

# FOR SALE

5600 Crosstown SH 286, Corpus Christi, TX 78416

**25.64 +/- ACRE SITE**



## PROPERTY INFORMATION



This 25.64 +/- acre site, is situated between Crosstown - SH 286 and Ayers St. Property will have access to both Crosstown Expressway, and Ayers St, as well as Holly Rd. This central southside location, would be ideal for a number of commercial users.

⇒ **25.64 +/- Acres**

⇒ **“CG-2” (General Commercial Zoning)**

⇒ **PRICE: \$4,936,603.00 (\$4.42 PSF)**

## FOR MORE INFORMATION

**Burris W. McRee, CPM®, CCIM**

**Broker Associate**

6000 S. Staples, Ste. 205 | Corpus Christi, TX 78413

Phone: 361.992.9700 | Fax: 361.992.9790

Email: [burris@gulftex.com](mailto:burris@gulftex.com)

**[www.gulftex.com](http://www.gulftex.com)**



All information furnished regarding property for sale or rental is from sources deemed in our sole opinion to be reliable, but GulfTex Properties makes no representation as to the accuracy thereof and is submitted subject to errors or omissions. GulfTex Properties urges interested parties to verify all information. Submission is also subject to any change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



# AERIAL IMAGE

## North Facing View



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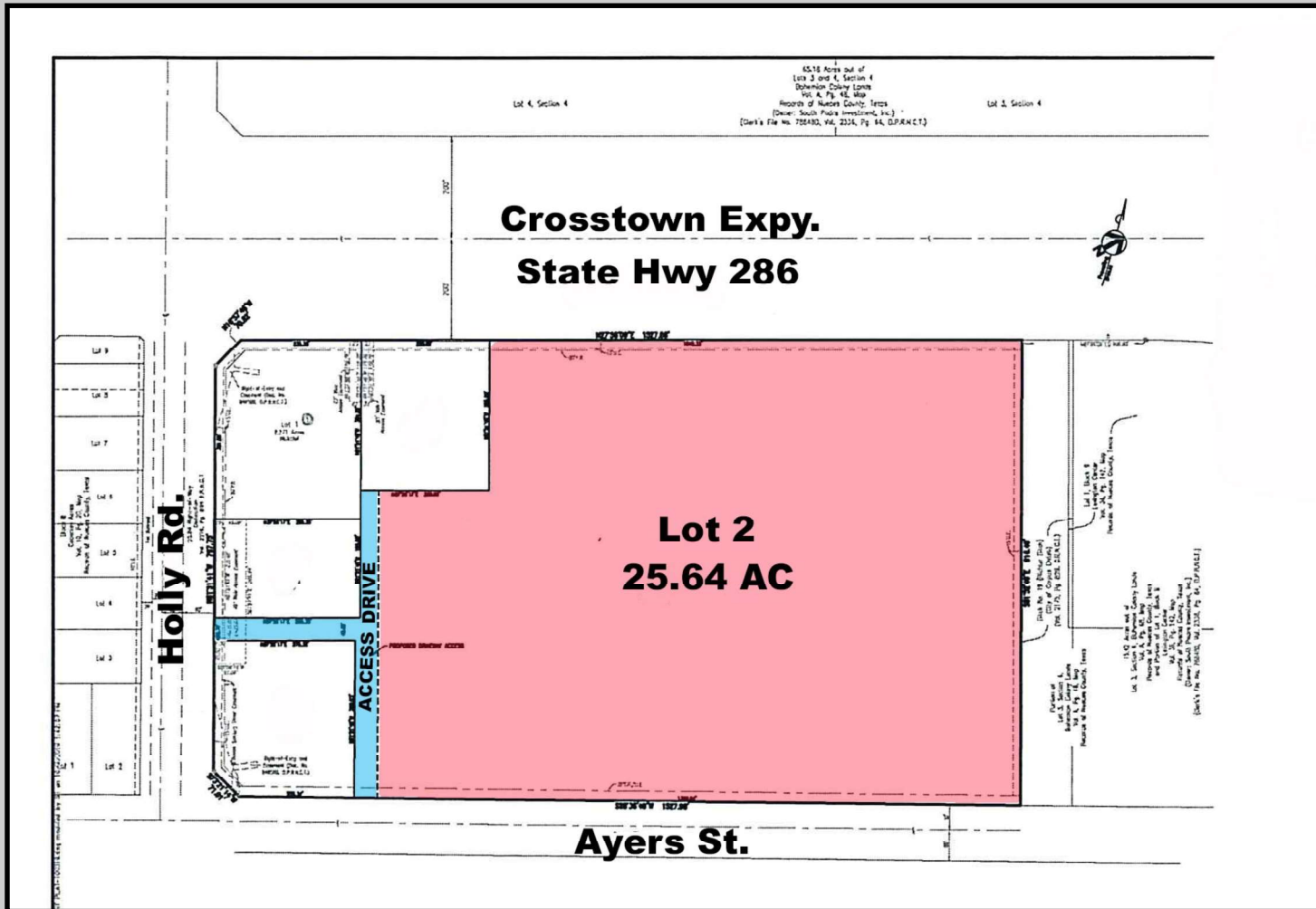
# AERIAL IMAGE



