

Building For Sale

4135 Ayers, Corpus Christi, TX

SALE:
\$2,700,000



ALSO FOR LEASE:

Rental Rate
NEGOTIABLE

60,000 SF
Building on 5
Acres Total.
Pad Site Potential

- Building is approximately 150 feet deep so offers excellent redevelopment opportunities
- Conceptual development plan shown for building and potential pad site. Former HEB Grocery.
- Legal Description: Port Ayers Suburban CTR Lt 3R Blk B-1
- Property zoned CG-2 to be verified with the City of CC
- Potential to create an approximate 30,000 SF pad site

Area Information:

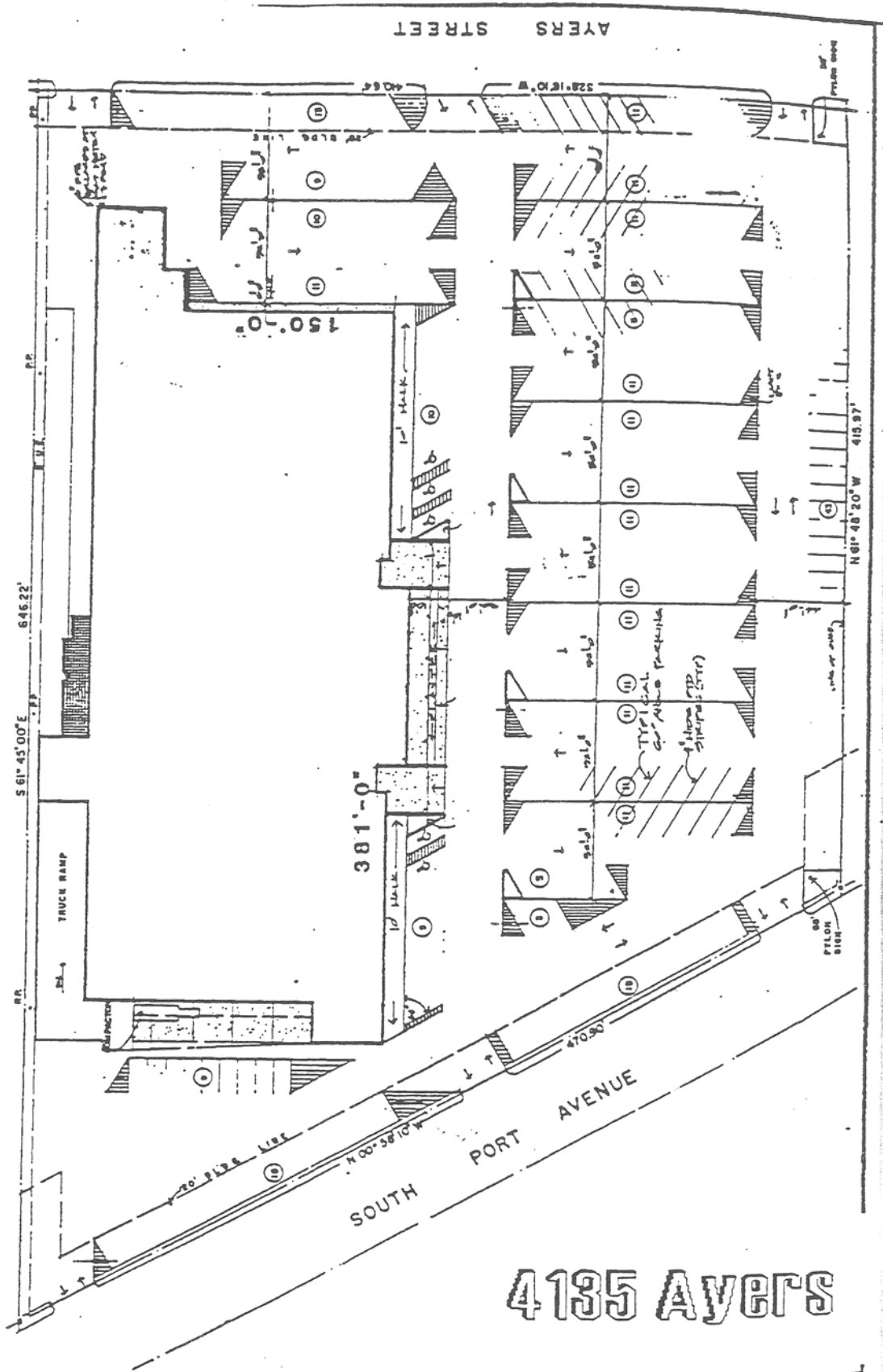
- Adjacent to Port Airs Shopping Center in a strong commercial area.
- Well Established Area
- Excellent visibility to Ayers and Horne with easy access to Crosstown Expressway (Hwy 286)
- Great opportunity for banking medical, fast food and others
- Restricted against grocery and pharmacy and fuel.

contact information

Lynann Pinkham
5541 Bear Lane, Suite 240
Corpus Christi, TX 78405
tel 361 289 5168 ext 305
fax 361 289 5442
cell 361 815 2155
lynann@craveyrealestate.com
www.craveyrealestate.com



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.



