

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------|--------------------------|
| Sale Price: | \$5.00-7.50/SF |
| Total Size: | 9.518 Acres |
| | See Available Lots Table |
| Zoning: | Light Industrial |

PROPERTY OVERVIEW

Platted lots available.

Located on the city's southside, the La Costa/La Playa lots offer an excellent opportunity for light industrial use in a great location.

With the opening of La Playa St connecting to Patton St, this offers easy access to major roads and freeways for any business.

Light industrial uses include: vocational or trade school, governmental facilities, social services, office uses, restaurant uses, vehicle sales and service, vet or animal hospital without outdoor kennels. (According to the Corpus Christi UDC, see attached chart.)

LYNANN PINKHAM

361.815.2155

lynann@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

AVAILABLE LOTS

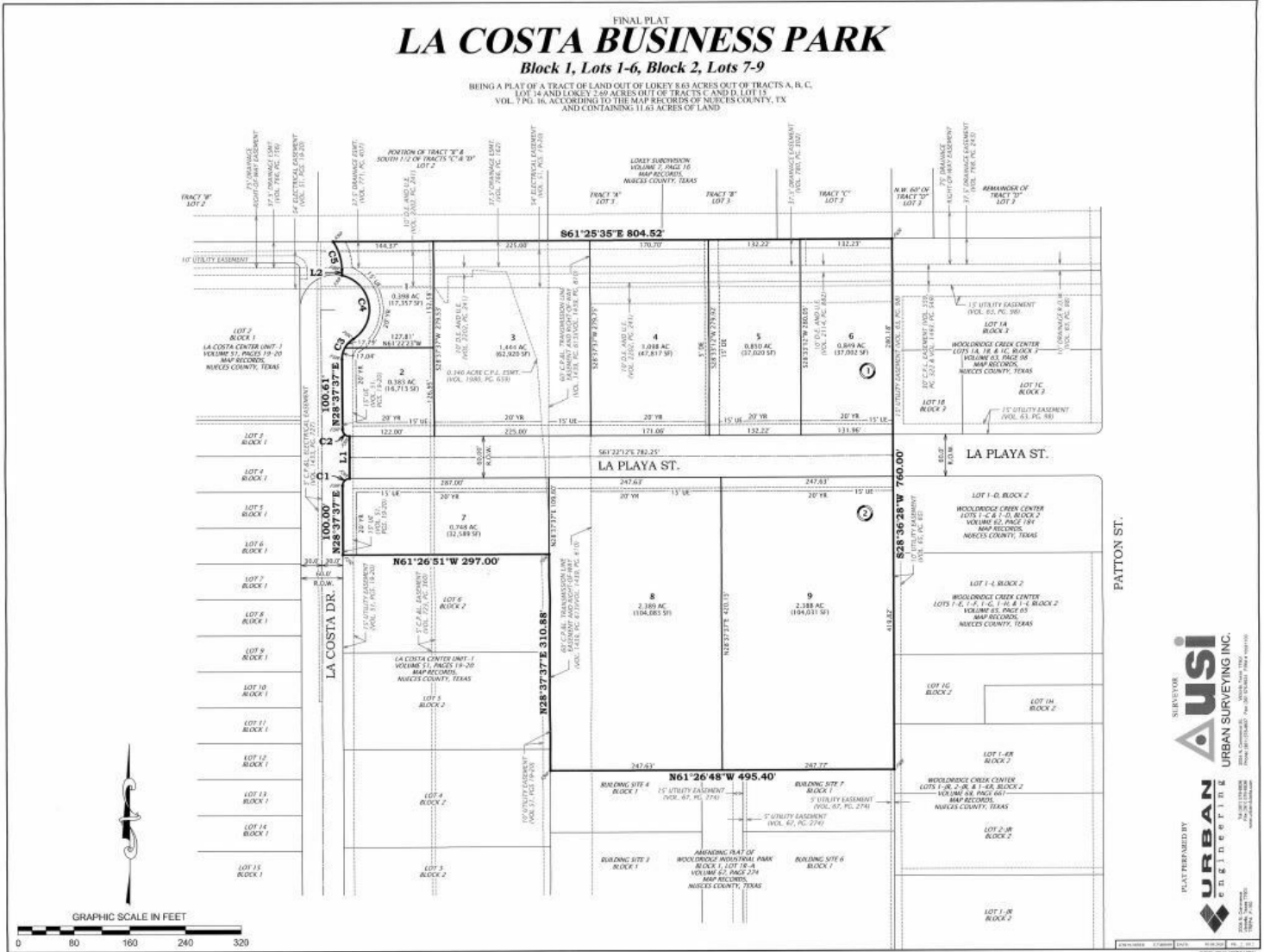


| | LOT SIZE | SALE PRICE | NOTES |
|---------------------------------|------------|------------|---|
| Lot 2 (NEC La Costa & La Playa) | 16,713 SF | \$7.50/SF | |
| Lot 3 (La Playa) | 67,920 SF | \$5.00/SF | Has electric transmission line access West side |
| Lot 4 (La Playa) | 47,817 SF | \$7.50/SF | |
| Lot 5 (La Playa) | 37,020 SF | \$7.50/SF | |
| Lot 6 (La Playa) | 37,002 SF | \$7.50/SF | |
| Lot 7 (SEC La Costa & La Playa) | 32,589 SF | SOLD | SOLD |
| Lot 8 (La Playa) | 104,083 SF | \$5.50/SF | |
| Lot 9 (La Playa) | 104,031 SF | \$6.00/SF | |

LYNANN PINKHAM
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 lynann@craveyrealestate.com

Cravey
 Real Estate Services, Inc.
 361-289-5168
 Corpus Christi, TX

SURVEY



LYNANN PINKHAM
 361.815.2155
 lynnann@craveyrealstate.com

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4.6.2. Permitted Uses

The following principal uses are permitted by right, permitted subject to limitations, or require a special use exception or special permit in the industrial zoning districts. Uses may be subject to additional limitations as specified in Section 6.5 when located inside a Navy Air Installation Compatible Use Zone (which includes Clear Zones and Accident Potential Zones 1 and 2).

| Table 4.6.2 Permitted Uses (Industrial districts) | | | |
|---|--|----|-------------------------|
| INDUSTRIAL DISTRICTS | | | |
| P = Permitted Use; L = Subject to Limitations; SUE = Special Use Exception; SP = Special Permit; [blank cell] = Not Permitted | IL | IH | Standards |
| Residential Uses | | | |
| Caretakers quarters | P | P | |
