

FOR SALE

Absolute NNN Retail Investment Property
3802 S. Staples St., Corpus Christi, TX 78411



- Price:** \$775,000.00 (8.8% CAP RATE)
Legal: Pope Place, Block B, Lot 1-4
Size: 2,400 SF (177 Acres)
Zoning: CN-1 (Neighborhood Business)
Description: The property is located in a very established retail neighborhood area of Corpus Christi. The property enjoys high traffic counts at the corner of Foster & Staples Street.
Highlights: Lease commenced in December 2005, ends in December 2025. Property subject to a 20 year NNN lease with S&P Partners (Stripes). Annual GP increases. Five (5), Five (5) year renewal options. (Investment Grade)



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For more information please contact:

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The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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