

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$6.50-7.25/SF
Lot Sizes:	#1: +/- 33,541
	#2: +/- 45,010
Zoning:	C-2 (See Permitted Uses)

## PROPERTY OVERVIEW

According to the San Patricio Appraisal District, the total property is 1.77 acres in 2 tracts, with the north portion being +/- 33,541 SF and the south portion being +/- 43,560 SF.

The measured aerial attached shows the north portion being +/- 38,480 SF and the south portion being +/- 45,010 SF.

The property is offered at \$6.50/SF (south) and \$7.25/SF (north) and the size to be determined by a survey.

City water and waste water map attached. Buyer to confirm platting need and utilities.

Properties sold separately.

## LOCATION OVERVIEW

Property is located along the main highway (361) in Ingleside in close proximity to shopping, schools, residential, etc. and is considered main & main for Ingleside.

The north side lot is adjacent HEB and HEB land. The south side lot is adjacent Spanky's Liquor and Valero.

Excellent opportunity for fast food, retail, medical, etc.

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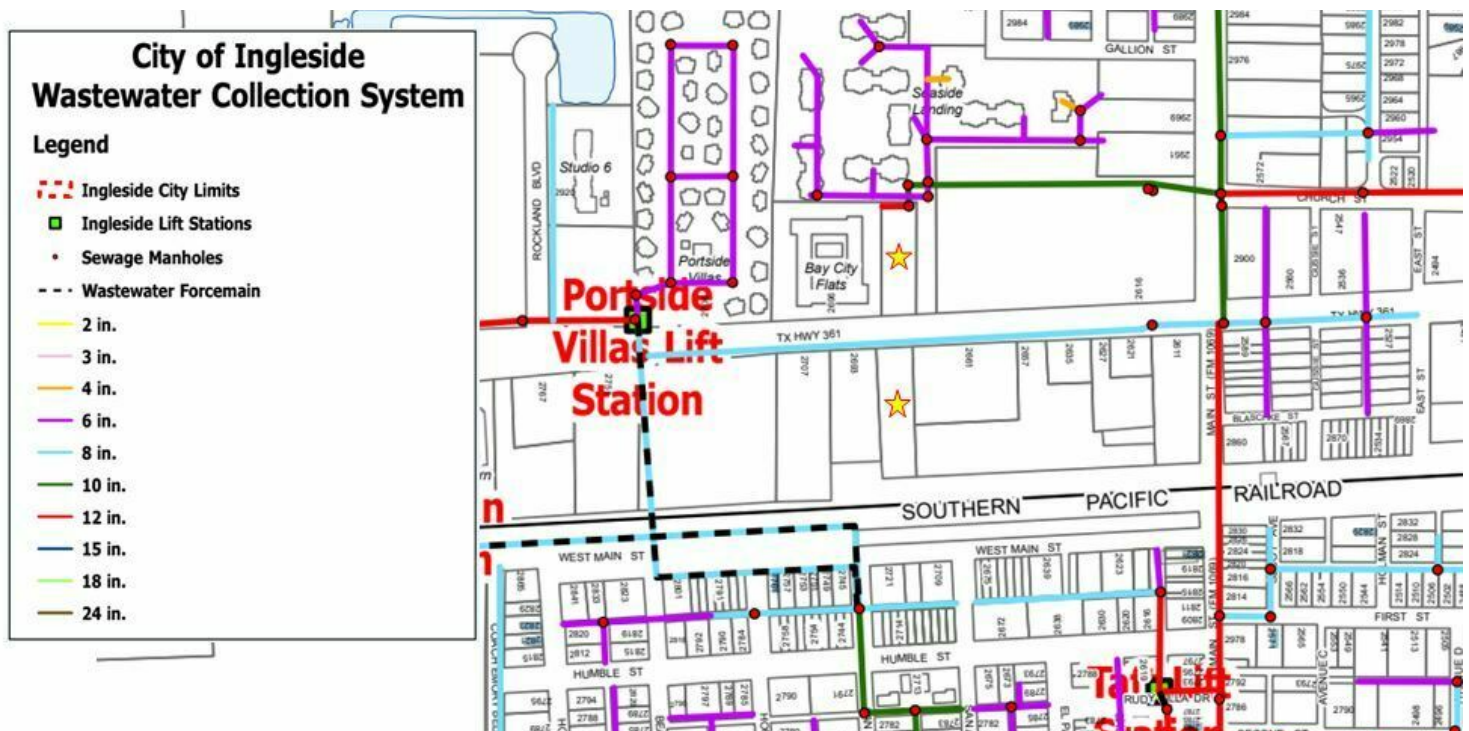
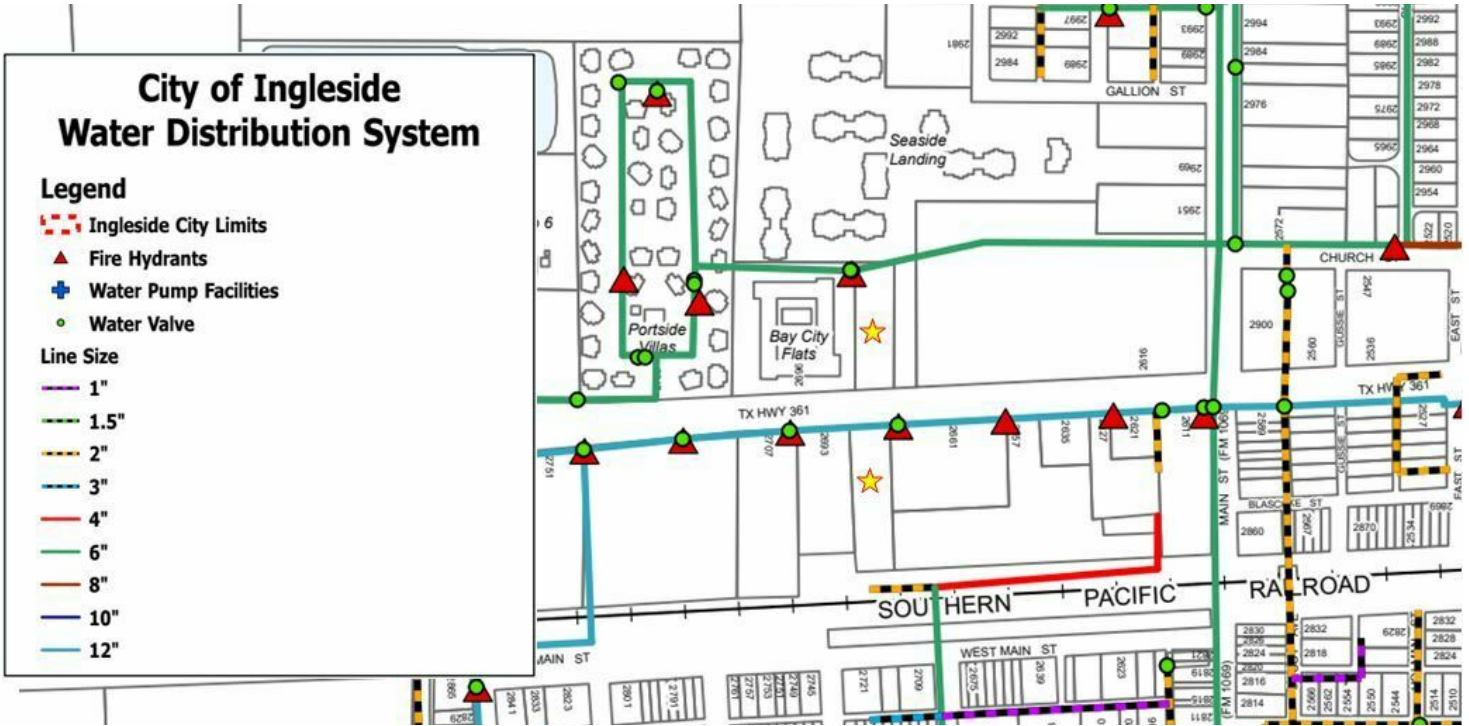
MEASURED AERIALS