| Upper-story residential unit within commercial business structures. | L | | 5.2.1 |
| Public and Civic Uses | | | |
| Commercial child care | SP | SP | 5.2.4 |
| Government Facility Uses [5.1.3.O] | P | P | |
| Medical Facility Uses [5.1.3.E] | P | | |
| Parks and Open Area Uses [5.1.3.F] except for: | P | P | |
| ---Cemetery, columbaria, mausoleum, memorial park | SP for existing facilities expanding on adjacent or same property only | | |
| ---Crematorium (human or animal) | P | P | |
| Golf course | See Section 4.3.2 | | |
| Passenger Terminal Uses [5.1.3.G] except for: | P | P | |
| ---Airport, helipad, heliport or landing field | L | L | 5.2.2 |
| Social Service Uses [5.1.3.H] | P | | |
| Utilities, major [5.1.3.I], except for: | P | P | |
| ---Wind energy units | L | L | 5.6.4 |
| Utilities, minor [5.1.3.H] | P | P | |
| Wireless telecommunication facility | See Section 5.5 | | |
| Commercial Uses | | | |
| Commercial Parking Uses [5.1.4.A] | P | | |
| Fairgrounds | P | | |
| Office Uses [5.1.4.C] | P | | |
| Restaurant Uses [5.1.4.F] | P | P | |
| Retail Sales and Service Uses, sales-and service- oriented[5.1.4.G.] Includes personal service uses | P | P | |
| Retail Sales and Service Uses, repair-oriented [5.1.4.G.] | P | P | |
| Self-Service Storage Uses [5.1.4.H] | P | P | |
| Sexually-oriented business | | P | See Muni Code Ch. 48 |
| Truck stop with overnight accommodations | P | P | |
| Vehicle Sales and Service Uses [5.1.4.I] except for: | P | | |
| ---Vehicle service, heavy | P | P | |
| Veterinarian or animal hospital without outdoor runs and kennels | P | | |

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| INDUSTRIAL DISTRICTS | | | |
|---|-----|-----|------------------------|
| P = Permitted Use; L = Subject to Limitations; SUE = Special Use Exception; SP = Special Permit; [blank cell] = Not Permitted | IL | IH | Standards |
| Vocational, trade or business school | P | | |
| Industrial Uses | | | |
| Light Industrial Service Uses [5.1.5.A] | P | P | |
| Warehouse and Freight Movement Uses[5.1.5.B] | P | P | |
| Waste-Related Service Uses [5.1.5.C] | P | P | |
| Wholesale Trade Uses [5.1.5.D] | P | P | |
| Heavy Industrial Uses [5.1.5.E] except for: | SP | P | |
| ---Tannery | | SP | |
| ---Stockyard | | SP | |
| ---Storage of explosives or other hazardous materials | L | L | 5.2.22 |
| Above ground fuel tanks | SUE | SUE | |
| Other Uses | | | |
| Kennel or animal shelter, indoor or outdoor | L | L | 5.2.18 |
| Stable, public or private | L | L | 5.2.19 |
| Resource Extraction Uses [5.1.6.B] | SP | P | |