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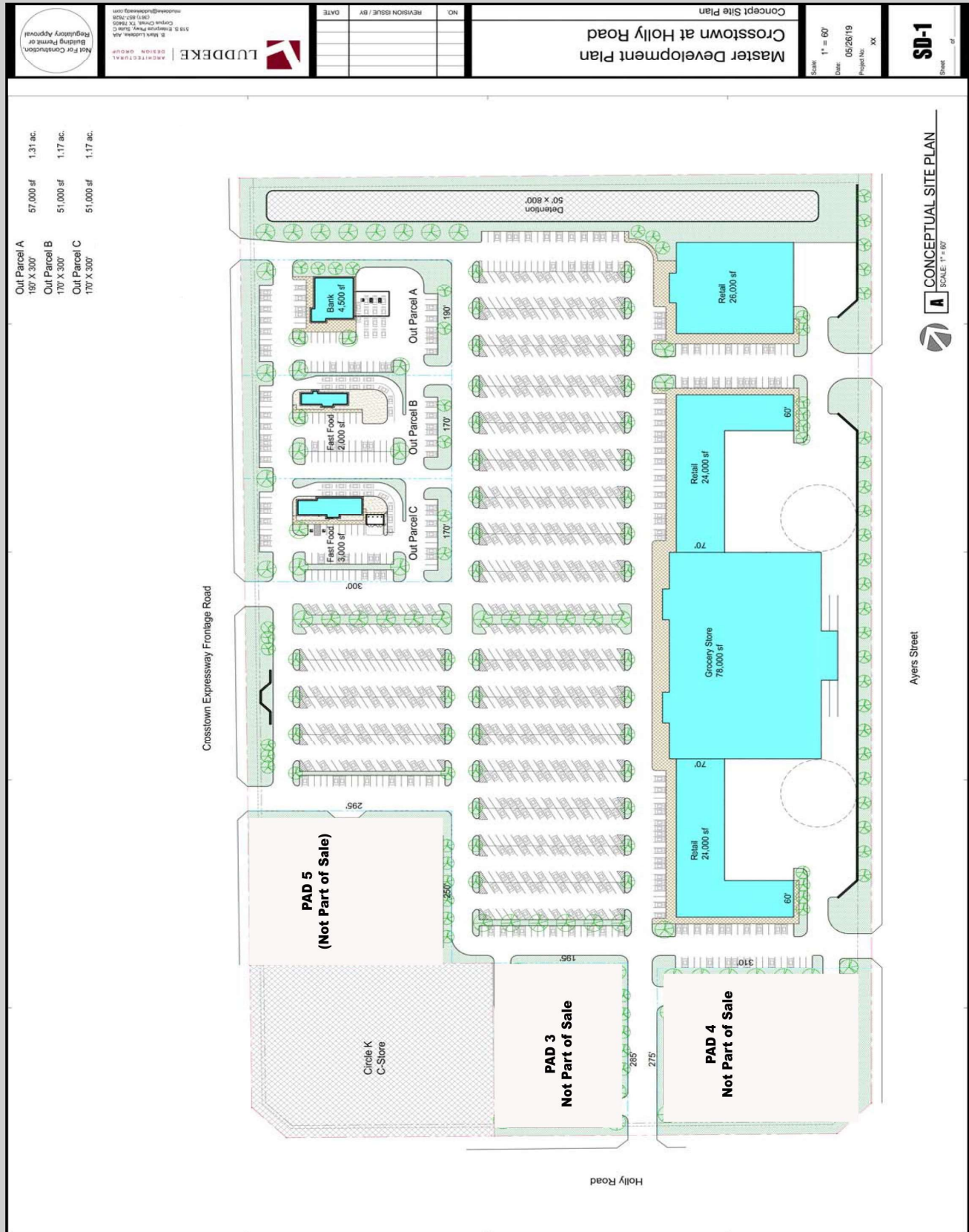


