

# BALTAZAR BOXING GYM

SALE PRICE:

\$200,000

1402 SOUTH 19TH STREET  
CORPUS CHRISTI, TX 78404



DAVID HEITZMAN

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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



### OFFERING SUMMARY

Sale Price:	\$200,000 "AS-IS"
Building Size:	7,725 SF
Lot Size:	0.34 Acres
Price / SF:	\$25.89
Year Built:	1946
Zoning:	CN-1
Market:	Corpus Christi
Submarket:	Mid-City

### PROPERTY OVERVIEW

Opportunity awaits at this 7,725 SF freestanding building in the heart of Corpus Christi's Mid-City submarket. Positioned with +/-130 feet of frontage along Crosstown Expressway, this property offers excellent visibility and accessibility in a high-traffic corridor. Built in 1946, the building is currently home to Baltazar Boxing Gym. The gym has served as a local fitness hub, specializing in boxing training and conditioning for all skill levels, with a mission to support troubled and at-risk youth by fostering discipline and positivity.

While the building itself is a fixer-upper offered "AS-IS" with character and history, it provides a solid foundation for redevelopment or adaptive reuse. High ceilings, existing restrooms, lockers and open training areas make it ideal for another fitness concept, warehouse-style retail or a specialty commercial use. With CN-1 zoning, the site supports a variety of business opportunities such as small restaurant, retail, professional office, etc. Whether revitalized as a boxing gym or reimagined for a new venture, this location presents a rare chance to invest in a property with both history and potential.

### PROPERTY HIGHLIGHTS

- Prime Mid-City location with Crosstown Expressway frontage
- High-visibility site with easy access
- Open floor plan with high ceilings, existing restrooms, lockers & boxing ring
- CN-1 zoning supports variety of uses such as small restaurant, retail, professional office, etc.
- Adjacent residential property also available for sale at \$80,000 asking price

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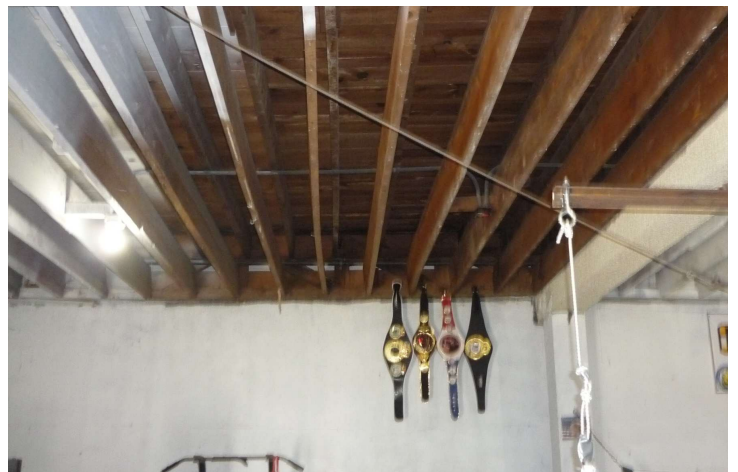
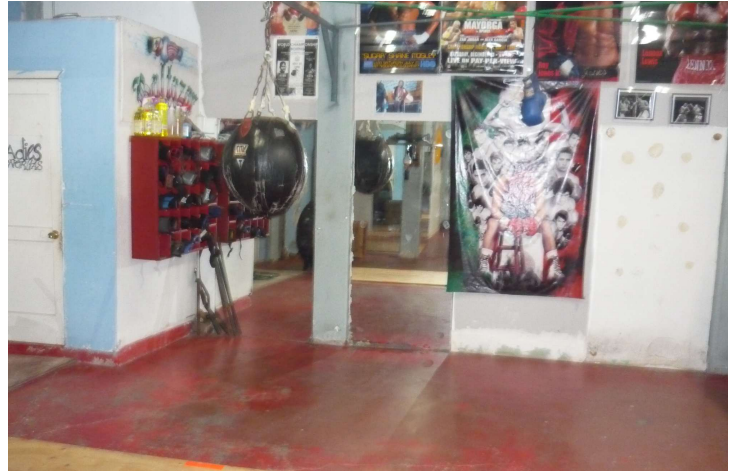
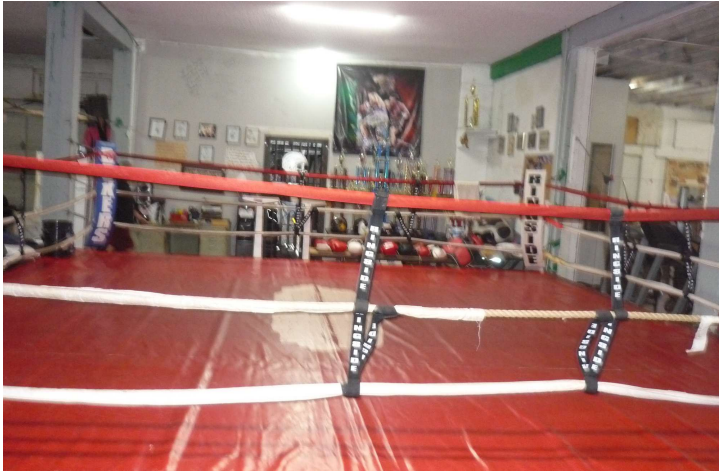
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## INTERIOR PHOTOS