(Ordinance 029376, 02/21/2012; Ordinance 030832, 05/02/2016); (Ordinance 030939, 8/30/2016)

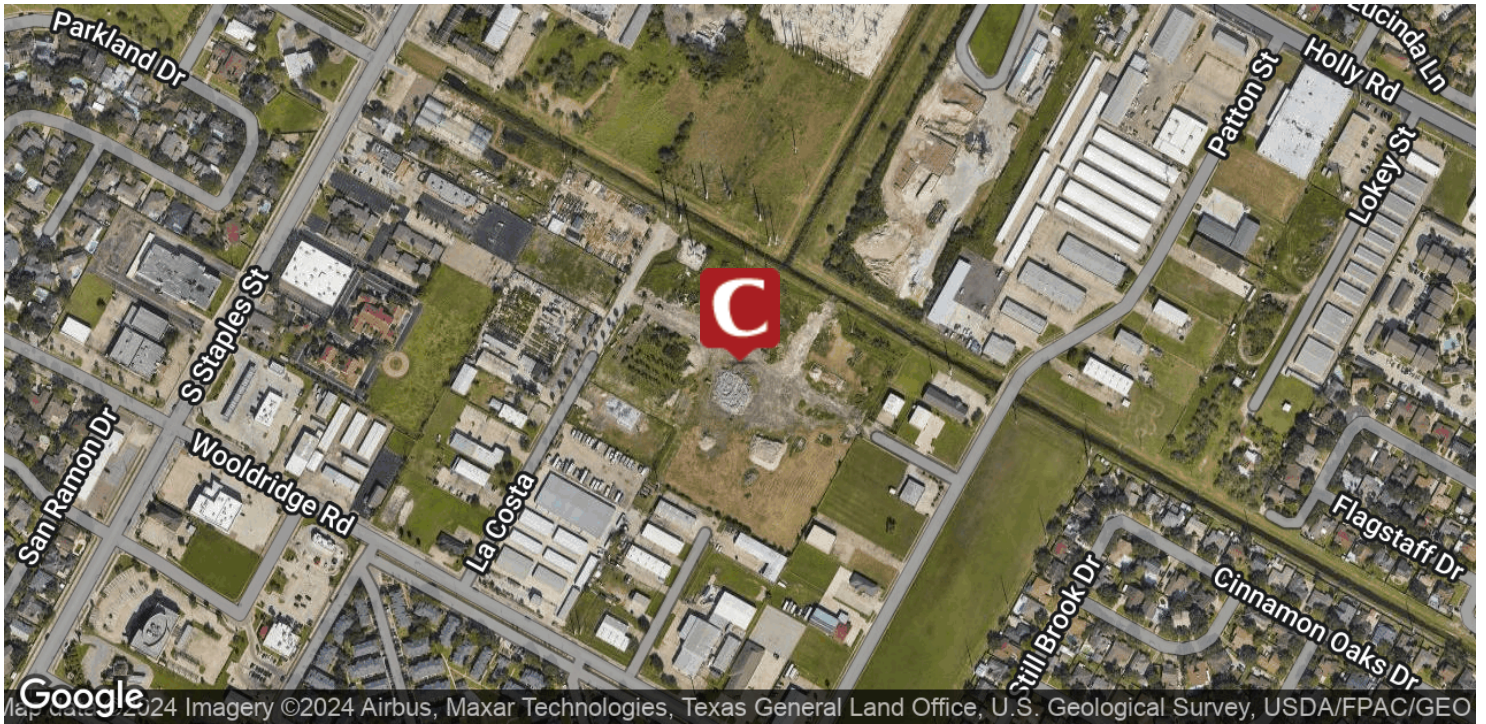
AERIAL MAP



LYNANN PINKHAM
 361.815.2155
 lynann@craveyrealstate.com

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 Real Estate Services, Inc.
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 Corpus Christi, TX

LOCATION MAP



LYNANN PINKHAM
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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. Licensed Broker/Broker Firm Name or Primary Assumed Business Name | 0409080 License No. | matt@craveyrealstate.com Email | 361.289.5168 Phone |
| Matthew Cravey Designated Broker of Firm | 0203443 License No. | matt@craveyrealstate.com Email | 361.289.5168 Phone |
| Matthew Cravey Licensed Supervisor of Sales Agent/ Associate | 0203443 License No. | matt@craveyrealstate.com Email | 361.221.1915 Phone |
| Lynann Pinkham Sales Agent/Associate's Name | 319336 License No. | lynann@craveyrealstate.com Email | 361.815.2155 Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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