

# KING'S COURT

7626 S STAPLES ST  
CORPUS CHRISTI, TX 78414

SALE PRICE:  
CALL FOR  
PRICING



LYNANN PINKHAM

361.288.3102

[lynann@craveyrealestate.com](mailto:lynann@craveyrealestate.com)

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 - KING'S COURT ADJACENT TO KINGS CROSSING UPSCALE SUBDIVISION



## OFFERING SUMMARY

Sale Price:	Call For Pricing
Building Size:	8,750 SF
Year Built:	2005

## PROPERTY OVERVIEW

King's Court Center is located in a strong growth area on the southside of Corpus Christi. It is adjacent to King's Crossing Subdivision and across Staples from the only Alamo Drafthouse in Corpus Christi.

- Continued residential growth to the South and East will be strong.
- The average income within a one mile radius is \$132,882.00 (ESRI 2023) which is one of the highest in the city.
- Strong commercial growth from restaurants, medical and retail for this area of town.
- Great opportunity for an owner operator.
- Call for pricing and property information.

## TENANTS

- Peerless Cleaners: 828 SF; Tenant since 2005
- Cali Nails: 1,483 SF
- King's Barber: 650 SF
- BAARE BBQ: 2,800 SF; Recently signed lease - under construction
- Vacant - Upside Potential: 3,007 SF - Can be divided

