

REDUCED! FOR LEASE

2201 GOLLIHAR RD



★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★

CORPUS CHRISTI, TX 78415



PROPERTY DESCRIPTION

Recently reduced! Approximate 1 acre hard corner at the lighted intersection of Gollihar Rd and Crosstown Expressway. The property offers excellent visibility and access, with a daily traffic count of over 138,500 vehicles per day. The front building has a large showroom area, (4) offices and (2) restrooms. The warehouse is insulated with (6) 12' overhead doors. Ideal location for retail, C-store, fast food, or many other uses.

PROPERTY HIGHLIGHTS

- Hard Corner At Lighted Intersection
- Excellent Visibility & Access
- High Traffic Count
- Owner Would Consider Selling (\$999,000)

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	4,926 SF
Showroom Size:	2,526 SF
Warehouse Size:	2,400 SF
Lot Size:	0.96 Acres
Zoned:	IL

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	331	1,308	5,558
Total Population	984	3,808	16,009
Average HH Income	\$56,499	\$57,731	\$53,087

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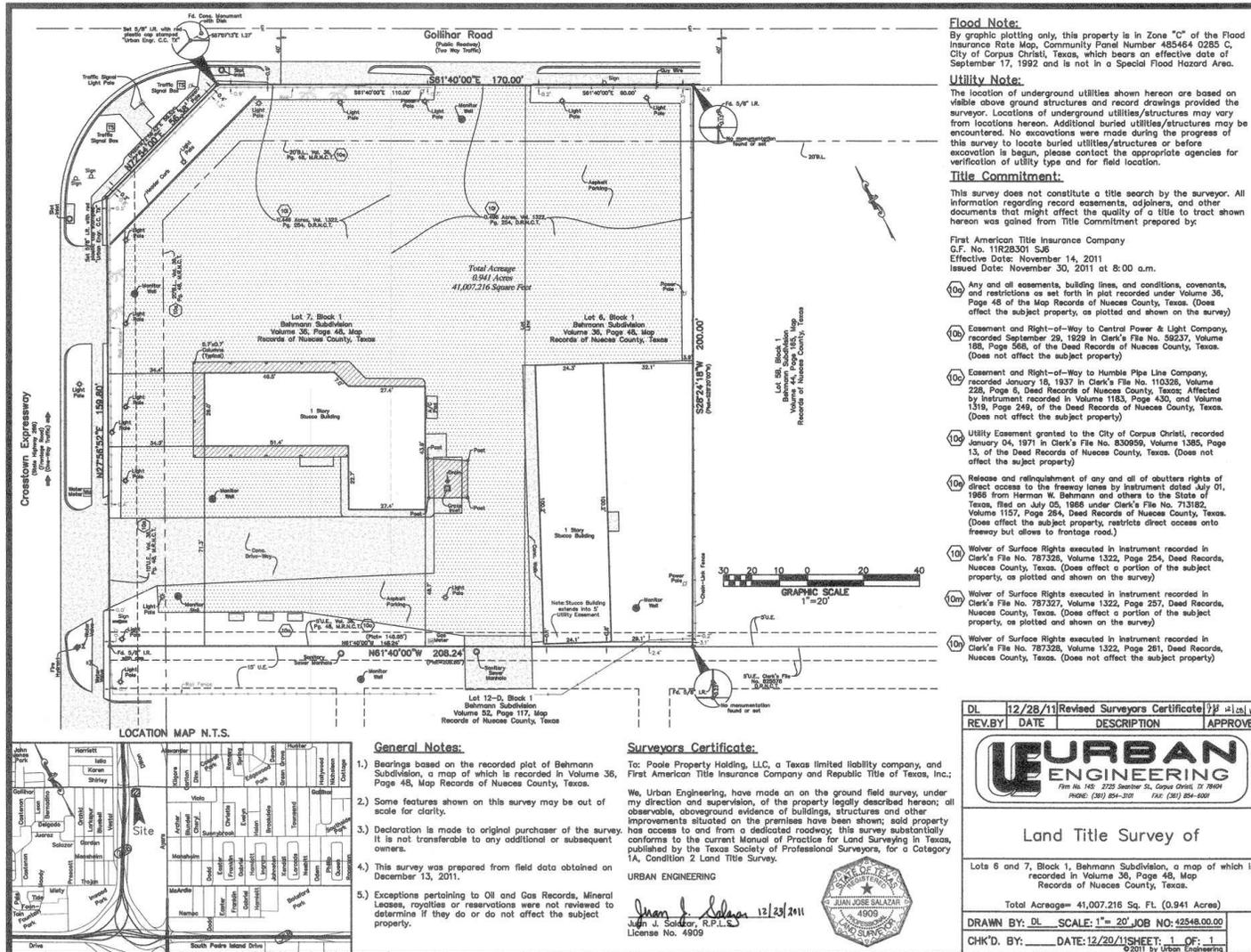
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Flood Note:
By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0285 C, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is not in a Special Flood Hazard Area.

