

NOW OPEN FOR BUSINESS - NEW RETAIL IN THE HEART OF CORPUS CHRISTI RESIDENTIAL AND CCISD'S NEWEST SCHOOLS



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
NNN:	Estimated to be \$8.00/SF/yr
Building Size:	17,400 SF
Available SF:	1,225 SF

PROPERTY OVERVIEW

Space is 1st generation, grey shell. Tenant buildout allowance is \$26.00/SF. Tenant is responsible for construction of restrooms, HVAC, demising wall, sprinkler heads, electrical, drop ceiling, and anything else construction related. Minimum 5 year primary lease term.

Located directly across from the new Del Mar Southside Campus, the 17,400 square foot center will have direct visibility to Yorktown Blvd. The Del Mar College South Campus encompasses 96 acres in multiple phases with 250,000 square feet of building, housing, library, classroom and offices for science, tech, engineering, and math as well as hospitality and culinary center with a lab and modern facility for chef and restaurant training.

Corpus Christi ISD breaks ground on elementary school, names new campus - Creekside Elementary located on Starry Ln near Yorktown. This new elementary school near Oso Creek will serve 1,000 students.

Based on the new single family homes slated for this area as shown above, this center offers opportunity for multiple tenant categories such as restaurant, hair/nails, medical, office, small retail, and others.

PROPERTY HIGHLIGHTS

- Shell space - negotiable tenant allowance
- Drive through availability - east endcap
- Across from Del Mar College South Campus
- Strong residential growth
- New CCISD growth - Creekside Elementary
- Potential for new high school in the area