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## ADDITIONAL PHOTOS



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## RETAILER MAP



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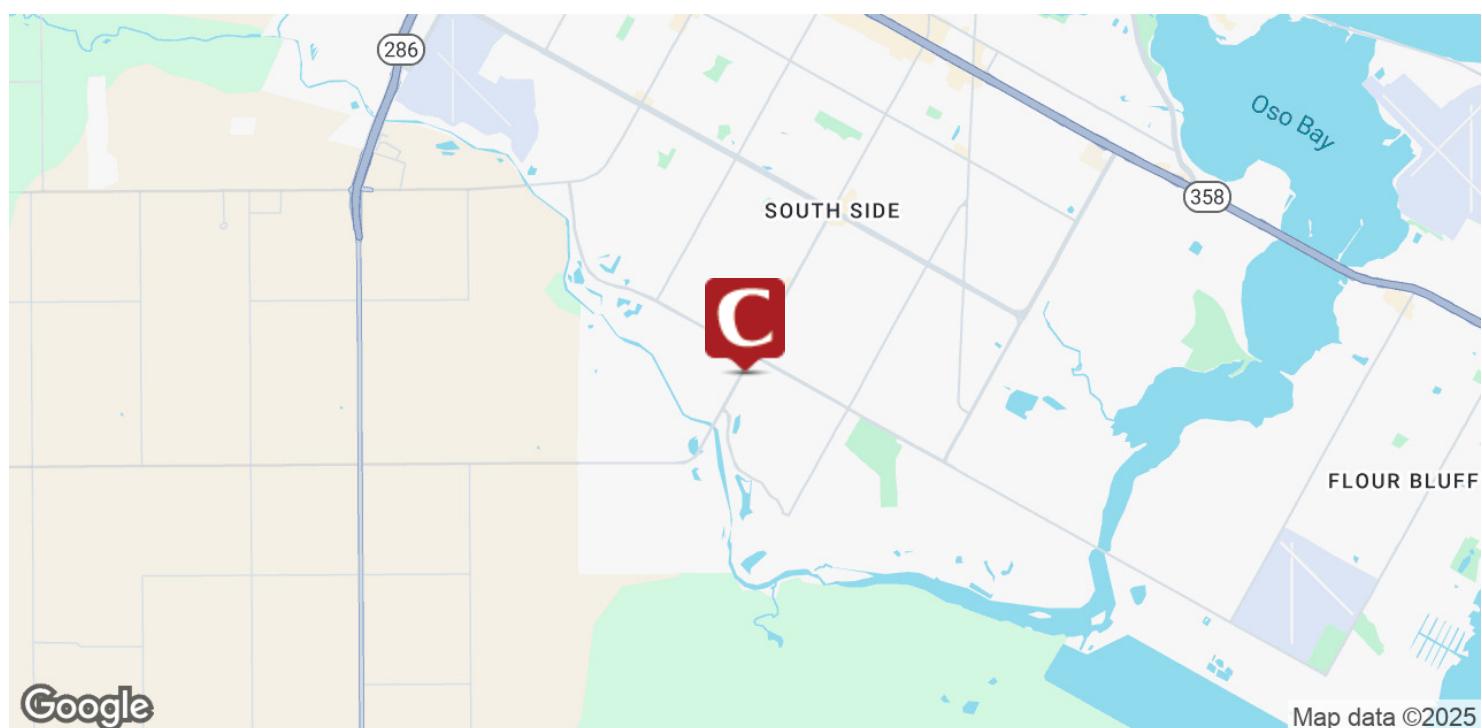
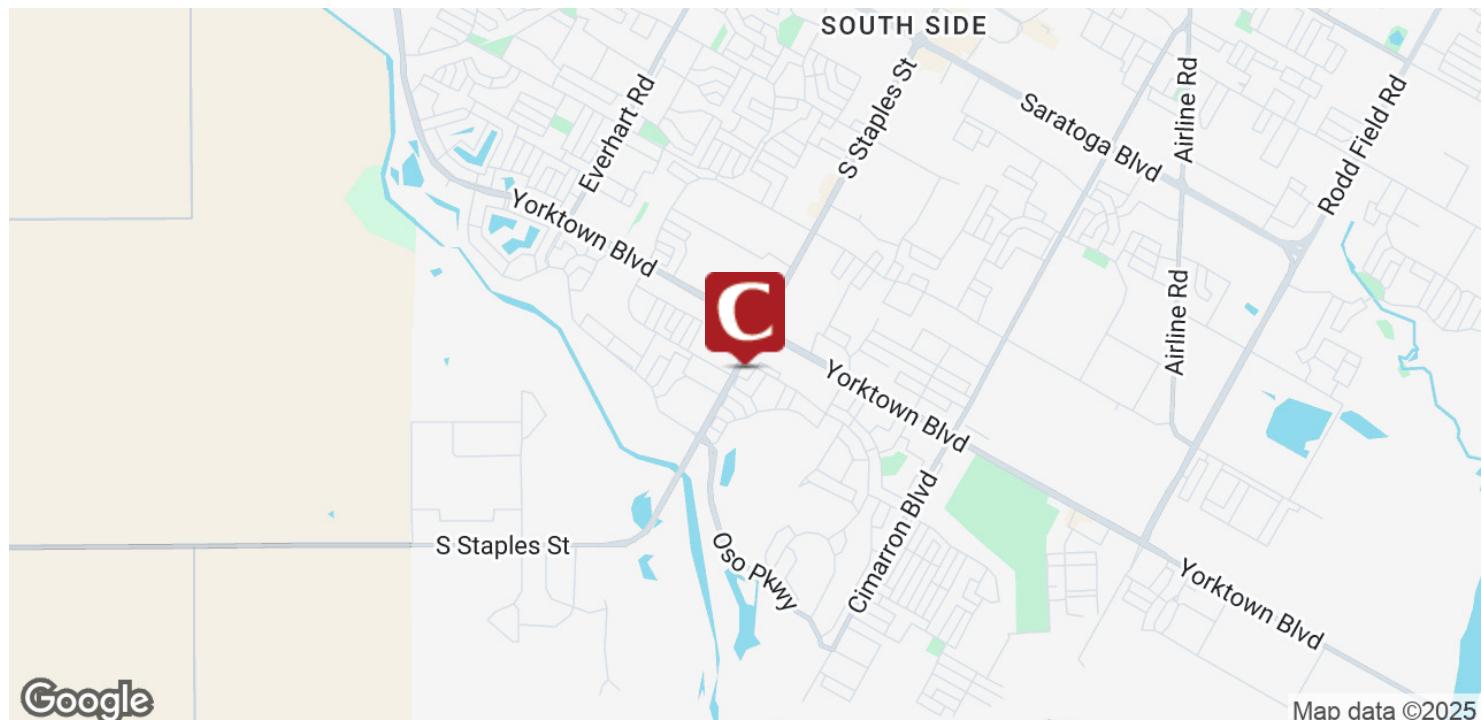
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## LOCATION MAP



