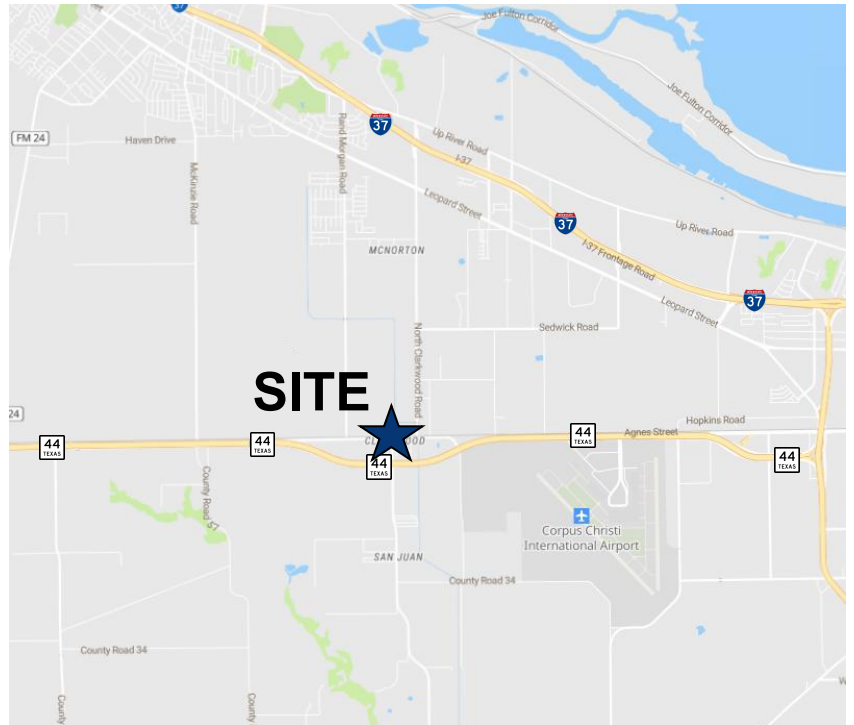




PROPERTY SUMMARY

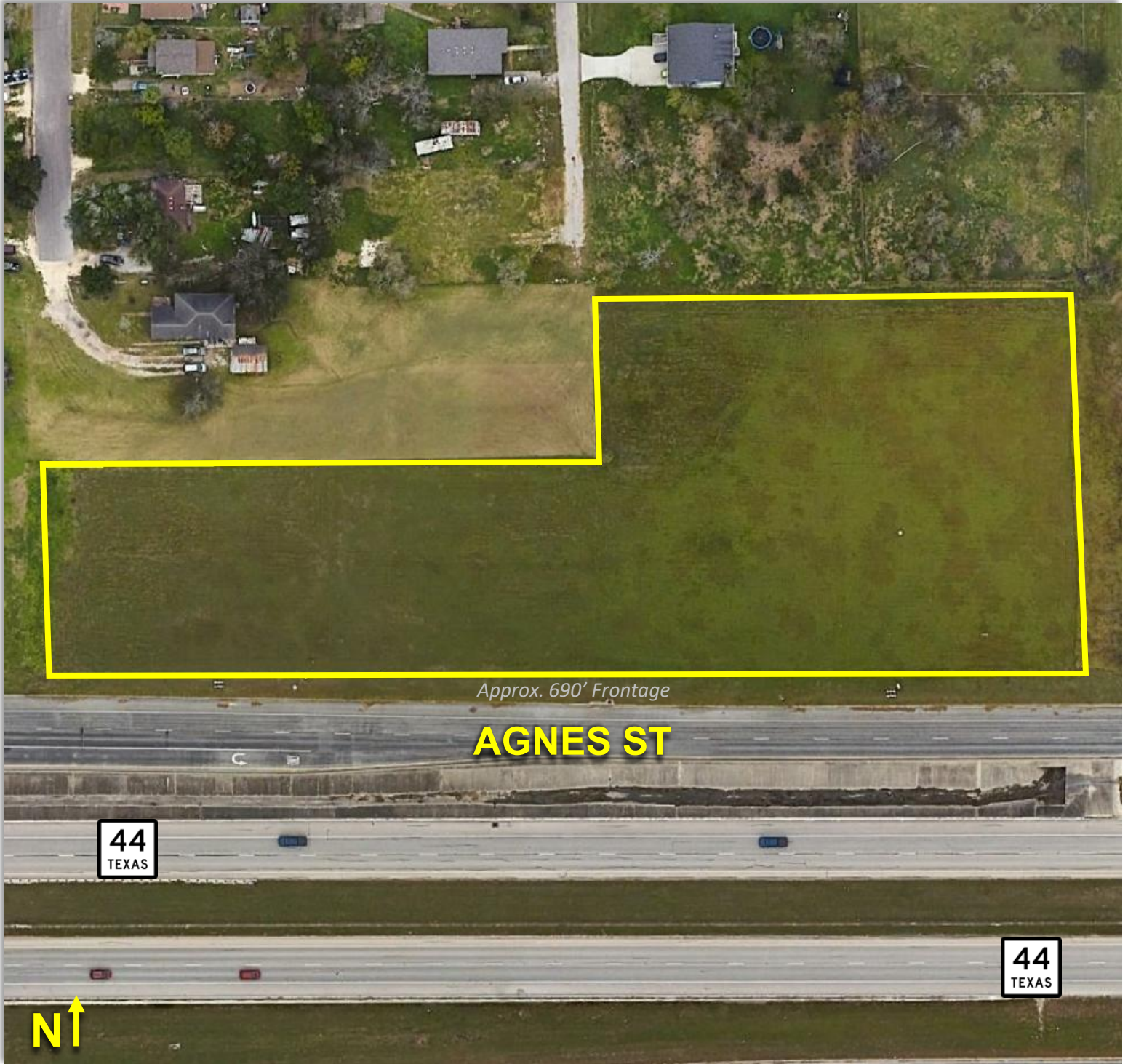
- Approx. 3.31 AC
- Vacant – Unplatted Lot
- Northwest Corpus Christi
- Industrial/Airport Corridor
- High Visibility and Strong Traffic Count from State Hwy 44
 - Over 690' Highway Frontage along Agnes
- Zoning CC/APZ-1 – Commercial Compatible District, Accident Potential Zone

