

3442 SARATOGA BLVD

SALE PRICE:

\$17.50/SF

CORPUS CHRISTI, TX 78415



MATTHEW CRAVEY,
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361.221.1915
matt@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



Sale Price	\$17.50/SF
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OFFERING SUMMARY

Property Type:	Commercial Land (Platted Lot)
Lot Size:	1.35 Acres
Total SF:	59,019 SF
Zoning:	CG-2
Utilities:	All Utilities Available to Site
Market:	Corpus Christi
Submarket:	South Side

PROPERTY OVERVIEW

This 1.35-acre ($\pm 59,019$ SF) platted lot offers 200 feet of premium frontage on one of the city's busiest thoroughfares, delivering outstanding visibility and access. **Zoned CG-2 (General Commercial 2)**, this classification accommodates a broad range of more intensive commercial uses, such as larger retail stores, quick-service restaurants, medical or professional offices, vehicle-related services and even multifamily residential development up to 37 units per acre.

All utilities are available to the site. Positioned outside the FEMA flood zone in one of Corpus Christi's most dynamic and high-growth corridors, this cleared and ready-to-develop parcel neighbors a WellMed wellness center. It is adjacent to Mary Carroll High School and surrounded by a dense concentration of educational institutions—including five schools within a one mile radius—making it an ideal location to capture daily traffic from students, staff and parents.

The property also benefits from close proximity to the Cabaniss Athletic Complex, a major sports and event venue that draws consistent activity year-round. With several nearby apartment communities and ongoing residential and commercial development in the South Side submarket, this site offers strong demographics and sustained demand.

PROPERTY HIGHLIGHTS

- Platted Lot – Ready for Development & Building with 200' Frontage on Saratoga Blvd
- Zoned CG-2 (General Commercial 2), accommodating a broad range of intensive commercial uses such as larger retail stores, quick-service restaurants, medical or professional offices, vehicle-related services, and even multifamily residential development
- Adjacent to Mary Carroll High School & WellMed wellness center; near Cabaniss Athletic Complex & Community Venues; Surrounded by 6+ Schools and Multiple Apartments

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AERIAL VIEWS



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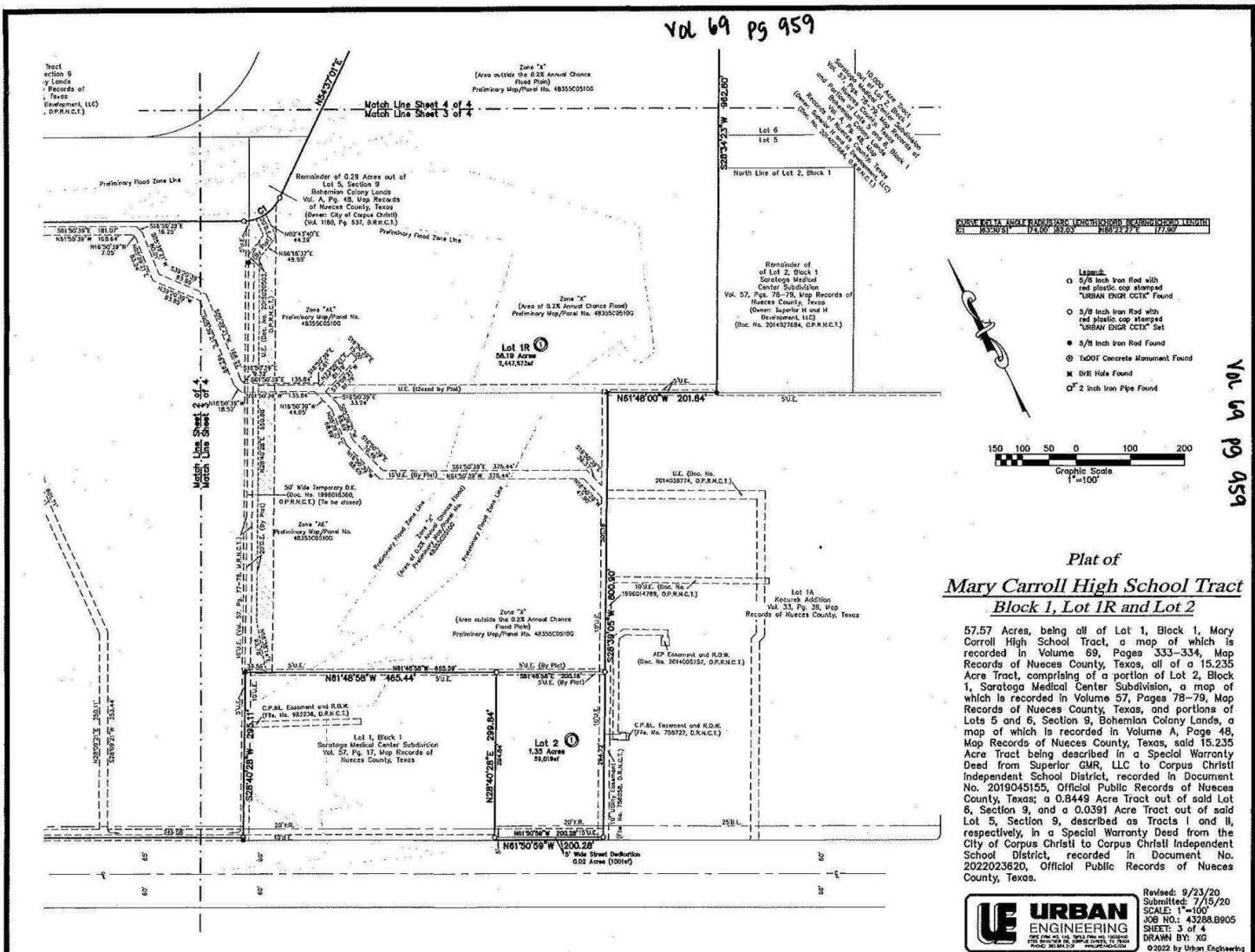
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SURVEY