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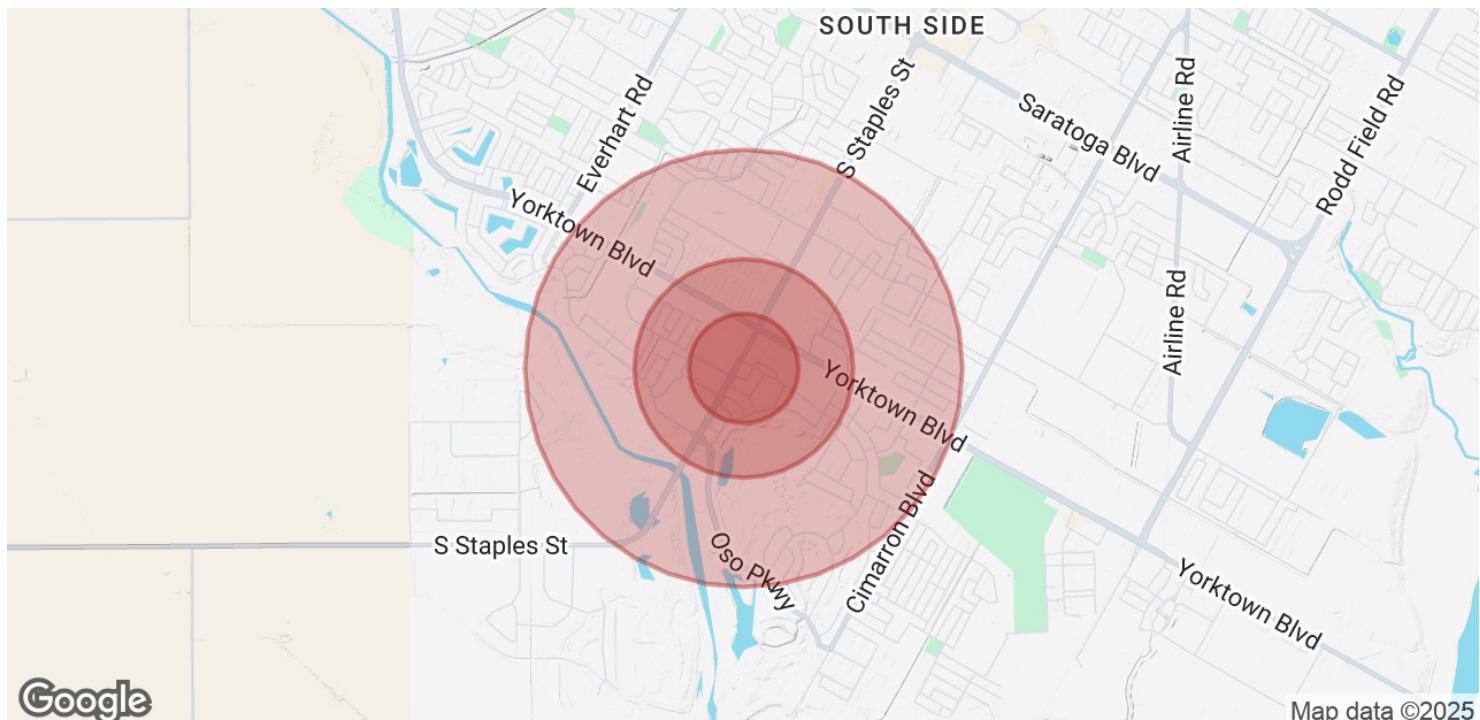
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## DEMOGRAPHICS MAP &amp; REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	637	2,927	12,498
Average Age	38.4	36.5	36.7
Average Age (Male)	37.8	35.4	34.9
Average Age (Female)	37.2	36.7	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	208	936	4,169
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$133,865	\$123,819	\$111,959
Average House Value	\$254,177	\$239,418	\$234,090

2020 American Community Survey (ACS)

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## 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.

### 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. **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:
  - 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.	TX #0409080	matt@craveyreal estate.com	361.289.5168
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Matthew Cravey</b>	<b>0203443</b>	<b>matt@craveyreal estate.com</b>	<b>361.289.5168</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Matthew Cravey</b>	<b>0203443</b>	<b>matt@craveyreal estate.com</b>	<b>361.289.5168</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Lynann Pinkham</b>	<b>TX #319336</b>	<b>lynann@craveyreal estate.com</b>	<b>361.288.3102</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date