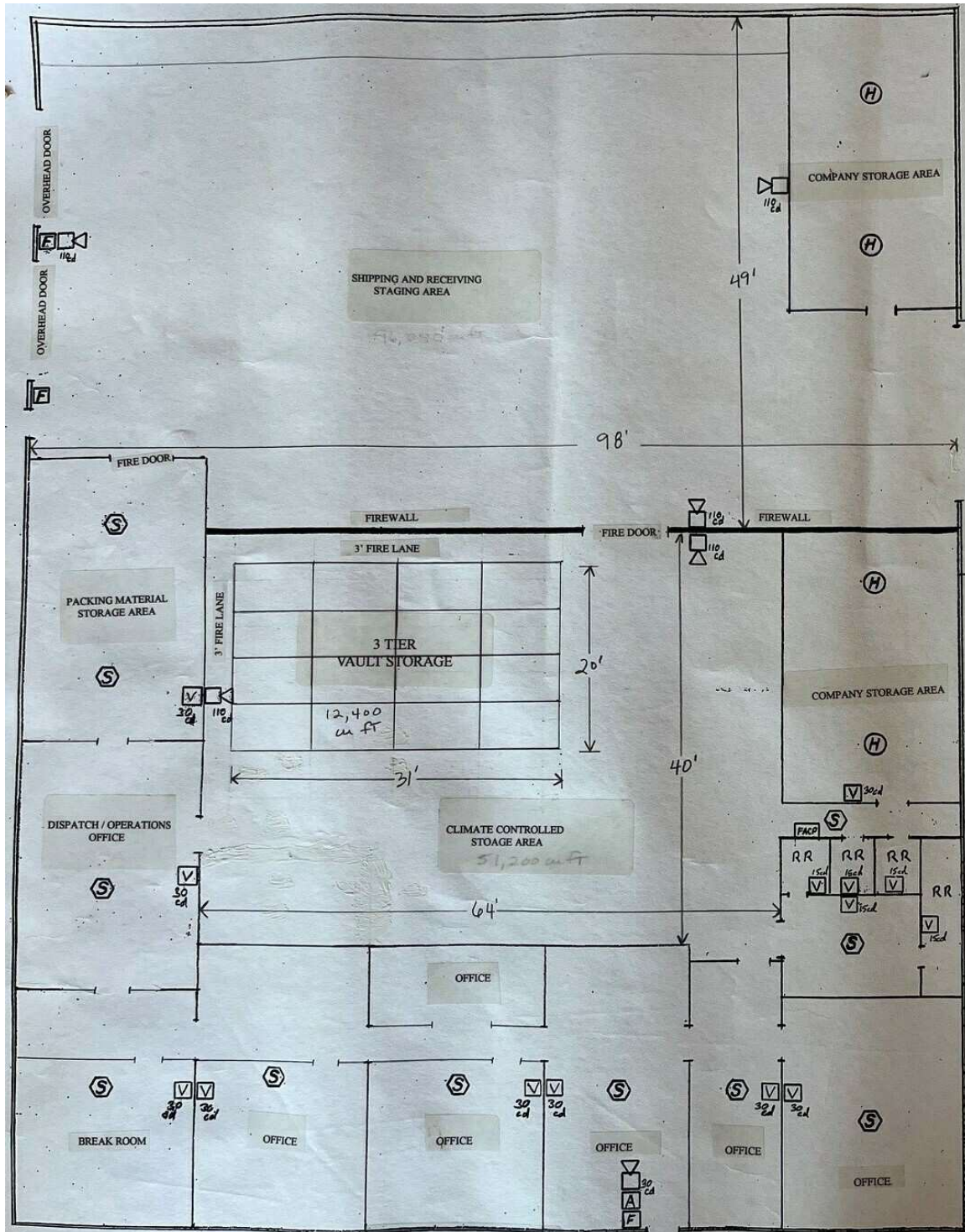
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FLOOR PLAN



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A hand-drawn floor plan of a building, oriented vertically. The plan includes the following features and dimensions:

