



# NEW SOUTHERN COMMERCIAL REAL ESTATE



## For Sale



### 8306 South Padre Island Drive

5.22 Acres | Premier Padre Island Corridor Location  
Corpus Christi, Texas

8306 South Padre Island Drive offers a rare 5.22-acre opportunity on one of the highest-visibility corridors in the Coastal Bend. South Padre Island Drive (SPID) is the primary arterial connecting the Corpus Christi metro area to the beaches, marinas, and short-term rental communities of Padre Island. Every day, thousands of residents, workers, tourists, boat owners, and beachgoers pass this site on their way to the water.

This property sits in the direct path of growth – capturing both year-round residential demand and seasonal recreational traffic.

**New Lower  
Sale Price  
\$8.90/sqft**

Information is deemed reliable but not guaranteed. All offerings are subject to prior sale, change, or withdrawal without notice.

FOR MORE INFORMATION:

**Wade Spenst**

BROKER / DEVELOPMENT PARTNER



Wade@NewSouthernCommercial.com

361.834.6333

www.NewSouthernCommercial.com



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COMMERCIAL REAL ESTATE



5.22 AC

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# Price: \$2,023,710

## Ideal Use Scenarios

### Multifamily Development

The mainland-to-island corridor continues to experience residential growth, workforce expansion, and rising rental demand. This site offers scale for a garden-style community, coastal-themed apartments, or build-to-rent product serving both local professionals and island workers.

### Boat & RV Storage

Few corridors in Texas offer this level of direct exposure to boat traffic. Every trailer heading to the Laguna Madre passes within view. Secure, modern boat/RV storage with wash-down facilities and premium covered spaces would serve a clear market gap.

### Self-Storage

High traffic, strong rooftops, and coastal lifestyle = storage demand. Whether traditional climate-controlled storage or a hybrid boat/storage facility, this site is positioned to outperform due to visibility and convenience.

### Additional Commercial Opportunities

- Marine services & accessory retail
- Outdoor recreation outfitter
- Quick-service restaurant or drive-thru
- Flex commercial / service center
- Medical or professional office serving island residents

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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:
  - 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.

<b>NEW SOUTHERN COMMERCIAL REAL ESTATE</b>	<b>9008419</b>	<b>wade@newsoutherncommercial.com</b>	<b>(361)834-6333</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Wade Spenst</b>	<b>677021</b>	<b>wade@newsoutherncommercial.com</b>	<b>(361)834-6333</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Wade Spenst</b>	<b>677021</b>	<b>wade@newsoutherncommercial.com</b>	<b>(361)834-6333</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Steven Saules</b>	<b>789600</b>	<b>steven@newsoutherncommercial.com</b>	<b>(361)905-5000</b>
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)

FOR MORE INFORMATION:

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Broker / DEVELOPMENT PARTNER



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