

PAD SITE FOR GROUND LEASE FRONTING HEB ON SPID-FLOUR BLUFF



PROPERTY DESCRIPTION

This approximate 1.04 acre pad site is located fronting one of the largest HEB Grocery in Corpus Christi. It is well suited for restaurants, medical, retail, etc. The property is offered as a ground lease only. All construction will be at Tenant's expense. Tenant will pay all taxes associated with the property.

The pad site will have access to both driveways/streets that are east and north of the site that are entrances in the HEB Plus Store.

LOCATION DESCRIPTION

Waldron and SPID intersection is "main and main" for the Flour Bluff area.

The average household income in a 2 mile radius is \$93,874.00 (ESRI).

The 2022 traffic counts are 31,815 cars per day on SPID (East) and 62,506 cars per day on SPID (West). This is one of the only remaining pad sites along SPID and is a highly desirable location.

OFFERING SUMMARY

Lease Rate:	\$125,000.00 per year (Ground)
Lot Size:	45,170 SF

PROPERTY HIGHLIGHTS

- One of the only remaining pad sites available along SPID in this desirable trade area.
- Fronting one of the largest HEB Grocery in Corpus Christi.
- Strong demographics with high household income. Average household income 1 mile: \$71,454.00; 2 mile: \$93,874.00. (ESRI 2022)
- Located along a major commercial corridor.
- Close to Flour Bluff Independent School District
- Strong established commercial area
- Great synergy
- HEB is the last stop on the way to Padre Island Drive and Port Aransas for all tourists.