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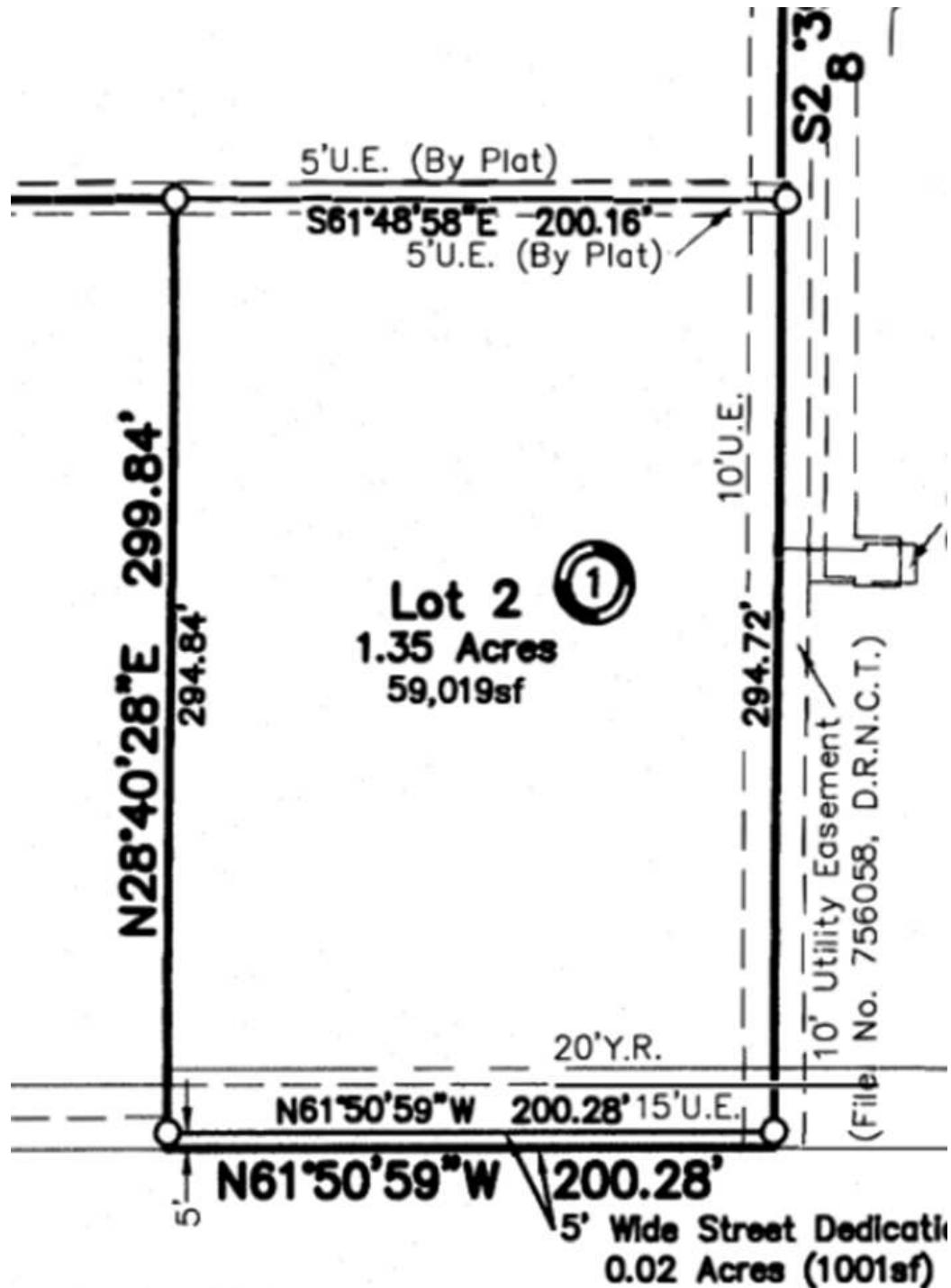
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PLAT