# PLAT



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# CONCEPTUAL SITE PLAN



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## Gulftex Brochure

78417, Corpus Christi, Texas (5 minutes)  
78417, Corpus Christi, Texas  
Drive time of 5 minutes

Prepared by Esri  
Latitude: 27.73421  
Longitude: -97.43842

### DEMOGRAPHIC SUMMARY

78417, Corpus Christi, Texas



Drive time of 5 minutes

### KEY FACTS

10,201

Population



3,192

Households

34.3

Median Age

\$33,931

Median Disposable Income

### EDUCATION

33%

No High School Diploma



33%

High School Graduate



28%

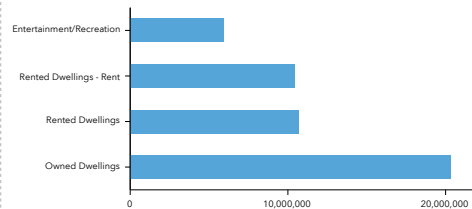
Some College



7%

Bachelor's/Grad/Prof Degree

### 2017 Housing (Consumer Spending)



### INCOME



\$38,748

Median Household Income



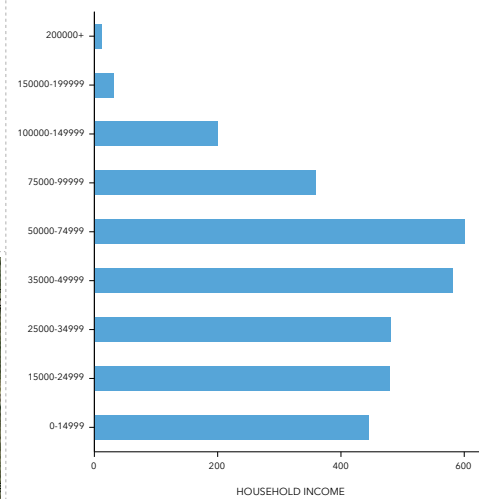
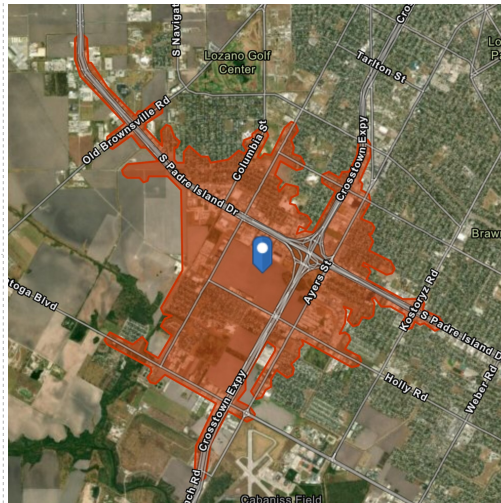
\$15,467

Per Capita Income



\$65,310

Median Net Worth



### EMPLOYMENT

41%

White Collar

34%

Blue Collar

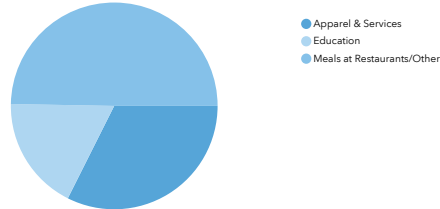
25%

Services

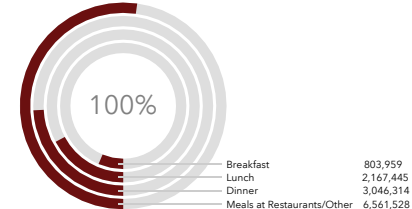
6.6%

Unemployment Rate

### 2017 Apparel (Consumer Spending)



### 2017 Total Expenditures (Consumer Spending)



Source: This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2017.