4135 AYERS

SALES AREA 47,283	DRAWN BY: MR	NORTH	STORE
WAREROOM AREA 11,937	DATE 7-5-09		CORPUS CHRISTI 1
TOTAL STORE AREA 59,220	SCALE		CENTER
TOTAL PARKING 320			

0 10 20 40 60

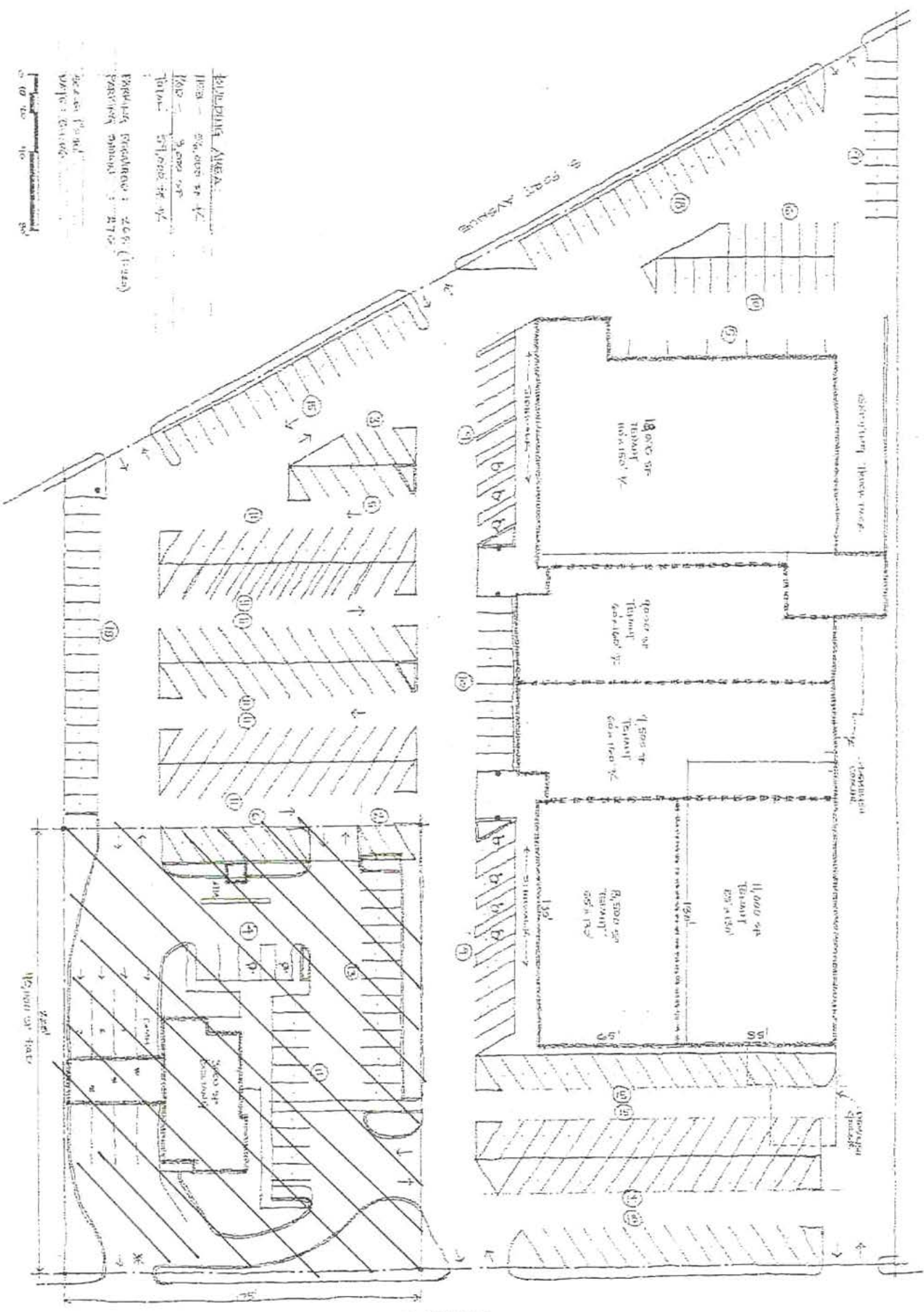
Scale 1" = 40'

Estimated Population: 246 (1940)

Value: \$1,000.00

Area: 24,000 sq ft

Building Area:



ATERS STREET



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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

TAR 2501

Cravey Real Estate Services, Inc., 5541 Bear Lane, Suite 240 Corpus Christi, TX 78405
Matthew Cravey

Phone: 361.289.516301 Fax: 361.289.5442
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