

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

The mall offers convenience and accessibility for businesses looking to capture traffic flow. There are multiple spaces available with exterior signage and outside entrances ranging in size from 750 square feet up to approximately 40,000 square feet. This is a great opportunity for anything from a hair salon up to a large furniture store to obtain commercial space in Alice Texas.

All available spaces are 2nd generation spaces and have some degree of finish out already built out. All interior mall spaces will be offered for some type of non-office, non retail use at affordable rates, so please call for information.

Main Street has more than 21,000 cars per day that pass by the mall. (ESRI 2019).

Multiple Pad Sites Available for fast food, medical, banking or other types of use. Call for more information.

### LOCATION DESCRIPTION

Sagewood Mall is located within the heart of Alice commercial thoroughfare. It is located along Main Street between HEB Grocery and Walmart Superstore. Retailers and services located along this main thoroughfare include: Goodwill, Bealls, Walmart, HEB, Auto Zone, Advance Auto, Sutherland's, Sonic, Whataburger, Little Caesar, Taco Bell, Melrose, RAC, Dollar General, Subway, Wells Fargo, Firestone and many others.

### LYNANN PINKHAM

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### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	750 - 39,650 SF
Building Size:	153,455 SF

### PROPERTY HIGHLIGHTS

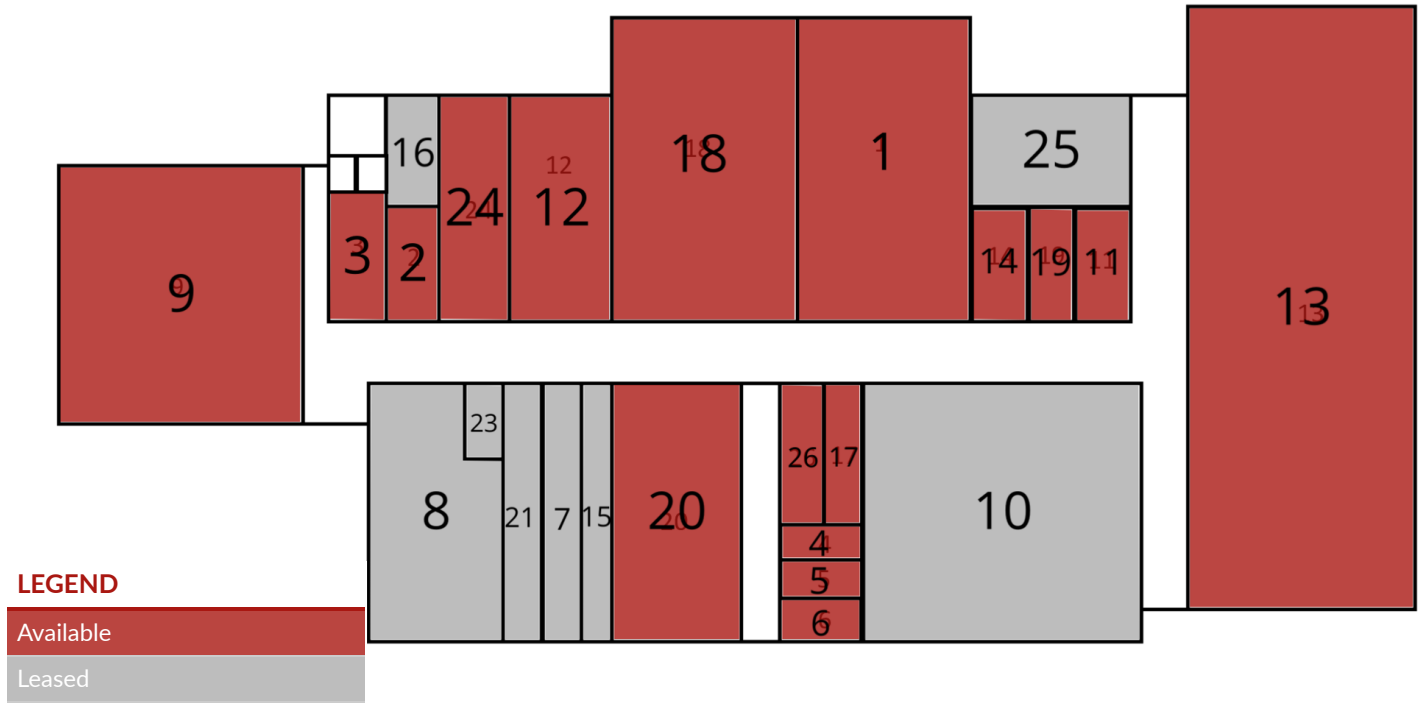
- Easy Access
- Heart of Alice Business Area
- Strong Traffic Counts
- Space Opportunity
- Street Signage Opportunity