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ADDITIONAL PHOTOS



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AERIAL



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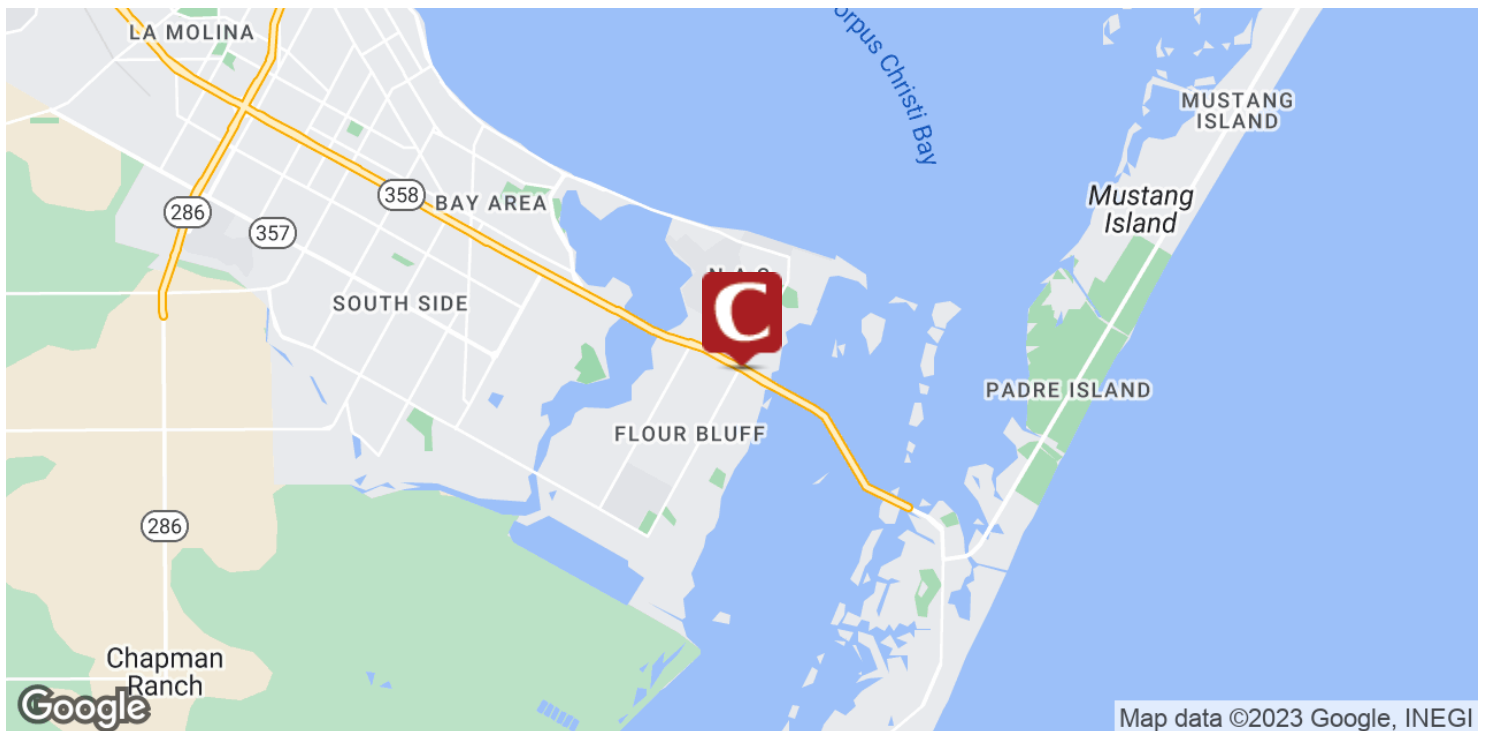
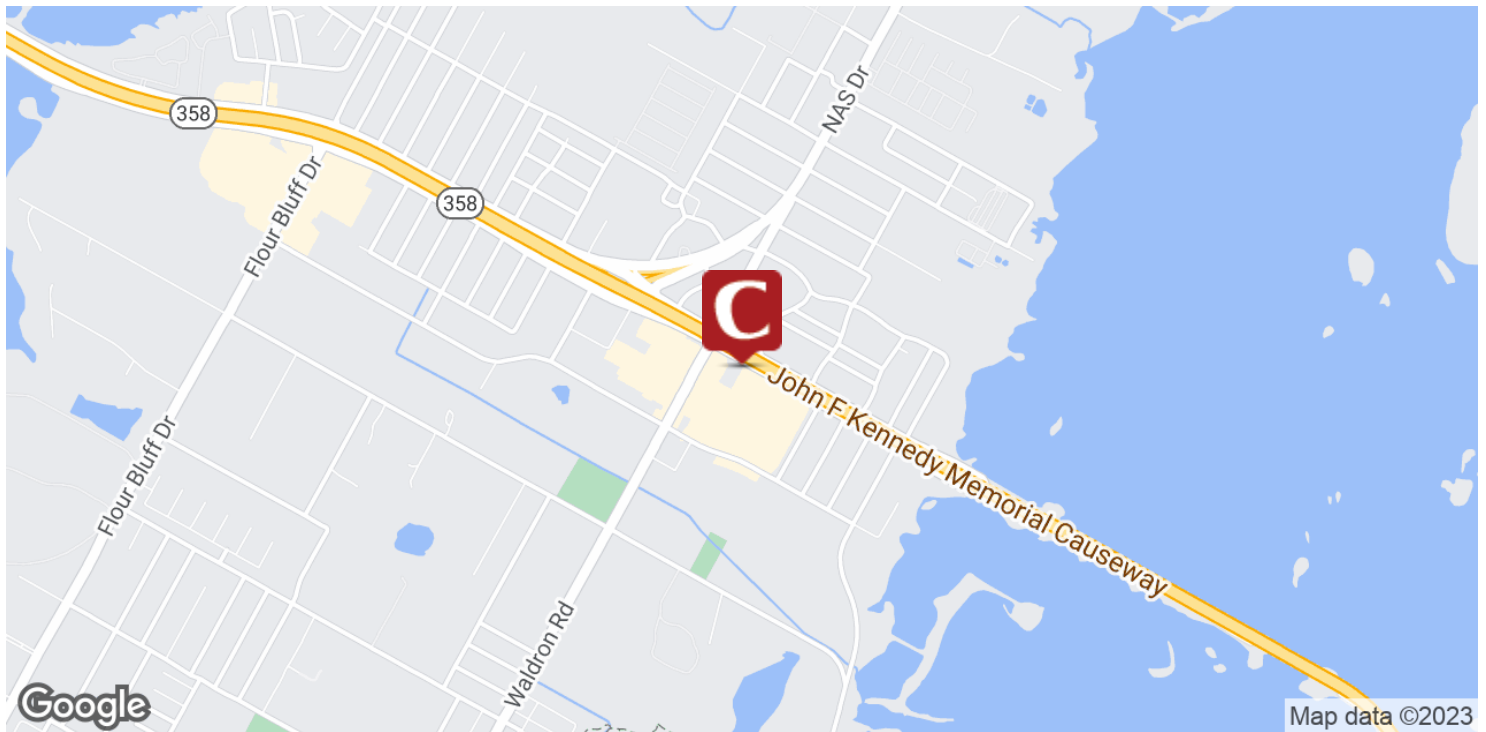
RETAILER MAP



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LOCATION MAPS

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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

TAR 2501

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