Utility Note:
The location of underground utilities shown hereon are based on visible above ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures or before excavation is begun, please contact the appropriate agencies for verification of utility type and for field location.

Title Commitment:
This survey does not constitute a title search by the surveyor. All information regarding record easements, adjoiners, and other documents that might affect the quality of a title to tract shown hereon was gained from Title Commitment prepared by:

- First American Title Insurance Company
G.F. No. 11R2B301 SJ5
Effective Date: November 14, 2011
Issued Date: November 30, 2011 at 8:00 a.m.
- (10a) Any and all easements, building lines, and conditions, covenants, and restrictions as set forth in plat recorded under Volume 36, Page 48 of the Map Records of Nueces County, Texas. (Does not affect the subject property)
 - (10b) Easement and Right-of-Way to Control Power & Light Company, recorded September 29, 1929 in Clerk's File No. 59237, Volume 188, Page 568, of the Deed Records of Nueces County, Texas. (Does not affect the subject property)
 - (10c) Easement and Right-of-Way to Humble Pipe Line Company, recorded January 16, 1937 in Clerk's File No. 110326, Volume 228, Page 6, Deed Records of Nueces County, Texas; Affected by instrument recorded in Volume 1183, Page 430, and Volume 1319, Page 249, of the Deed Records of Nueces County, Texas. (Does not affect the subject property)
 - (10d) Utility Easement granted to the City of Corpus Christi, recorded January 04, 1971 in Clerk's File No. 830959, Volume 1385, Page 13, of the Deed Records of Nueces County, Texas. (Does not affect the subject property)
 - (10e) Release and relinquishment of any and all of abutters rights of direct access to the freeway lanes by instrument dated July 01, 1985 from Herman W. Behmann and others to the State of Texas, filed on July 05, 1985 under Clerk's File No. 713182, Volume 1157, Page 254, Deed Records of Nueces County, Texas. (Does affect the subject property, restricts direct access to freeway but allows to frontage road.)
 - (10f) Waiver of Surface Rights executed in instrument recorded in Clerk's File No. 787328, Volume 1322, Page 254, Deed Records, Nueces County, Texas. (Does affect a portion of the subject property, as plotted and shown on the survey)
 - (10g) Waiver of Surface Rights executed in instrument recorded in Clerk's File No. 787327, Volume 1322, Page 257, Deed Records, Nueces County, Texas. (Does affect a portion of the subject property, as plotted and shown on the survey)
 - (10h) Waiver of Surface Rights executed in instrument recorded in Clerk's File No. 787328, Volume 1322, Page 281, Deed Records, Nueces County, Texas. (Does not affect the subject property)

- General Notes:**
1. Bearings based on the recorded plat of Behmann Subdivision, a map of which is recorded in Volume 36, Page 48, Map Records of Nueces County, Texas.
 2. Some features shown on this survey may be out of scale for clarity.
 3. Declaration is made to original purchaser of the survey. It is not transferable to any additional or subsequent owners.
 4. This survey was prepared from field data obtained on December 13, 2011.
 5. Exceptions pertaining to Oil and Gas Records, Mineral Leases, royalties or reservations were not reviewed to determine if they do or do not affect the subject property.

Surveyors Certificate:
To: Poole Property Holding, LLC, a Texas limited liability company, and First American Title Insurance Company and Republic Title of Texas, Inc.;
We, Urban Engineering, have made an on the ground field survey, under my direction and supervision, of the property legally described hereon; all observable, aboveground evidence of buildings, structures and other improvements situated on the premises have been shown; said property has access to and from a dedicated roadway; this survey substantially conforms to the current Manual of Practice for Land Surveying in Texas, published by the Texas Society of Professional Surveyors, for a Category 1A, Condition 2 Land Title Survey.

