

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

	Both Properties: \$450,000
<b>Sale Price:</b>	If Sold Separately: 390 NAS: \$350,000 374 NAS: \$100,000
<b>Rental Rate:</b>	Call for Pricing
<b>Building Size:</b>	390 NAS: 3,500 SF 374 NAS: 1,250 SF
<b>Lot Size:</b>	0.46 Acre
<b>Year Built:</b>	1950
<b>Market:</b>	Corpus Christi
<b>Submarket:</b>	Flour Bluff/Padre Island
<b>Zoning:</b>	IL

### PROPERTY OVERVIEW

Formerly home to the Big Easy Saloon and Leaping Lizard, 390 NAS is a 3,500 SF turn-key opportunity for investors or business owners looking to revitalize a well-known neighborhood venue. The adjacent 1,250 SF restaurant space at 374 NAS is perfectly suited for a pizzeria, bakery, taqueria or specialty eatery. With prominent frontage on NAS Drive, the location boasts maximum visibility to a steady stream of local and visitor traffic, thanks to its proximity to the Corpus Christi Naval Air Station. The area surrounding the property is a vibrant blend of residential neighborhoods and bustling business hubs, providing a consistent customer base and a supportive community.

The property features a paved lot with additional parking on side lot, ensuring convenient customer access. Built-to-last in 1950, this one-story structure is zoned for industrial-light (IL) use, allowing a variety of business opportunities. With low estimated annual taxes, the investment potential here is excellent, catering to the high-demand Flour Bluff submarket. Whether re-imagined as a bar, restaurant, pizzeria or creative retail space, 390 & 374 NAS Drive offer a rare opportunity to establish or expand your business in a growing community.

### PROPERTY HIGHLIGHTS

- Prime frontage on NAS Drive with high visibility
- Former bar & restaurant with established community presence
- Located near Corpus Christi Naval Air Station
- Surrounded by residential and business hubs
- Paved parking lot with easy customer access
- Flour Bluff submarket with strong growth potential

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Corpus Christi, TX

## ADDITIONAL PHOTOS



390 NAS: 3,500 SF building, formerly home to the Big Easy Saloon and the Leaping Lizard bar.



374 NAS: 1,250 SF restaurant space ideal for a pizzeria, bakery, taqueria or specialty eatery.



The property features a paved lot with additional parking on side lot, ensuring convenient customer access.