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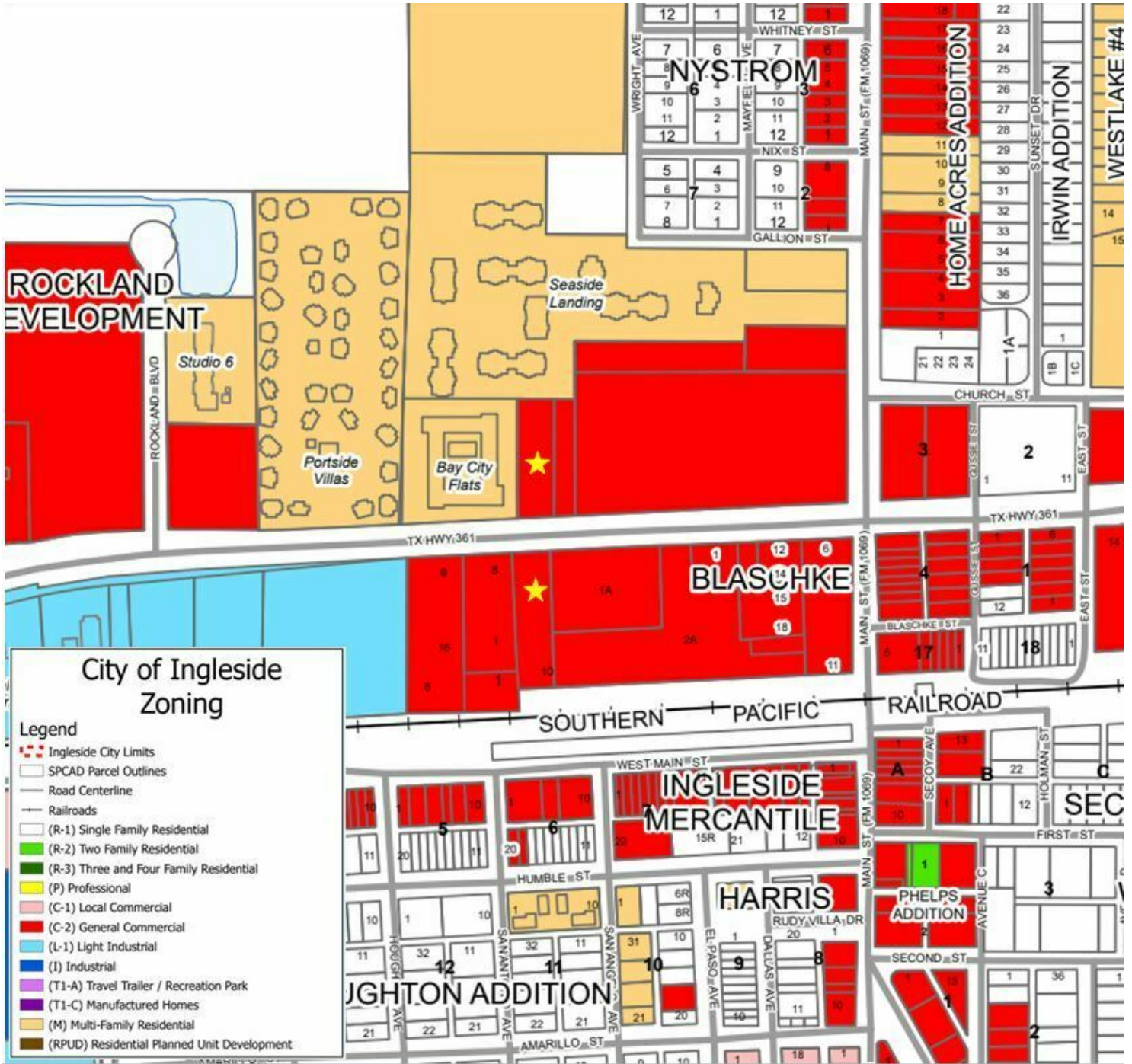
# WATER & WASTEWATER MAPS