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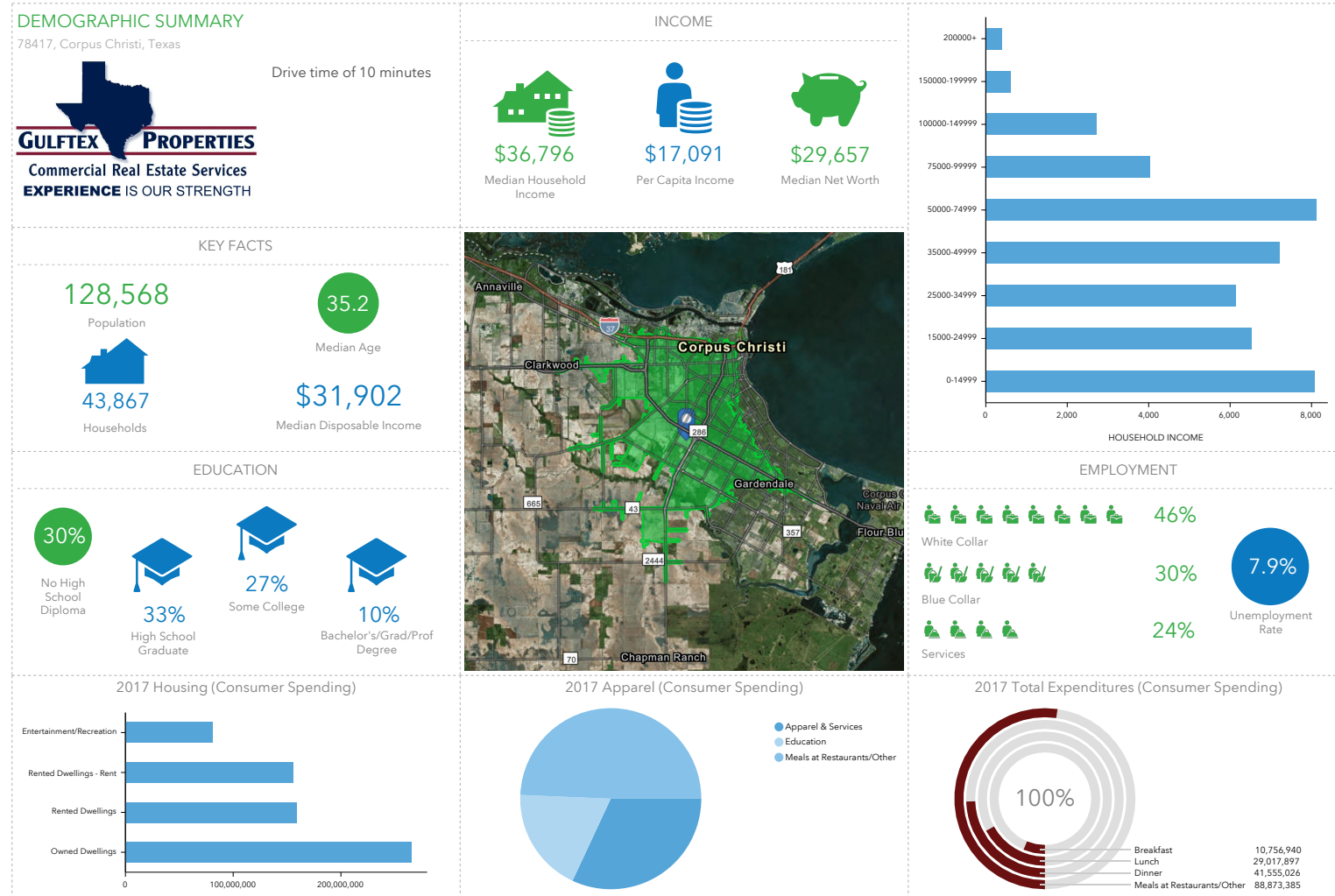
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October 2, 2018

## Gulftex Brochure

78417, Corpus Christi, Texas (10 minutes)  
78417, Corpus Christi, Texas  
Drive time of 10 minutes