LYNANN PINKHAM

361.815.2155

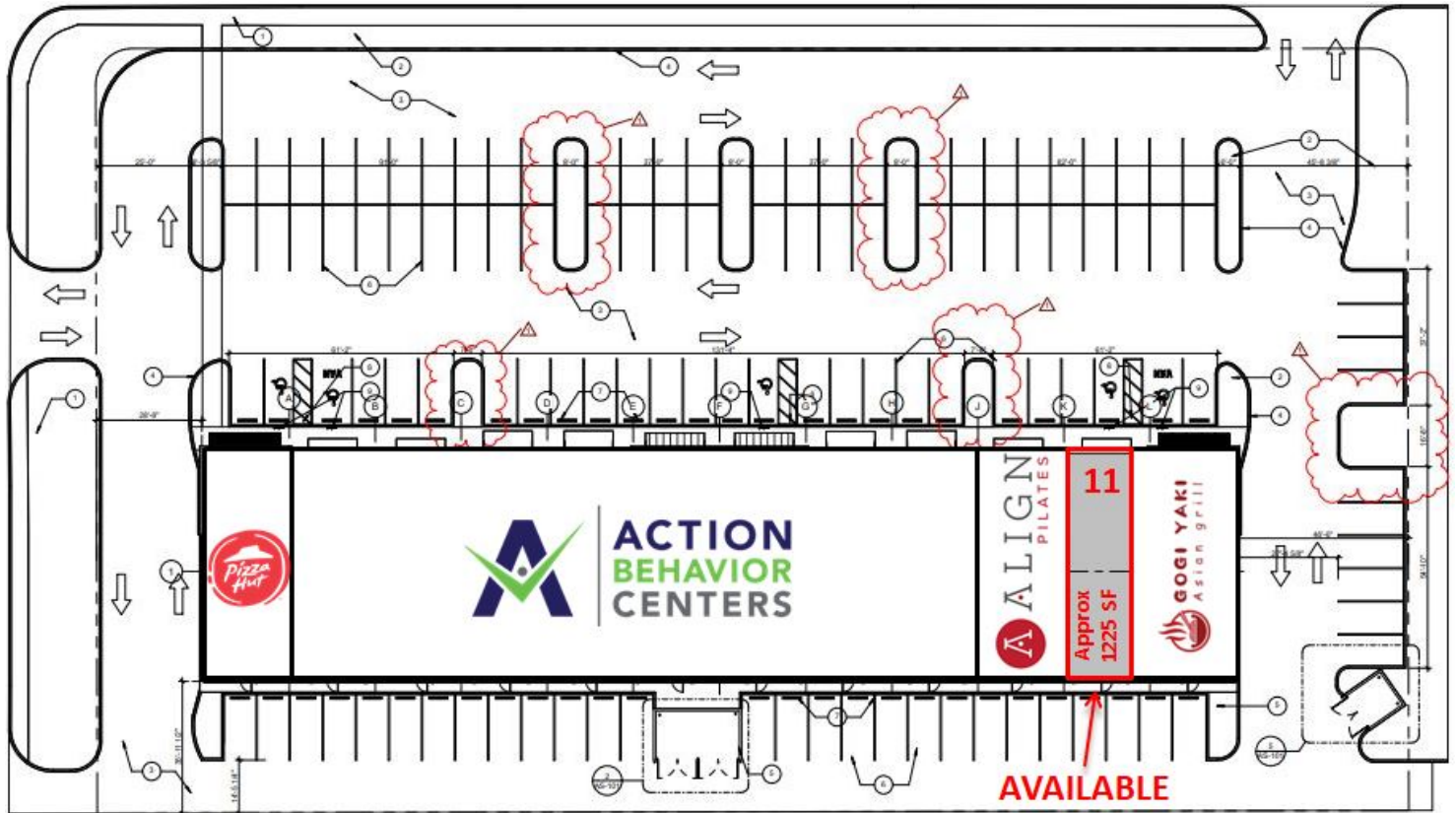
lynann@craveyrealstate.com

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Real Estate Services, Inc.

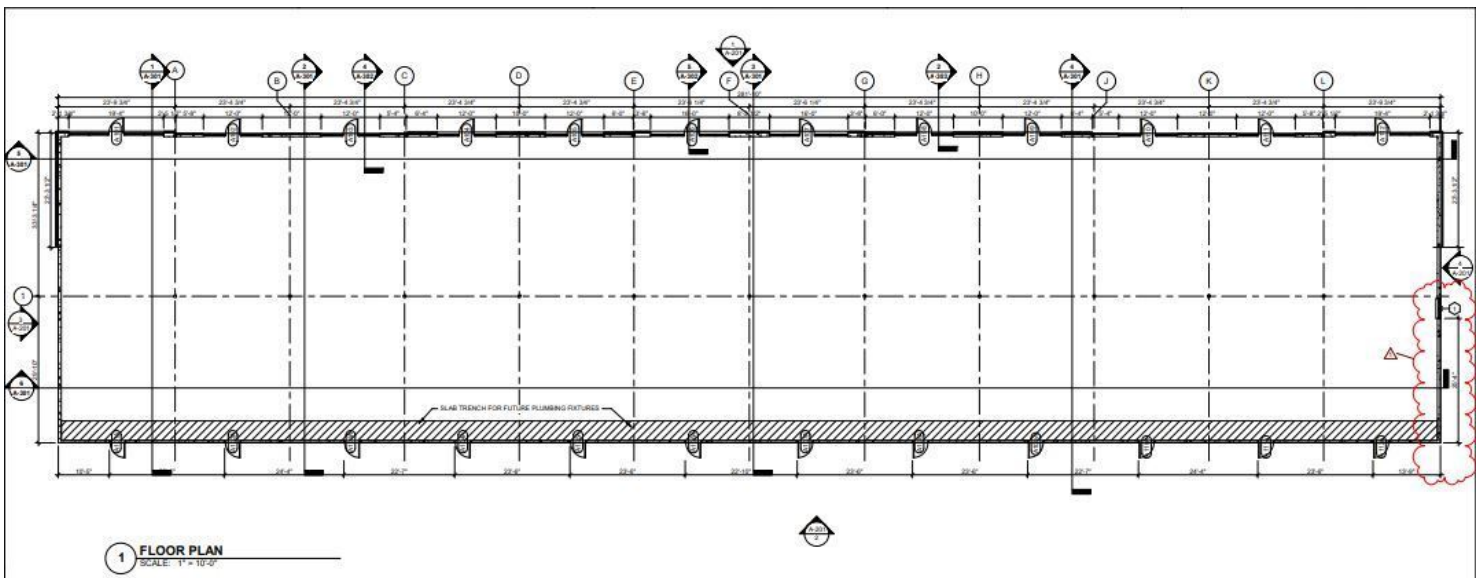
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Corpus Christi, TX

PLANS



Site Plan



Floor Plan

LYNANN PINKHAM

361.815.2155

lynann@craveyrealestate.com

Cravey
 Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

FOR LEASE

7001 YORKTOWN BLVD | CORPUS CHRISTI, TX 78414

ADDITIONAL PHOTOS



LYNANN PINKHAM
361.815.2155
lynann@craveyrealestate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

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.