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## ADJACENT RESIDENTIAL PROPERTY - ALSO AVAILABLE FOR SALE



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## RETAILER MAP



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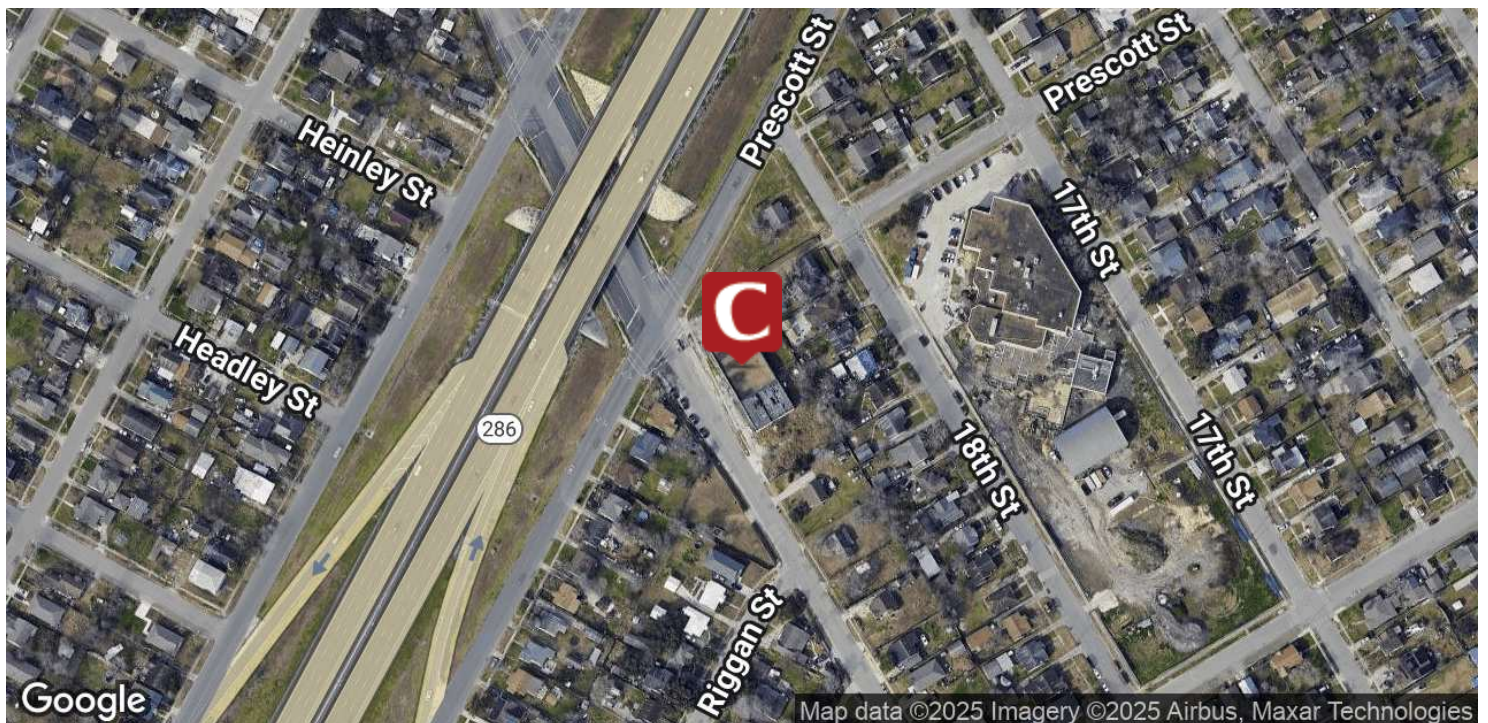
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## LOCATION MAP



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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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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)

TAR 2501

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