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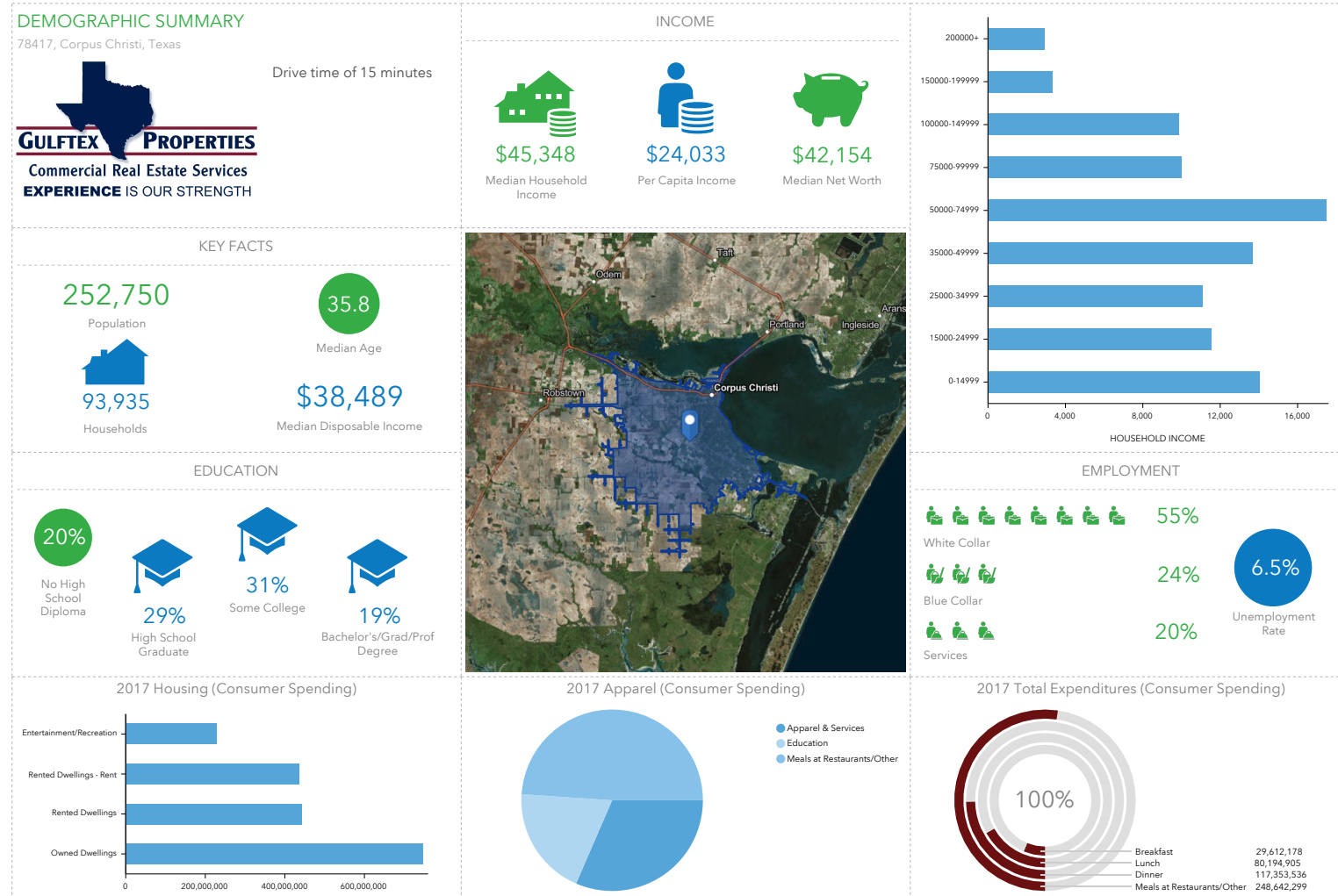
October 2, 2018



## Gulftex Brochure

78417, Corpus Christi, Texas (15 minutes)  
78417, Corpus Christi, Texas  
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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>GULFTEX PROPERTIES</u>	<u>484671</u>	<u>burriss@gulftex.com</u>	<u>(361) 992-9700</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Burriss W. McRee</u>	<u>168194</u>	<u>burriss@gulftex.com</u>	<u>(361) 992-9700</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Burriss W. McRee</u>	<u>168194</u>	<u>burriss@gulftex.com</u>	<u>(361) 992-9700</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)**

TAR 2501

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