\$600,000, Asking Price



THE GAINES ORGANIZATION, INC.
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
Josh@GainesOrg.com | www.GainesOrg.com







GAINES
ORGANIZATION

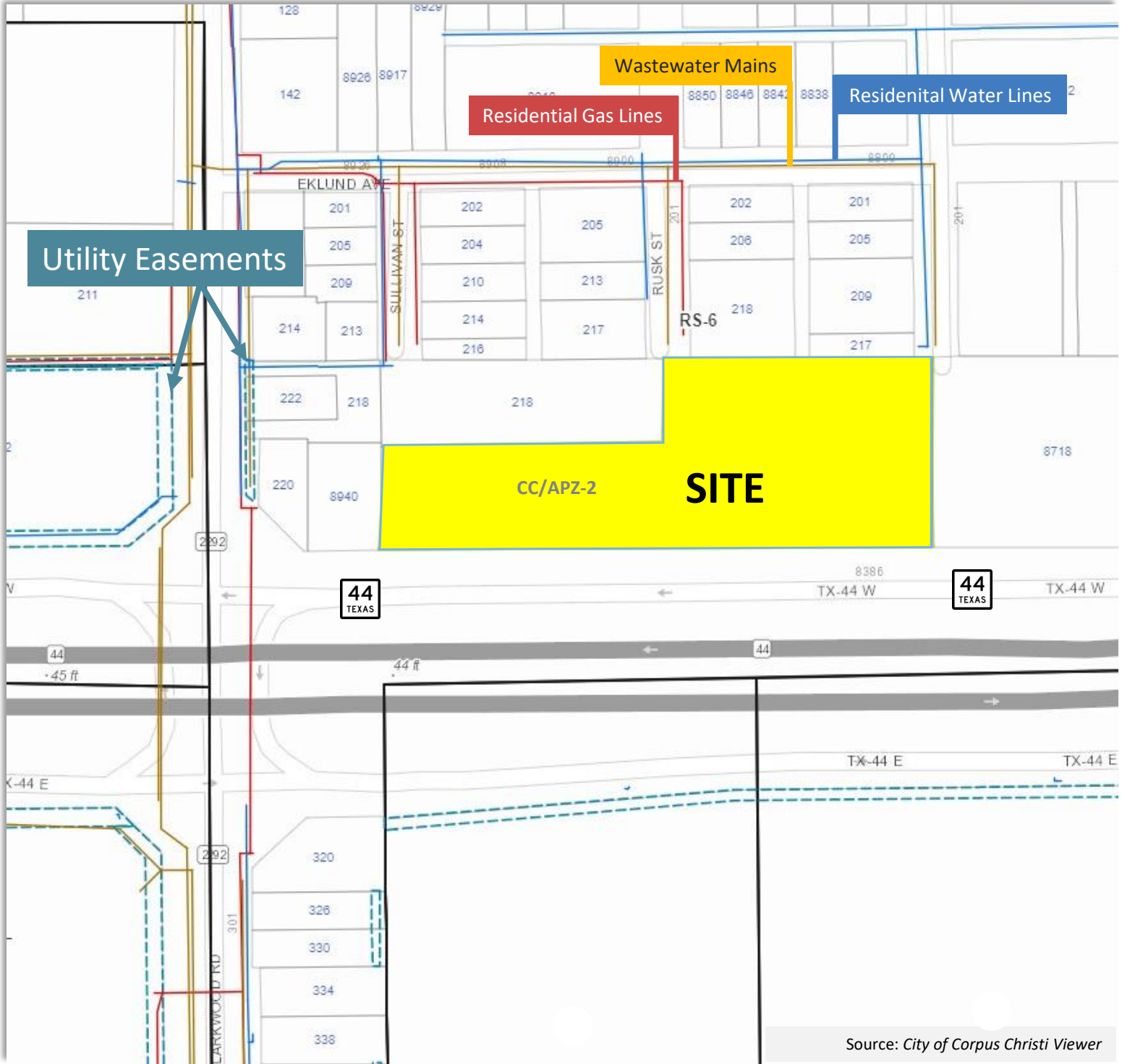
STATE HWY 44, 3.31 AC
CORPUS CHRISTI, TX



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The information contained herein has been given to us by the owner of the property, the Appraisal District, 