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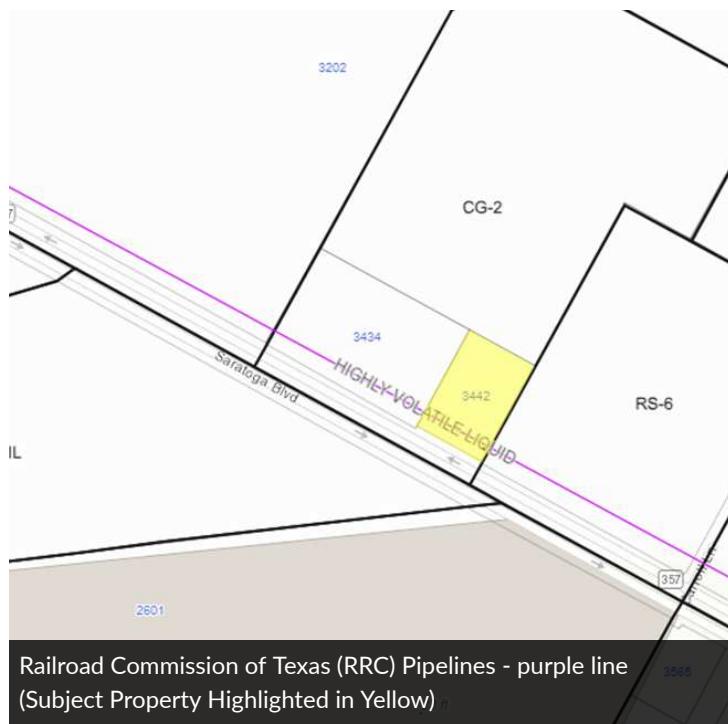
WATERLINES, PIPELINES & EASEMENTS



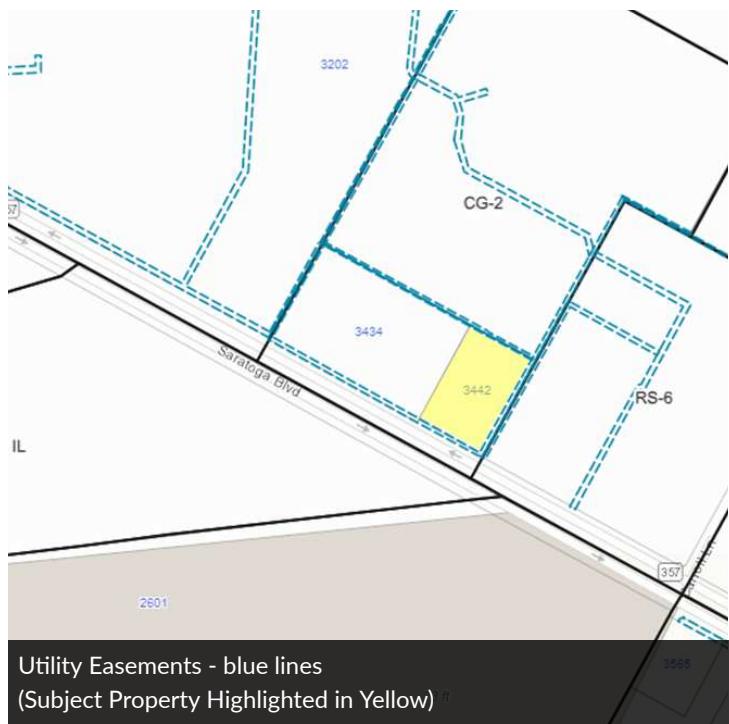
Residential Water Lines - blue lines
(Subject Property Highlighted in Yellow)