URBAN ENGINEERING
JUAN JOSE SALAZAR
12/29/11
License No. 4909

DL	12/28/11	Revised Surveyors Certificate	1/1	1/1
REV. BY	DATE	DESCRIPTION	APPROVED	
Land Title Survey of Lots 8 and 7, Block 1, Behmann Subdivision, a map of which is recorded in Volume 36, Page 48, Map Records of Nueces County, Texas. Total Acreage= 41,007.216 Sq. Ft. (0.941 Acres)				
DRAWN BY:	DL	SCALE: 1"= 20'	JOB NO: 42548.00.00	
CHK'D. BY:		DATE: 12/29/11	SHEET: 1	OF: 1

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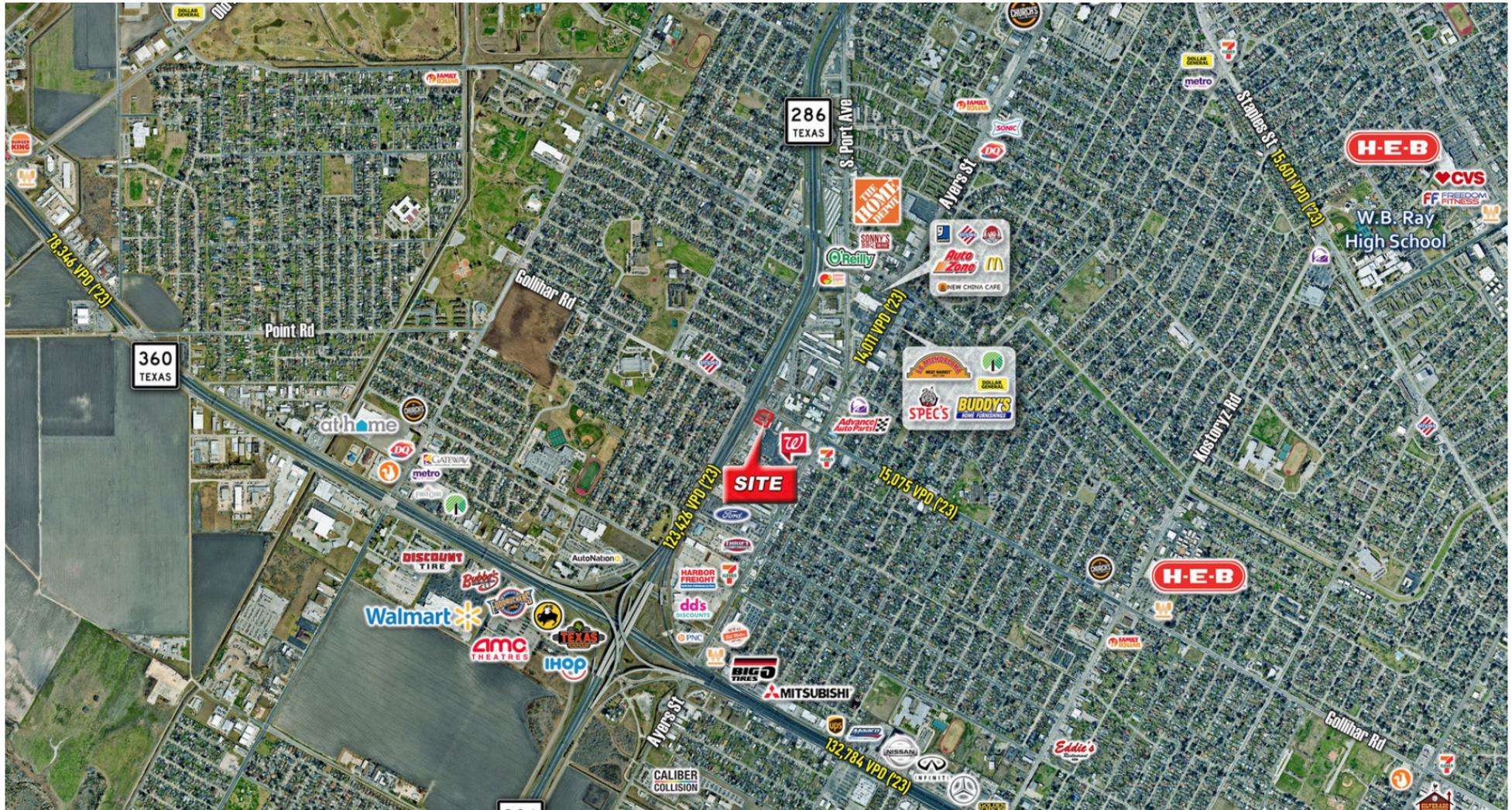
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Information About Brokerage Services

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.

Joe Adame & Associates, Inc.	416864	mark@joeadame.com	(361)880-5888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Adame, CCIM SIOR	480169	mark@joeadame.com	(361)880-5888
Designated Broker of Firm	License No.	Email	Phone
Mark Adame, CCIM, SIOR	480169	mark@joeadame.com	361.880.5888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Casey	512430	jcasey@joeadame.com	361.880.5888
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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