**Cravey**  
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	750 - 39,650 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1	Available	16,000 SF	NNN	\$12.00 SF/yr
2	Available	1,140 SF	NNN	\$12.00 SF/yr
3	Available	1,200 SF	NNN	\$12.00 SF/yr
4	Available	750 SF	NNN	\$12.00 SF/yr
5	Available	750 SF	NNN	\$12.00 SF/yr
6	Available	750 SF	NNN	\$12.00 SF/yr
7	-	2,000 SF	NNN	\$12.00 SF/yr
8	-	6,590 SF	NNN	\$12.00 SF/yr
9	Available	18,200 SF	NNN	\$12.00 SF/yr

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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.

## PLANS

SUITE	TENANT	SIZE	TYPE	RATE
10	-	15,000 SF	NNN	\$12.00 SF/yr
11	Available	1,600 SF	NNN	\$12.00 SF/yr
12	Available	12,600 SF	NNN	\$12.00 SF/yr
13	Available	39,650 SF	NNN	\$12.00 SF/yr
14	Available	1,500 SF	NNN	\$12.00 SF/yr
15	-	2,000 SF	NNN	\$12.00 SF/yr
16	-	1,200 SF	NNN	\$12.00 SF/yr
17	Available	1,150 SF	NNN	\$12.00 SF/yr
18	Available	16,000 SF	NNN	\$12.00 SF/yr
19	Available	1,200 SF	NNN	\$12.00 SF/yr
20	Available	5,500 SF	NNN	\$12.00 SF/yr
21	-	2,000 SF	NNN	\$12.00 SF/yr
23	-	875 SF	NNN	\$12.00 SF/yr
24	Available	1,800 SF	NNN	\$12.00 SF/yr
25	-	2,400 SF	NNN	\$12.00 SF/yr
26	Available	1,600 SF	NNN	\$12.00 SF/yr