AERIAL/RETAILER MAP



LYNANN PINKHAM
 361.815.2155
 lynann@craveyrealestate.com

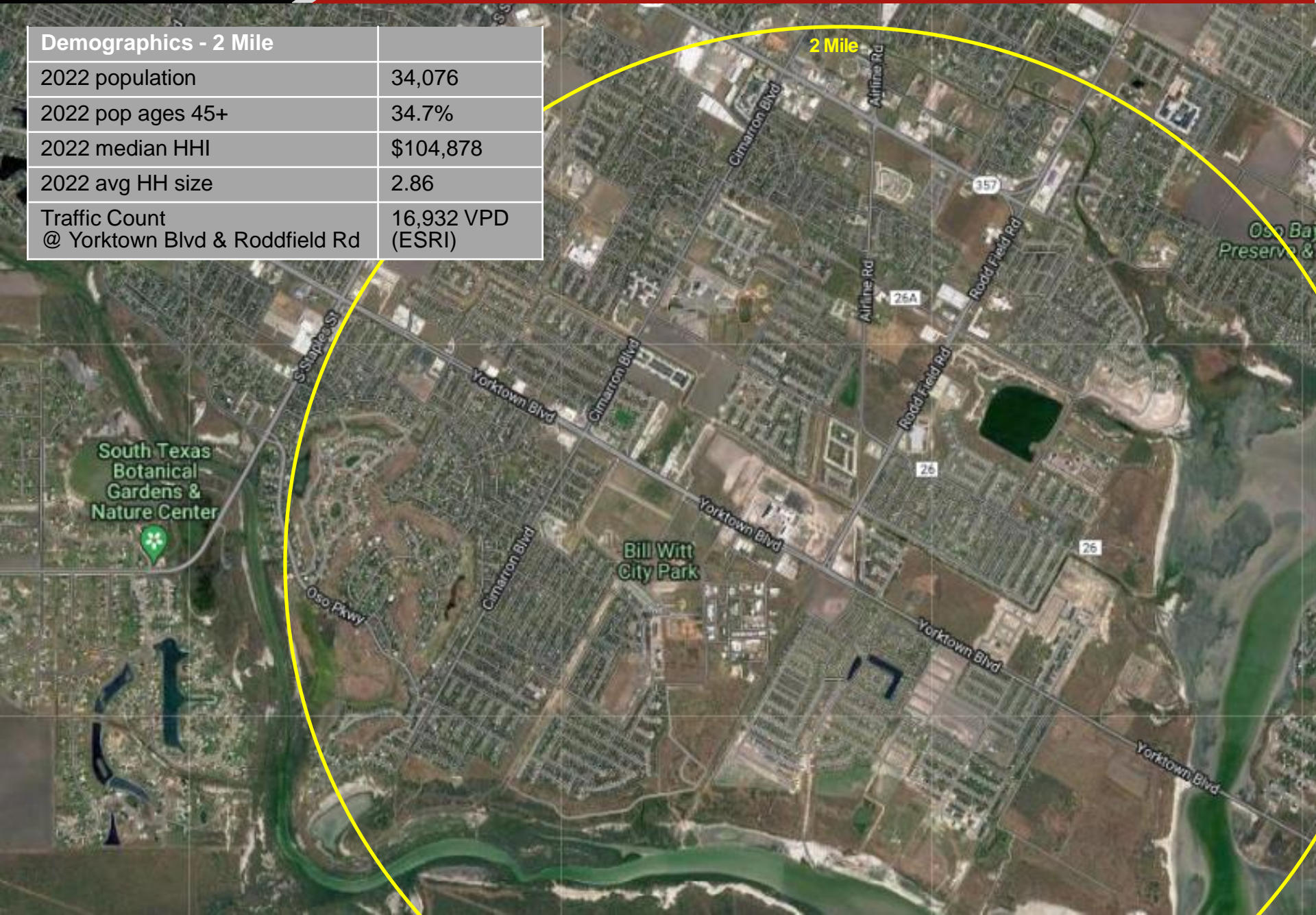
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Demographics - 2 Mile

2022 population	34,076
2022 pop ages 45+	34.7%
2022 median HHI	\$104,878
2022 avg HH size	2.86
Traffic Count @ Yorktown Blvd & Roddfield Rd	16,932 VPD (ESRI)



