

FOR SALE

5033 Saratoga Blvd - Corpus Christi - TX 78413



INFORMATION

Exceptional owner-user or investment opportunity along one of Corpus Christi's established commercial corridors. This highly visible former bank property offers a distinctive opportunity to acquire a freestanding commercial building in a prominent Southside location. Positioned directly along Saratoga Blvd, the property benefits from excellent street visibility, convenient access, at a lighted intersection and strong surrounding residential and commercial density. The bank is relocating mid to late September, and property will be ready for a new owner to renovate, occupy, lease or reposition.

- **Total Building Size: 3,423 SF**
- **Canopy Area: 2,683 (motor banking)**
- **Land Area: 0.86 Acres (37,374 SF)**
- **Zoning: CN-1**
- **Listed at \$1,250,000.00**



FOR MORE INFORMATION



Burris W. McRee

BROKER

P. O. Box 270058 | Corpus Christi, TX 78427

Phone: 361.774-6700

Email: bmcree@gulftex.com

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.

EXTERIOR IMAGES



Front & Rear Facing Images



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AERIAL IMAGES



East & North Views



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AERIAL IMAGES

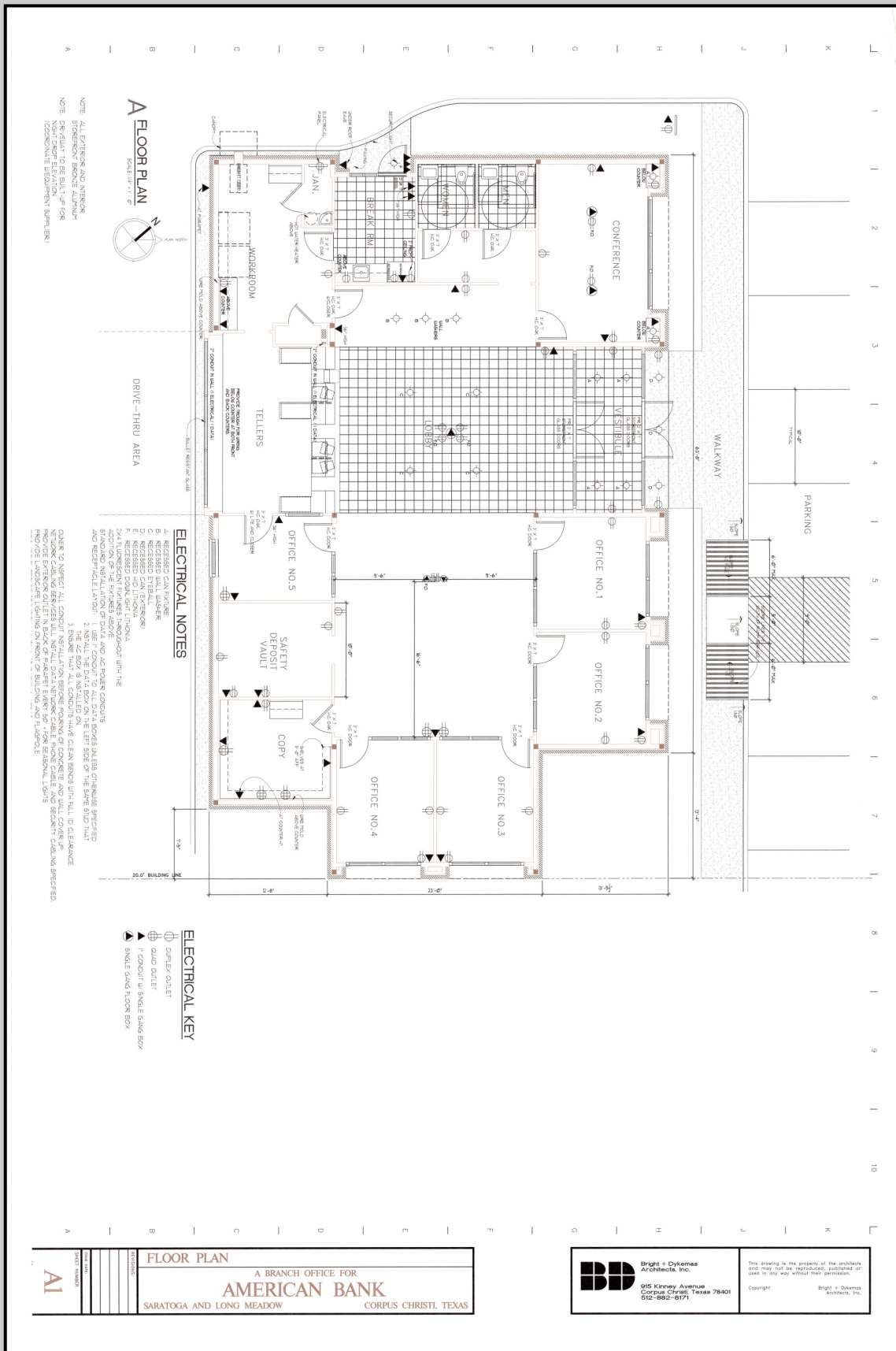


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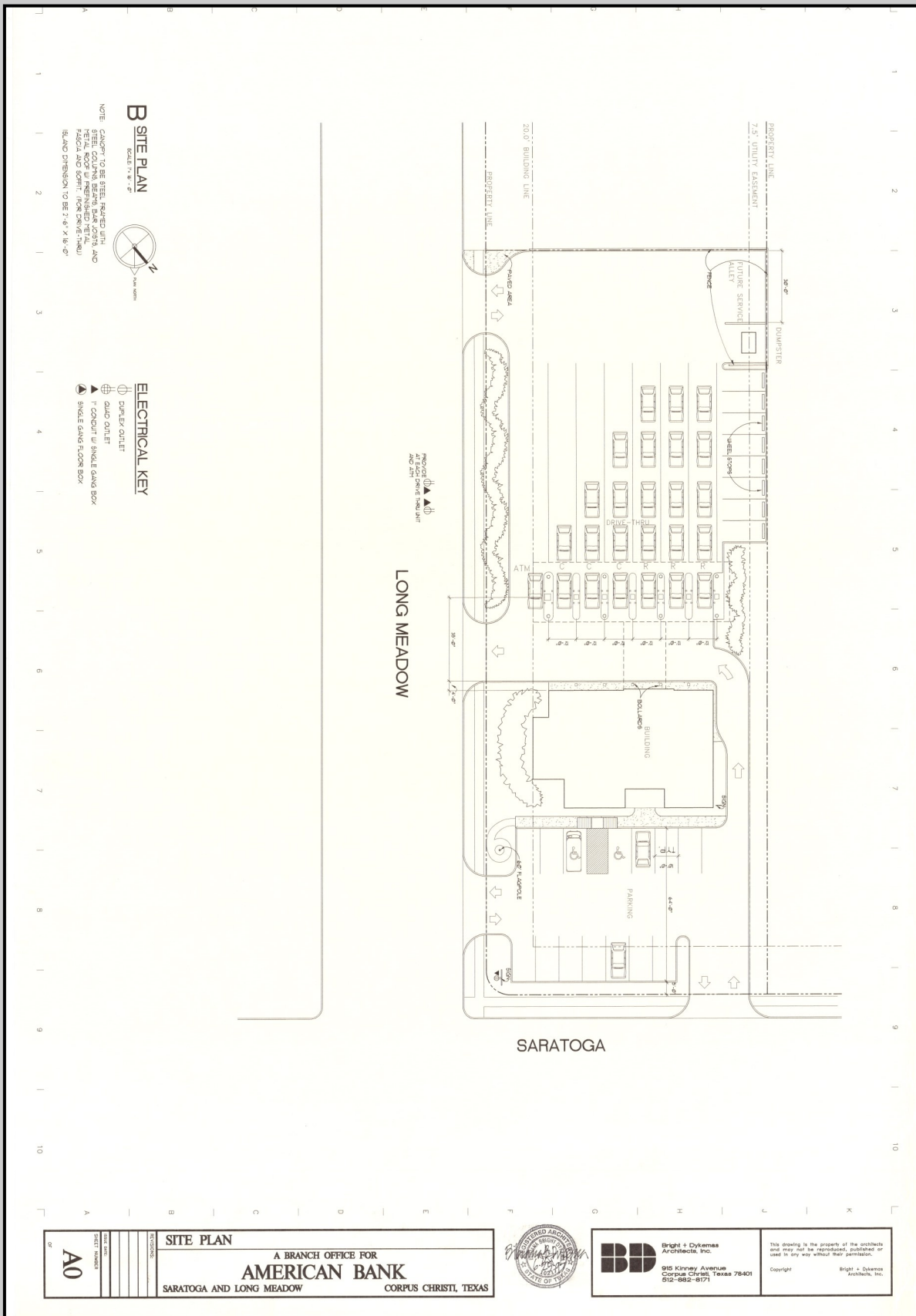
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FLOOR PLAN



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SITE PLAN



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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.

GULFTEX PROPERTIES

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

484671

License No.

burriss@gulftex.com

Email

(361) 992-9700

Phone

Burriss W. McRee

Designated Broker of Firm

168194

License No.

burriss@gulftex.com

Email

(361) 992-9700

Phone

N/A

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Burriss W. McRee

Sales Agent/Associate's Name

168194

License No.

burriss@gulftex.com

Email

(361) 992-9700

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

Gulftex Properties, Inc., 6000 Staples #205 Corpus Christi, TX 78413
Burriss McRee

Phone: (361)992-9700

Fax: (361)992-9790

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