Storm Pipes - purple lines
(Subject Property Highlighted in Yellow)



Railroad Commission of Texas (RRC) Pipelines - purple line
(Subject Property Highlighted in Yellow)



Utility Easements - blue lines
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POTENTIAL DEVELOPMENT PLANS - STRIP CENTER



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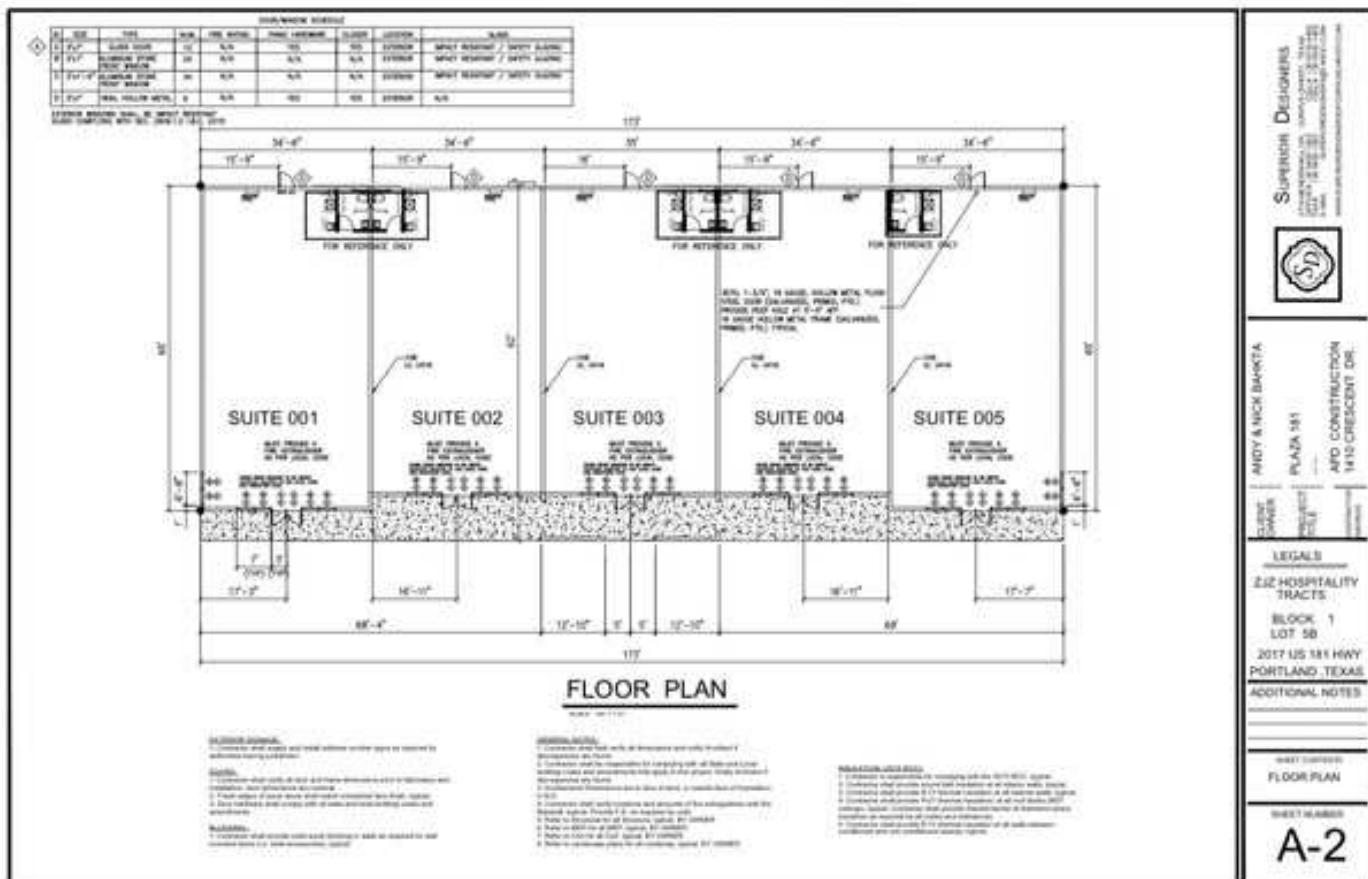
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RETAILER MAP



