

# 9605 S. Padre Island Drive

EXCLUSIVE OFFERING-Restaurant Building For Lease



**Description:** Located at the Southeast corner of S. Padre Island Drive and Flour Bluff Drive this restaurant is adjacent to Fun Trackers and Walmart Super Center and soon to be across from a state of the art Valero Corner Store. The property benefits from the traffic along S Padre Island Drive, tourist trade, students and the Flour Bluff neighborhoods.

**Lease Price:** \$12.50/SF/Year

**NNN Lease:** Estimated to be \$5.50/SF/Year

**Square Footage-Land** 43,864 SF

**Building SF** Approximately 5,644 SF

**YEAR BUILT** 2003

**Covered Patio:** Approximately 1,393 SF.

## DEMOGRAPHICS 3 MILE RADIUS (2015-esri)

YEAR	POPULATION	AVERAGE INCOME
2015	27,000	\$67,179.00

Island Population: Approximately 9,000 people.



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.

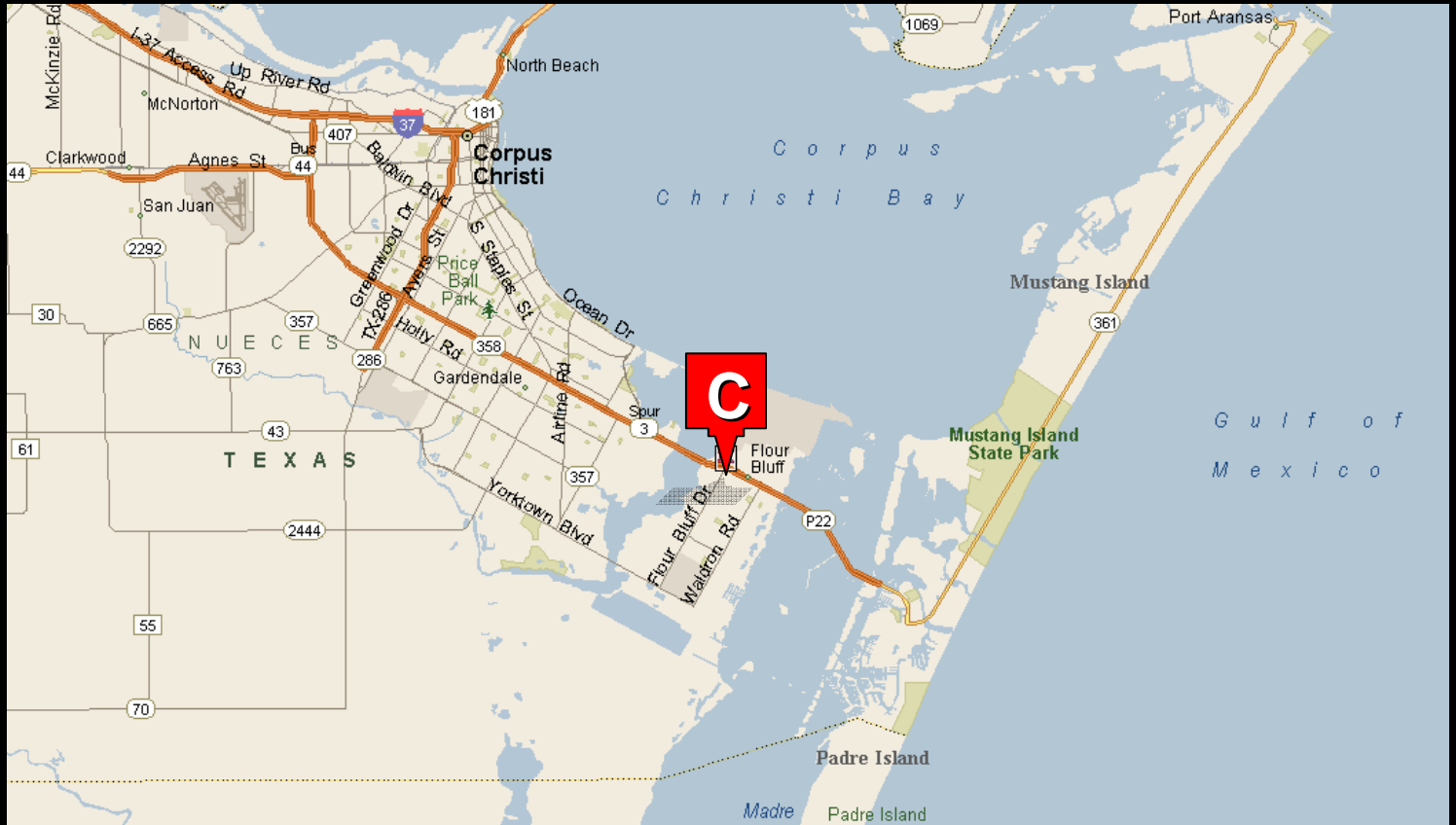
### contact information:

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# 9601 So. Padre Island Drive

La Playa Bar & Grill



## Building Highlights

- Located adjacent to Fun Trackers.
- Located along Padre Island Drive with traffic counts of approximately 48,000 cars per day.
- The property has convenient access and parking with multiple ingress/egress points to the property
- Will benefit from the tourist trade with the opening of Schlitterbahn on Padre Island.