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LEGEND

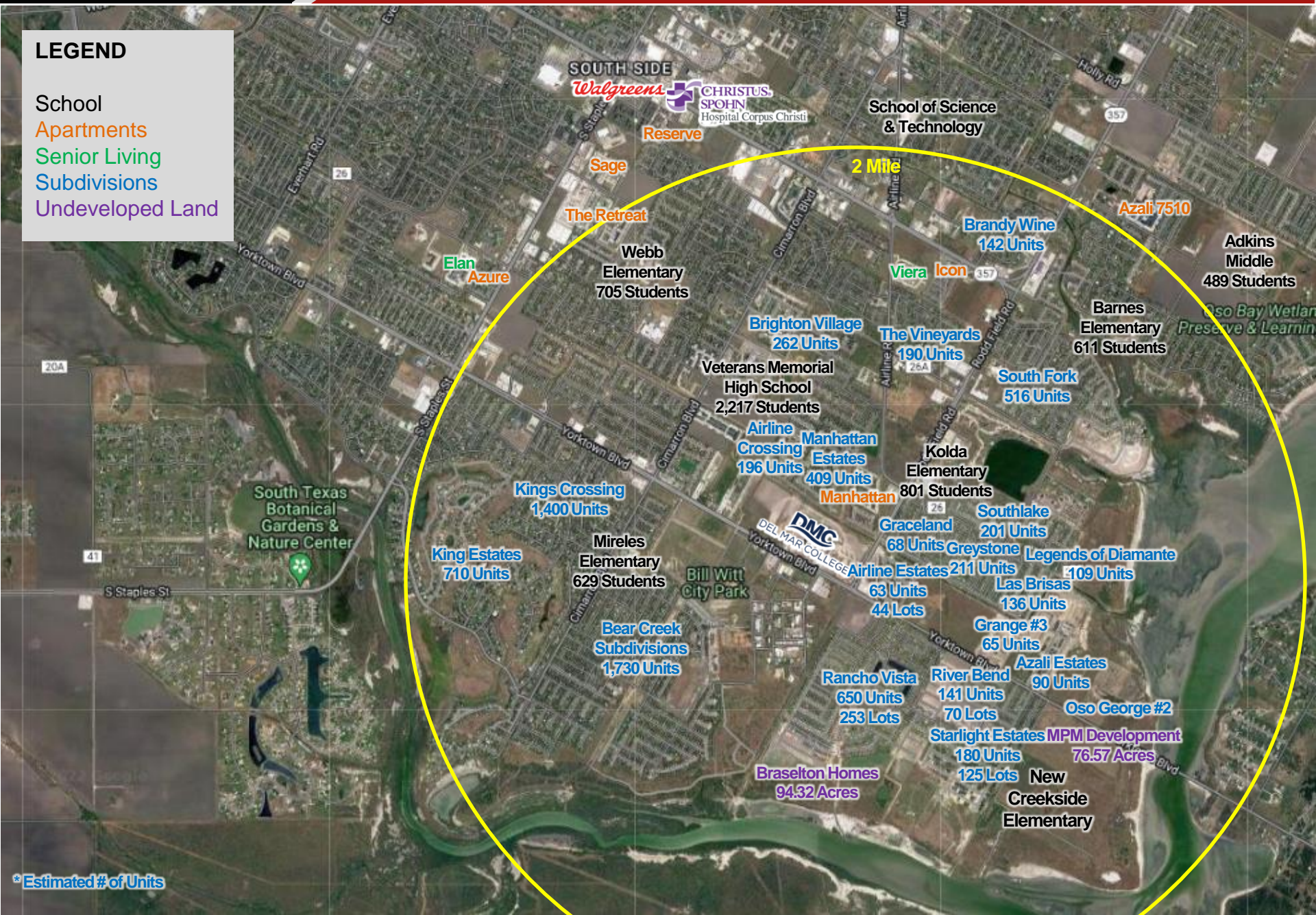
School

Apartments

Senior Living

Subdivisions

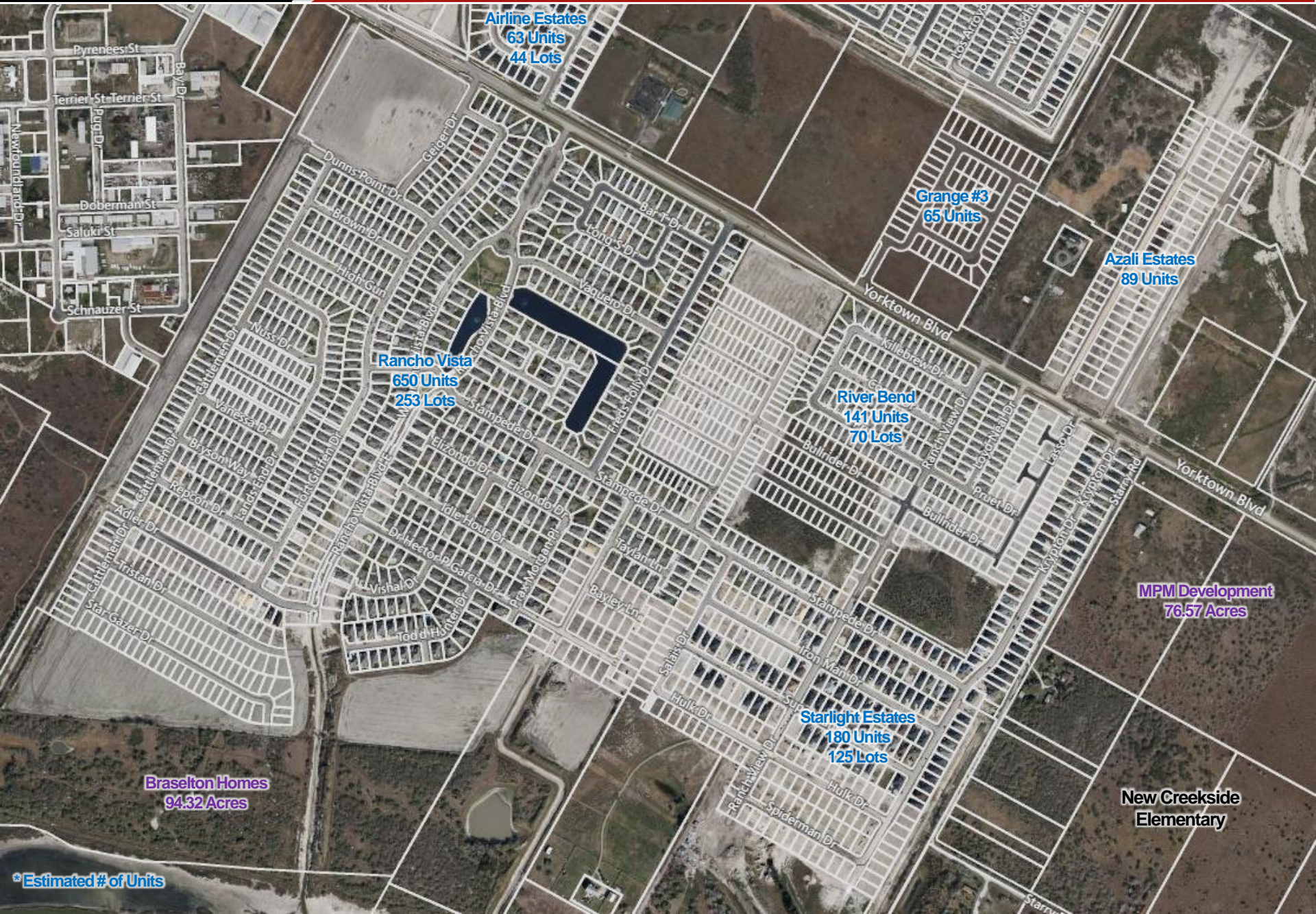
Undeveloped Land



* Estimated # of Units

FOR LEASE

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Airline Estates
63 Units
44 Lots

Grange #3
65 Units

Azali Estates
89 Units

Rancho Vista
650 Units
253 Lots

River Bend
141 Units
70 Lots

Starlight Estates
180 Units
125 Lots

MPM Development
76.57 Acres

Braselton Homes
94.32 Acres

New Creekside
Elementary

* Estimated # of Units



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.

Cravey Real Estate Services, Inc.	0409080	matt@craveyrealestate.com	361.289.5168
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.221.1915
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lynann Pinkham	319336	lynann@craveyrealestate.com	361.288.3102
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

Cravey Real Estate Services, Inc., 5541 Bear Lane, Suite 240 Corpus Christi, TX 78405
Matthew Cravey

Phone: 361.289.5168301 Fax: 361.289.5442
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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