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# ZONING MAP



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## C-2 PERMITTED USES

### CITY OF INGLESIDE CODE - CHAPTER 78 | ARTICLE IV | DIVISION 9 | SEC 78-236

A building or premises in the C-2 general commercial district shall be used only for the following purposes:

- (1) Any use permitted in the P professional office district and the C-1 local commercial district.
- (2) Stores and shops where goods are sold and services are rendered primarily at retail.
- (3) Hotels, motels, and lodginghouses.
- (4) Automobile, mobile home or farm implement display and sales, tire and seat cover shops, and car washes.
- (5) Off-street parking lots for the parking of automobiles.
- (6) Public buildings, theaters (except drive-in theaters), assembly halls, and restaurants, including drive-ins.
- (7) Gasoline service stations.
- (8) Banks or saving and loans.
- (9) Printing, engraving and newspaper plants.
- (10) Shoe and small electrical appliance repair shops or similar trades.
- (11) Tinsmithing, carpentry, painting or plumbing shops.
- (12) Wholesale merchandising, provided it is incidental and subordinate to primary retail business.
- (13) Bowling alleys, miniature golf courses, driving ranges, or other similar places of entertainment or amusement, provided such use is located no less than 100 feet from any R or M district.
- (14) Automotive repair shops.
- (15) Storage, provided it is limited to a supply of those articles which are to be used, displayed or sold on the premises.
- (16) Storage facilities for vehicles and personal property.
- (17) Accessory building and uses customarily incidental to any of the uses listed in this section.
- (18) Manufactured homes and manufactured home parks, travel trailer parks, recreational vehicle parks, and HUD-Code manufactured home subdivisions in those areas designated on the nonconventional housing area map, formerly known as mobile home area map, provided such uses and structures comply with all conditions applicable thereto.
- (19) Taxicab service businesses.

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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.

<u>Cravey Real Estate Services, Inc.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0409080</u> License No.	<u>matt@craveyrealstate.com</u> Email	<u>361.289.5168</u> Phone
<u>Matthew Cravey</u> Designated Broker of Firm	<u>0203443</u> License No.	<u>matt@craveyrealstate.com</u> Email	<u>361.289.5168</u> Phone
<u>Matthew Cravey</u> Licensed Supervisor of Sales Agent/ Associate	<u>0203443</u> License No.	<u>matt@craveyrealstate.com</u> Email	<u>361.221.1915</u> Phone
<u>Lynann Pinkham</u> Sales Agent/Associate's Name	<u>319336</u> License No.	<u>lynann@craveyrealstate.com</u> Email	<u>361.815.2155</u> 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

IABS 1-0