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**Freestanding Restaurant Opportunity**  
**Well suited to a sports bar-casual dining**  
**type restaurant that will compliment the**  
**local, student and tourist trade.**

**Restaurant comes with equipment.**

**Call to set appointment to view building.**

### **Highlights**

- Free standing operational restaurant building on hard corner. 3-10 Ton HVAC units installed in 2014. Call regarding restaurant equipment.
- So. Padre Island Drive is the major freeway in Corpus Christi with approximately 48,000 cars per day passing this intersection. (source esri 2015)
- Property has excellent visibility and access from S. Padre Island Drive.

Schlitterbahn-The \$41 Million Dollar phase I is now open and operating on Padre Island. This is just part of the resort area that will be a \$540 Million Dollar development.

### **Corpus Christi Highlights**

- 8<sup>th</sup> largest city in Texas
- Tourism generates \$1 Billion annually (Corp of Engineers)
- Must pass this property going to CC's newest tourist attraction, Schlitterbahn.



### **Area Information**

The Property is adjacent to Fun Trackers Family Fun Center, a multi acre facility that offers parties, go carts, bumper boats, mini golf, etc.

Close to the brand new Candlewood Suites which is an extended stay hotel.

In close proximity to Corpus Christi Army Depot with over 3600 employees and NAS CC with over 2800 employees.

Home to many students & professors with Texas A&M University (Corpus Christi).

Adjacent to 50,000 SF Plus Real Life Church.

**New Valero C Store coming soon to the intersection.**



## Fun Trackers Family Fun



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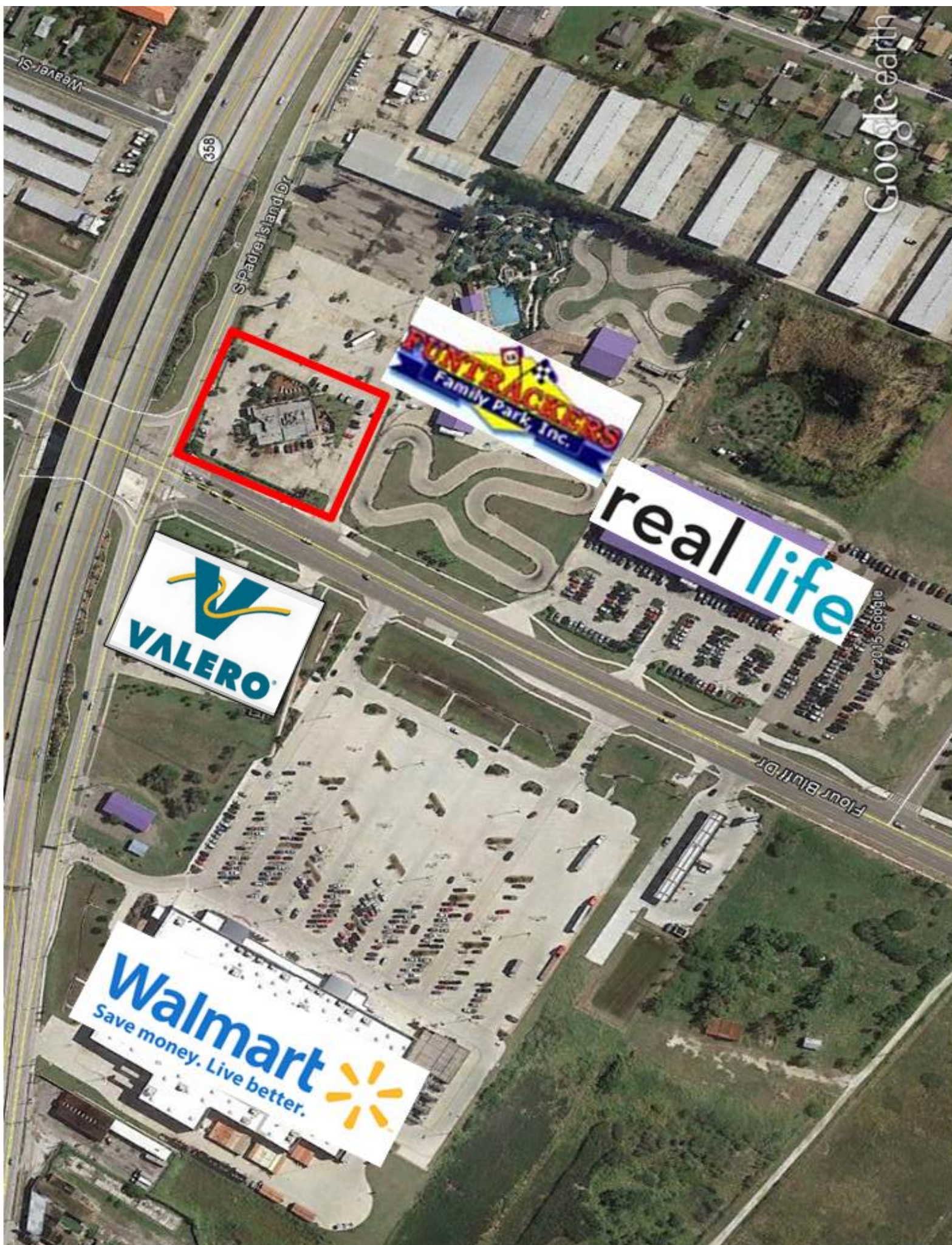
358

Spadre Island Dr

Weaver St



Flour Bluff Dr







# 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

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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

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