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. This Property is subject to removal from the market without notice.



Source: City of Corpus Christi Viewer

All information should be independently verified for accuracy.

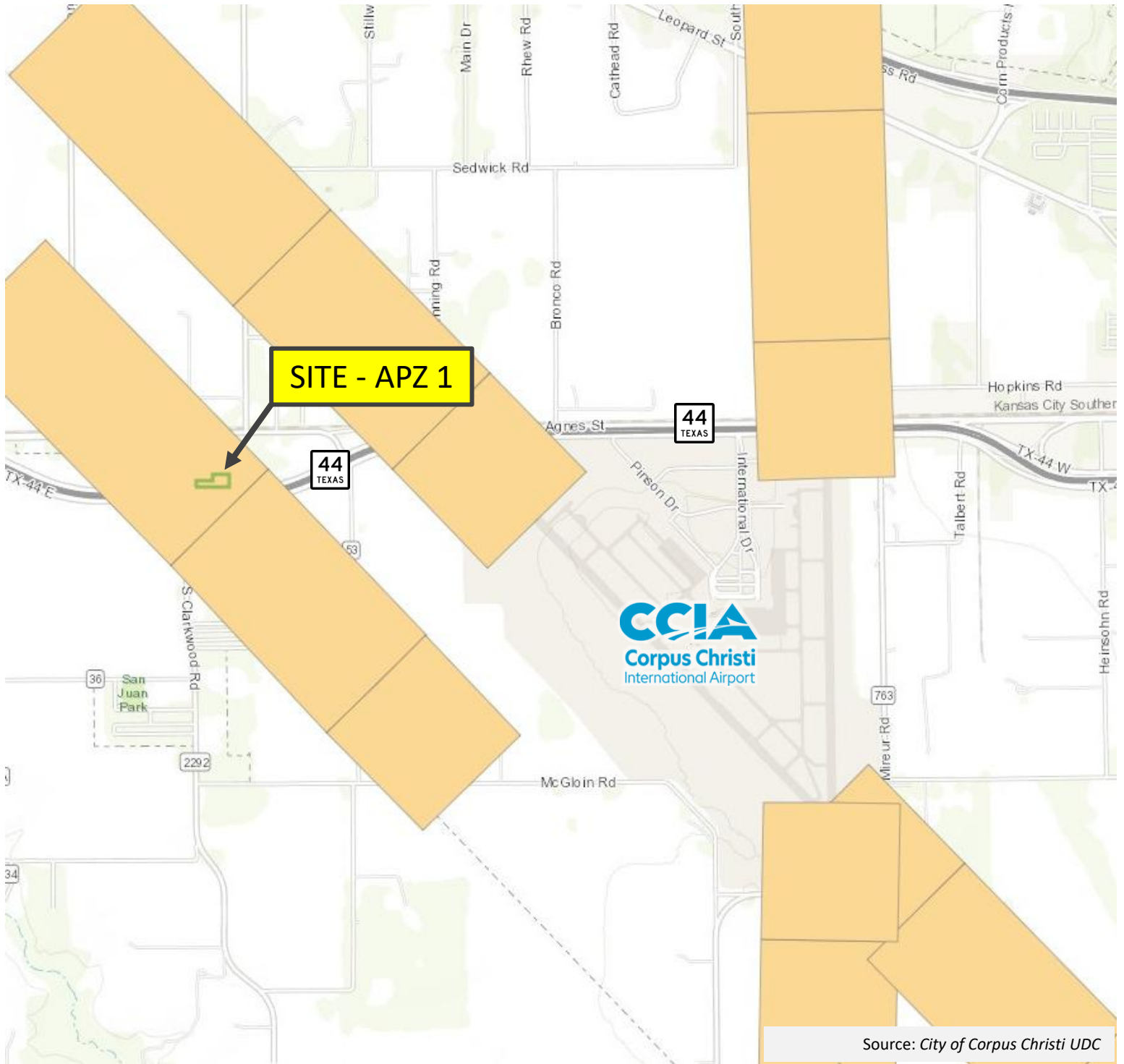
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GAINES
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STATE HWY 44, 3.31 AC CORPUS CHRISTI, TX