- Top Section:** Contains three small rectangular rooms, each labeled "Att" and numbered 2, 3, and 4. Each room has a door and a window. The distance between the first two rooms is 19', and between the second and third is 47'.
- Central Section:** A large rectangular area labeled "MEZZANINE OS STORAGE AREA". Its width is 82'.
- Bottom Section:**
 - A "GATE" is located on the left side of the mezzanine area.
 - A "STAIRS" area is located below the gate.
 - Two "OFFICE SUITE" areas are located at the bottom. The left one has a window and a door. The right one has a window and a door.
 - A "RR" (Railroad) track runs horizontally across the bottom, with a "V" symbol indicating a crossing.
 - A "V" symbol is also located near the bottom left corner.
 - Dimensions at the bottom: 22' between the two office suites, and 22' between the left office suite and the RR track.

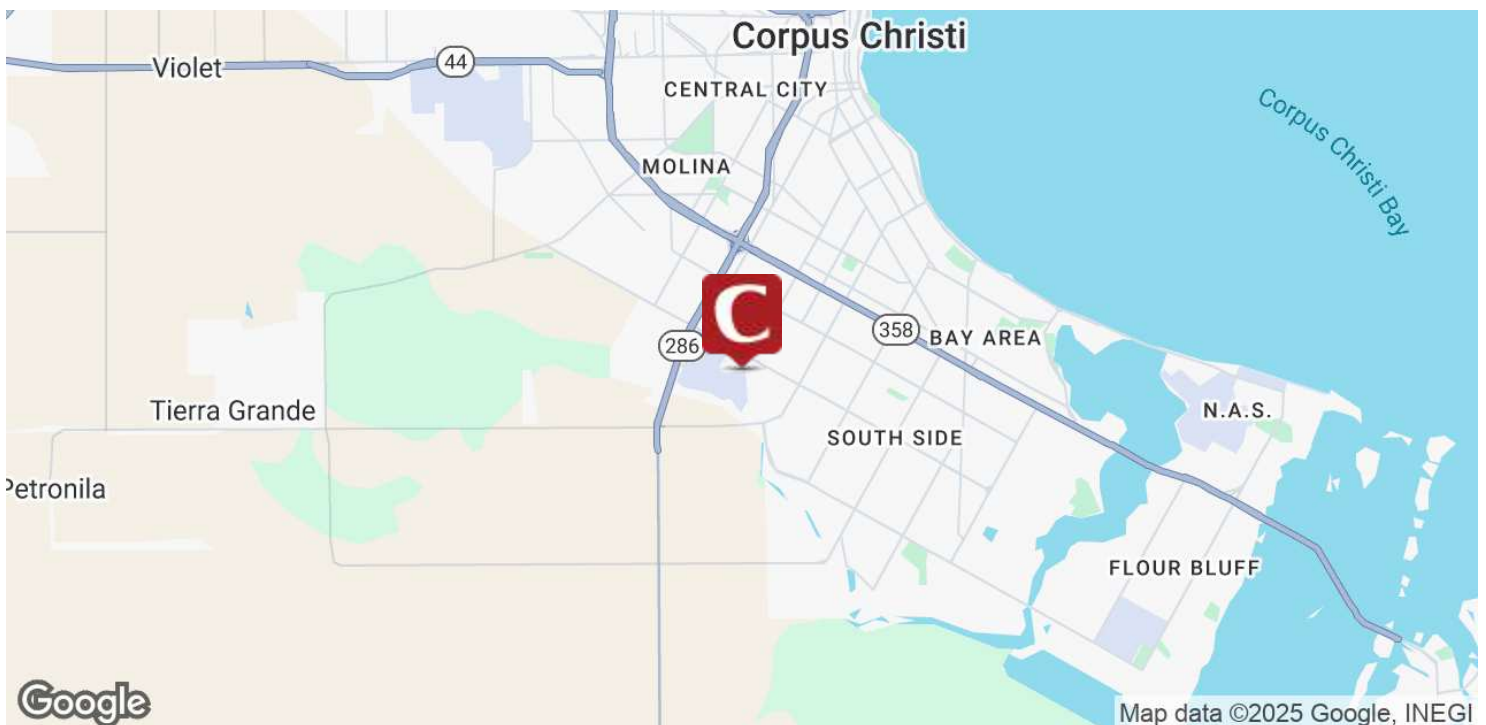
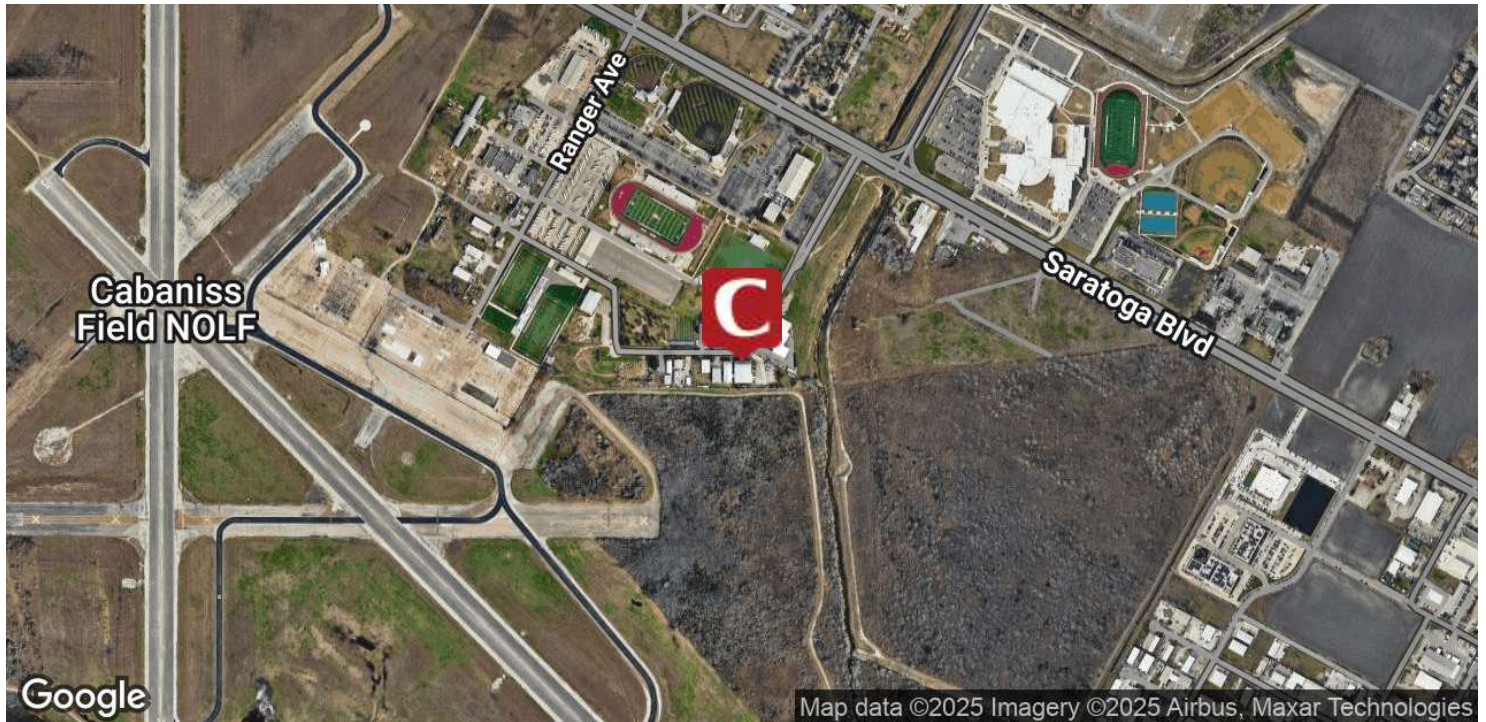
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LOCATION MAP

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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:
 - 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
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Matthew Cravey	0203443	matt@craveyrealestate.com	361.221.1915
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Cravey, SIOR, CCIM	203443	matt@craveyrealestate.com	361.221.1915
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

TAR 2501

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Matthew Cravey

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