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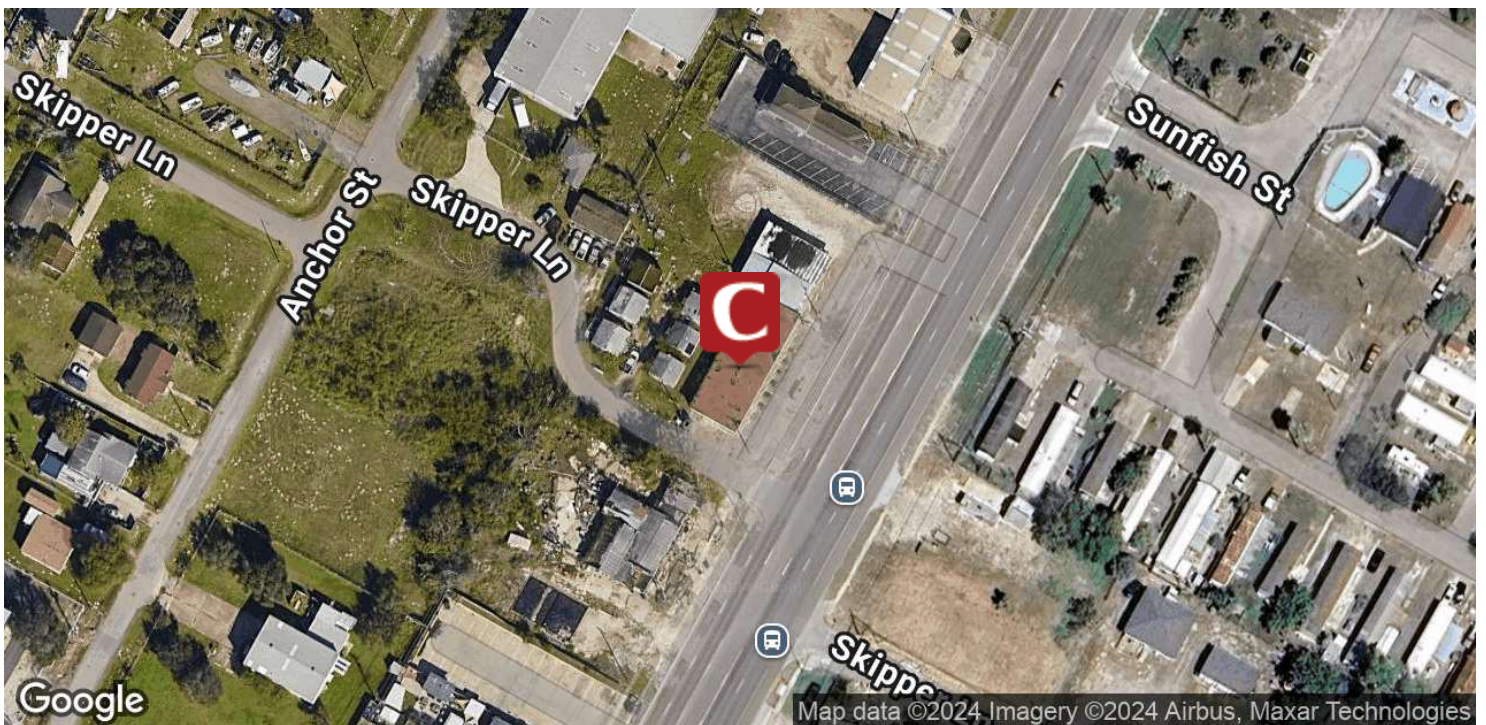
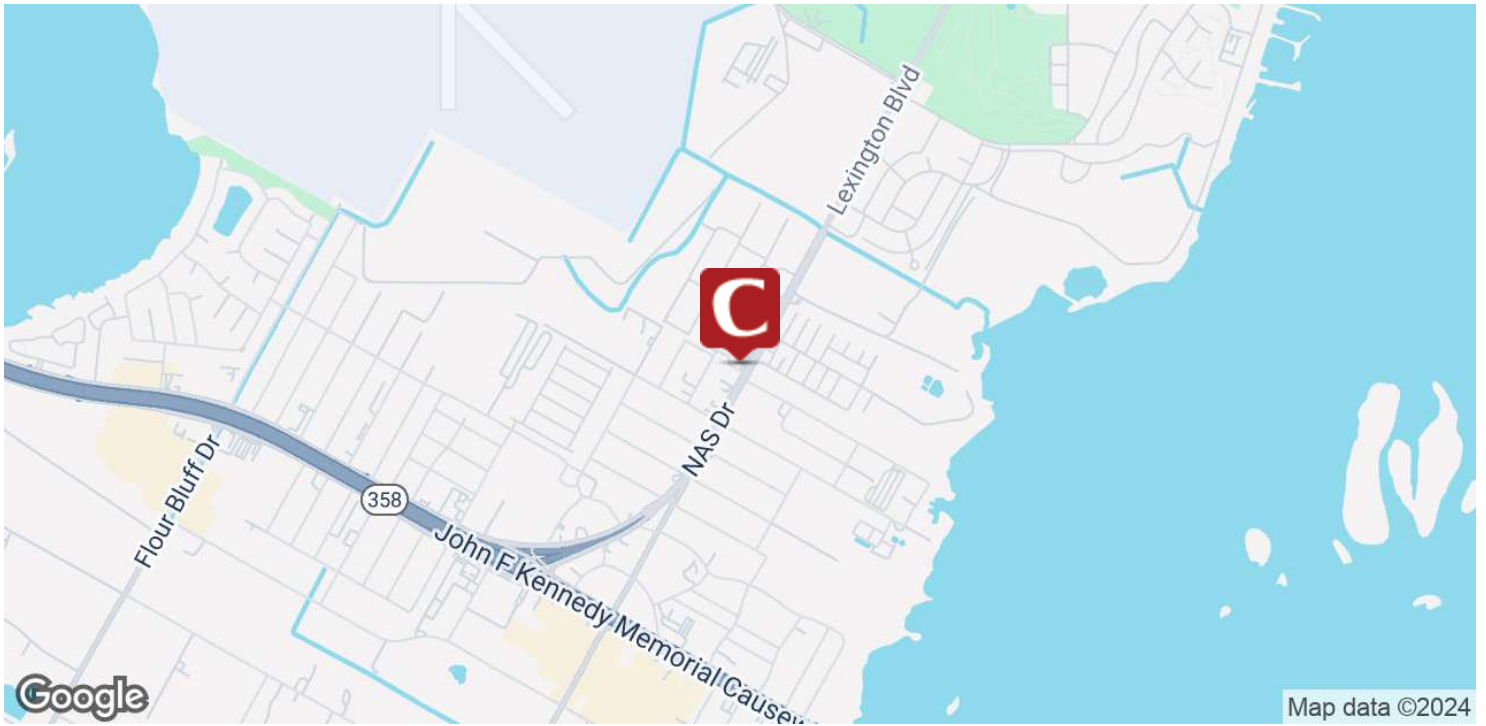
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## LOCATION MAP