Source: City of Corpus Christi UDC

All information should be independently verified for accuracy.

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365.35'

N89°41'20"W

POINT OF BEGINNING

N00°08'40"E

255.02'

RUSK STREET
60.0' R.O.W.

500°08'40"W 114.63'

PROPOSED 30.0' R.O.W. DEDICATION

LOT 2

LOT 1

380.00'

1.0 ACRE
MICHAEL T. MEANEY

20.0' ALLEY

LOT 9

LOT 10

N82°41'20"W

PROPOSED 50.0' R.O.W. DEDICATION

SULLIVAN STREET
60.0' R.O.W.

500°08'40"W 140.37'

736.99'

S82°41'20"E

STATE HIGHWAY NO. 44

3.31 AC. OUT OF A 4.31 AC. TRACT OUT OF THE G.H. McLEROY FORTY AC.

TRACT OUT OF SURVEY 402, ABSTRACT 988, NUECES COUNTY, TX.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY, LEGALLY DESCRIBED HEREON AND IS CORRECT; AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR APPARENT RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Victor S. Medina
VICTOR S. MEDINA, REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS
LICENSE NO. 3419



SCALE: 1" = 50'

NOTES:

1. 5/8" IRON RODS AT ALL CORNERS.
2. SET 5/8" IRON RODS

3.31 ACRES
TO HARISH N. SHAH,
BY AS K.A.P. BHARGAVA PATEL
AND SAN JACINTO TITLE
GF# 040219035

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEMA MAPS AND FOUND THAT THE HEREIN SHOWN PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE C.

THIS THE 8TH DAY OF JULY 2004.

REFERENCE VOLUME 1721 PAGE(S) 940 MAP RECORDS NUECES COUNTY, TEXAS.

NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY.



Information About Brokerage Services

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>The Gaines Organization, Inc.</u>	<u>9003379</u>	<u></u>	<u>(361)442-2825</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Joshua Gaines</u>	<u>525644</u>	<u>Josh@GainesOrg.com</u>	<u>(361)442-2825</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Name of Sales Agent/Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

The Gaines Organization, Inc., 555 N. Carancahua, Suite 830 Corpus Christi TX 78401

Phone: 3614422825

Fax: 3614422961

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Joshua Gaines

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