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## ADDITIONAL PHOTOS



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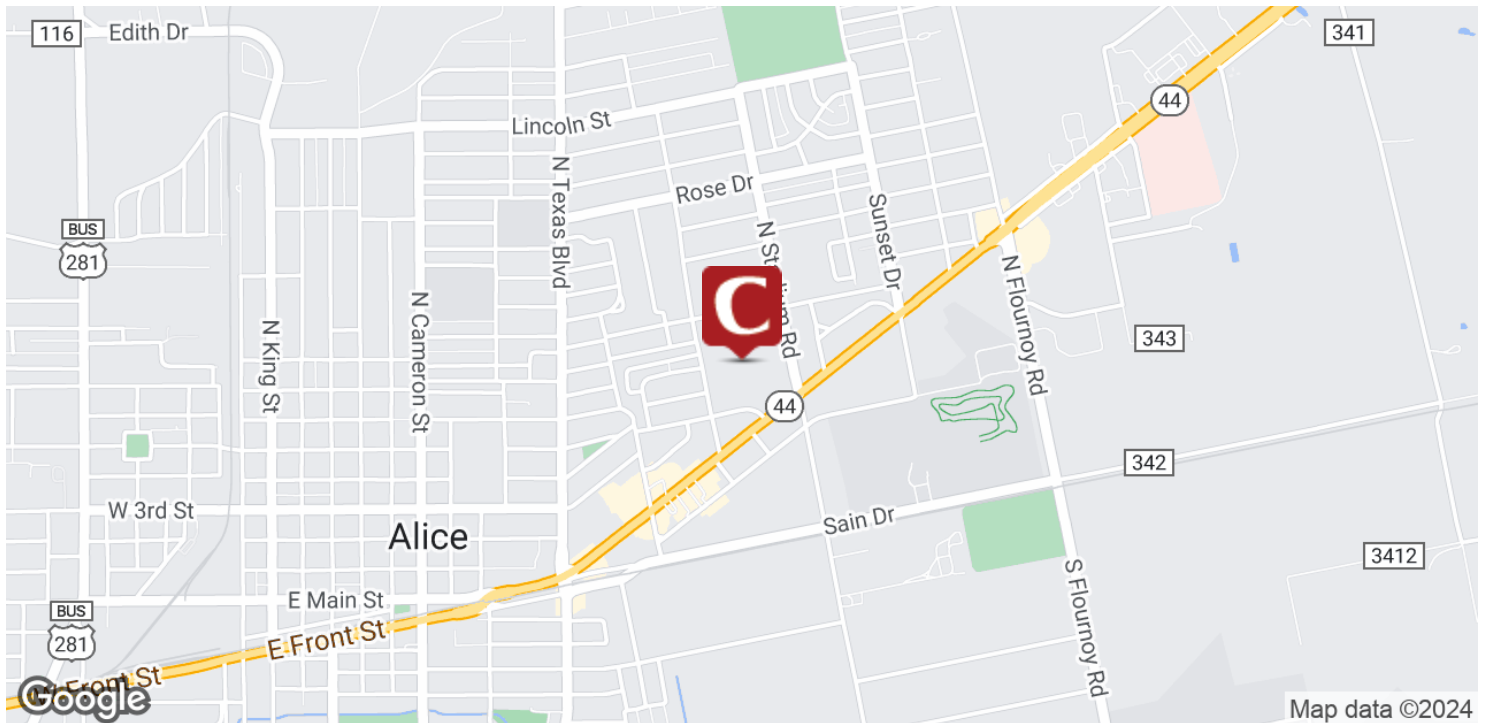
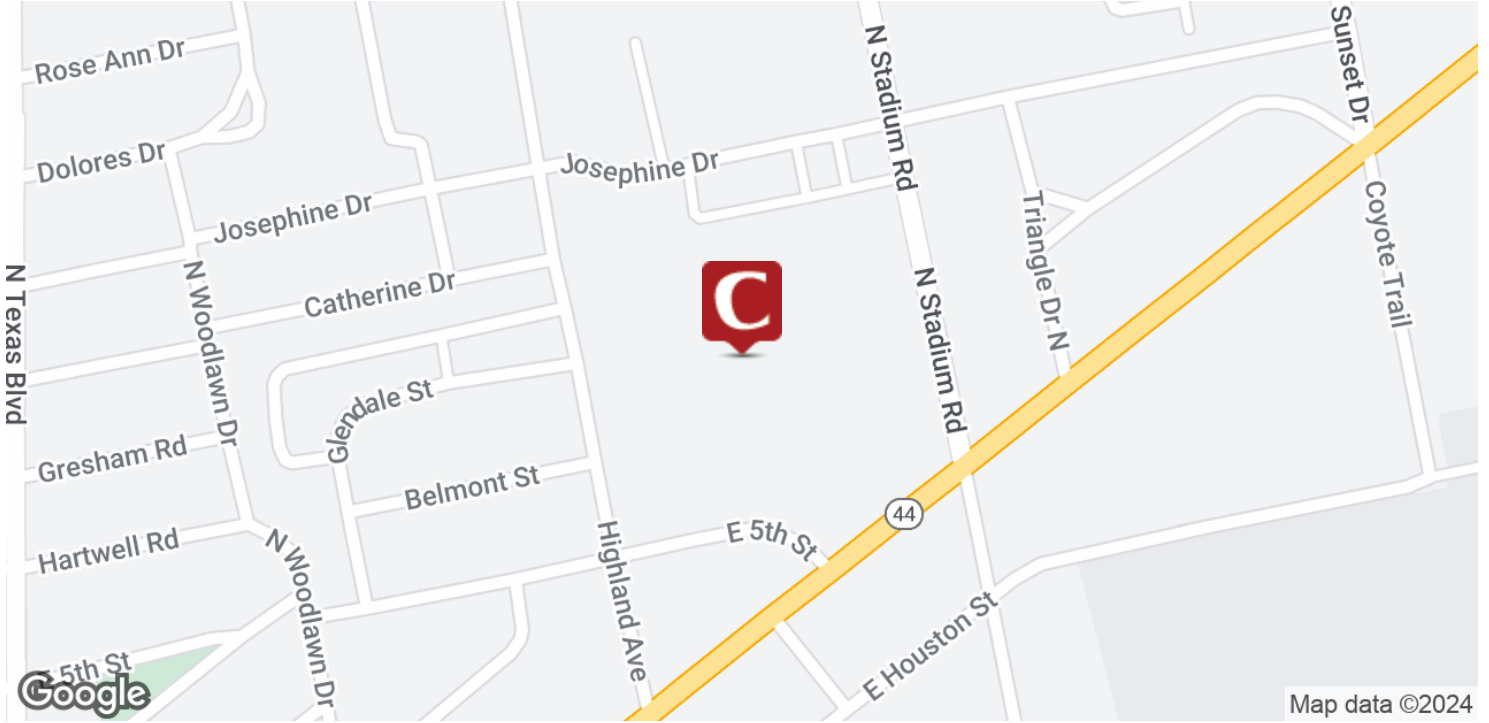
PAD SITES AVAILABLE



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LOCATION MAPS



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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>Cravey Real Estate Services, Inc.</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>Lynann Pinkham</u>	<u>319336</u>	<u>lynann@craveyrealstate.com</u>	<u>361.815.2155</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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