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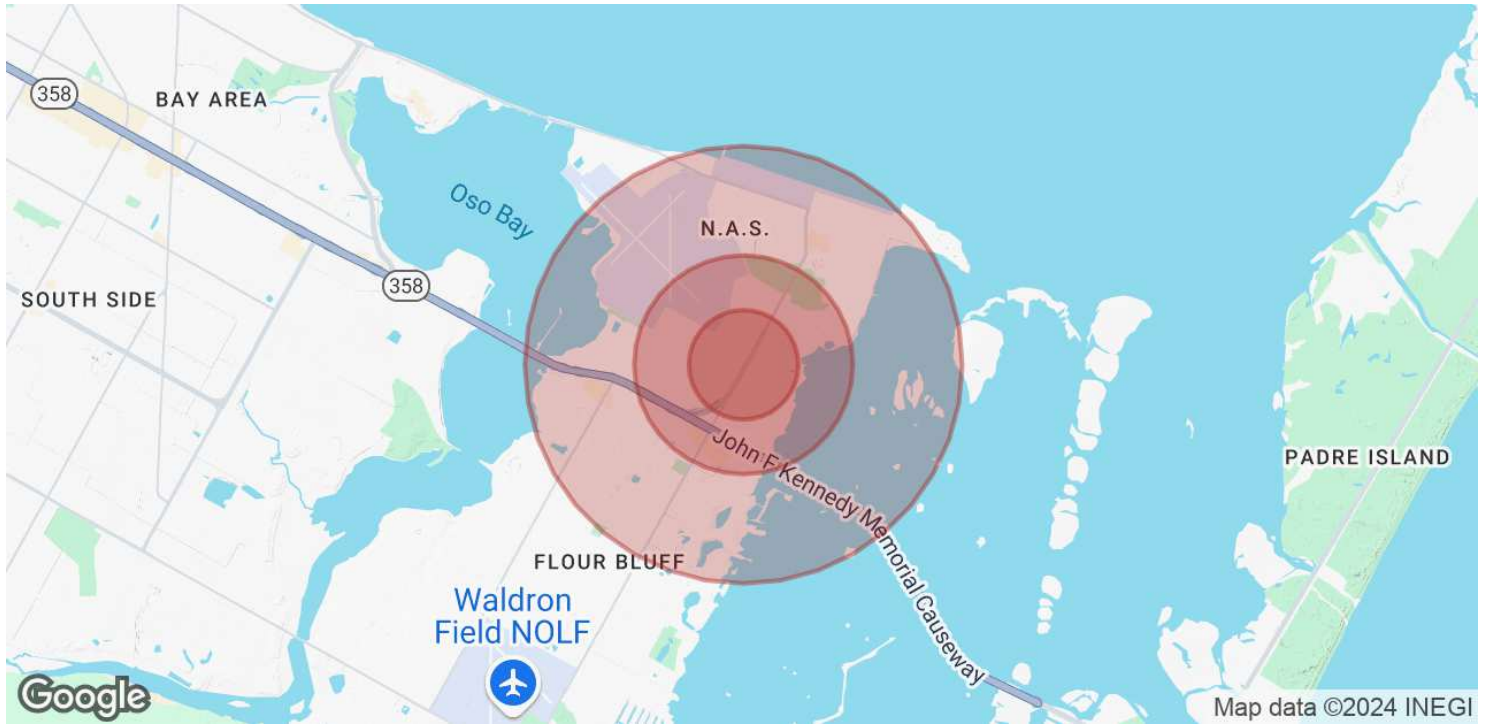
# RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	1,252	3,194	7,947
Average Age	43	41	39
Average Age (Male)	44	42	39
Average Age (Female)	43	41	40
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	532	1,347	3,288
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$47,232	\$53,723	\$69,855
Average House Value	\$174,962	\$201,578	\$249,836

Demographics data derived from AlphaMap

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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.

<u>Cravey Real Estate Services, Inc.</u>	<u>0409080</u>	<u>matt@craveyrealstate.com</u>	<u>361.289.5168</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Cravey</u>	<u>0203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.289.5168</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Matthew Cravey</u>	<u>0203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.221.1915</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Beverly Lynn Dickson</u>	<u>809205</u>	<u>beverly@craveyrealstate.com</u>	<u>361.289.5168</u>
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)

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