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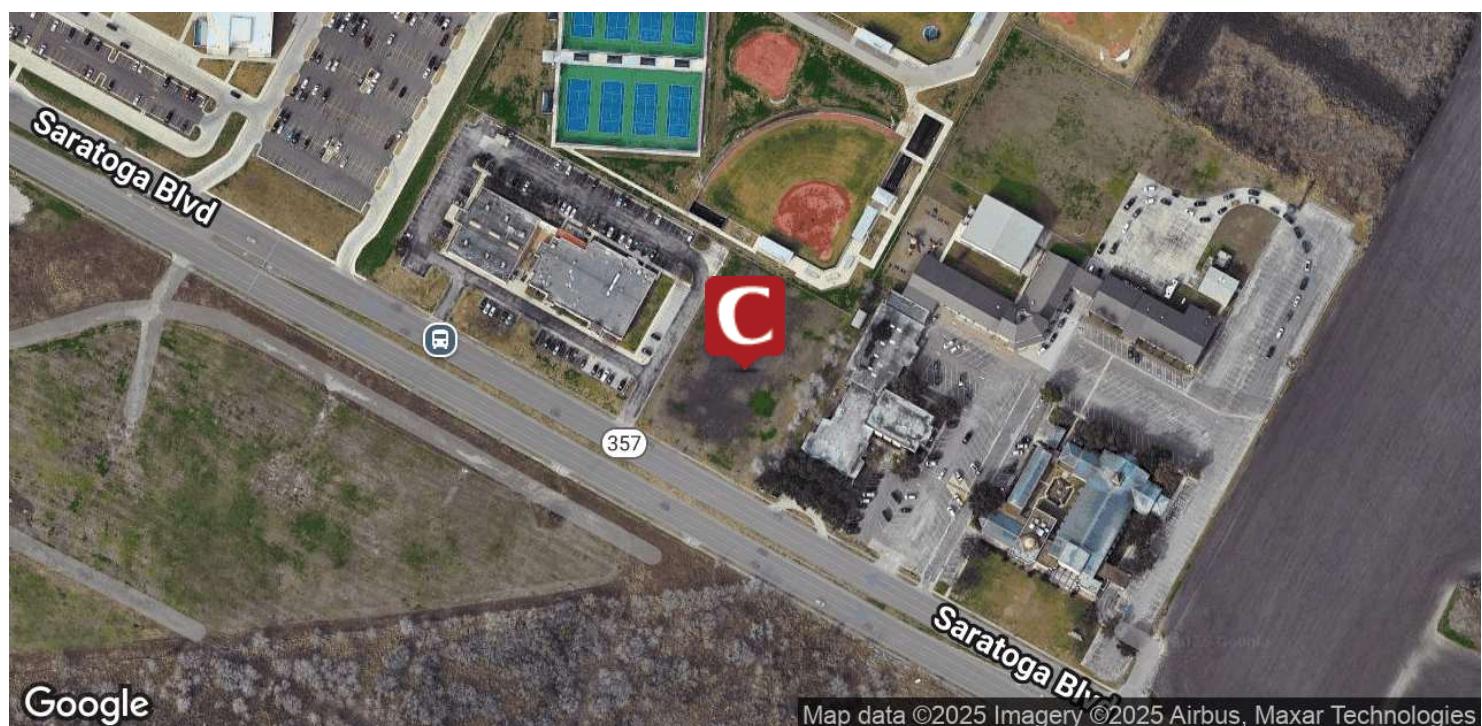
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LOCATION MAP



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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.

Cravey Real Estate Services, Inc.	0409080	matt@craveyreal estate.com	361.289.5168
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyreal estate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyreal estate.com	361.221.1915
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Matthew Cravey, SIOR, CCIM	203443	matt@craveyreal estate.com	361.221.1915
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

IABS 1-0

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Matthew Cravey

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