

FOR SALE OR LEASE

7404 LEOPARD, CORPUS CHRISTI, TX



Property Description

- Access and Frontage on I-37, Leopard Street, and Southern Minerals Rd.
- 9.9 Acres of Land
- 2 Metal Buildings Totaling 19,700 square feet:
 - Building 1: Approx. 16,200 square feet:
2,000 sf of Office & 14,200 sf. of Warehouse
 - Building 2: Approx. 3,500 sf. of Warehouse
- 3 Overhead Bridge Cranes: 2 – 5 Ton Cranes & 1 – 2 Ton Crance
- 2 – 2 Ton Jib Cranes
- Stabilized Fully Fenced Yard
- Zoning – I-2, Light Industrial
- May Consider Dividing

For Information Contact:

Jarrett Adame, CCIM

(979)-777-6729



Interstate 37



Southern Minerals Road

Leopard Street





ALTA/ACSM LAND TITLE SURVEY OF

9,905 ACRES BEING ALL OF LOTS 6-F THRU 6-M, ALLEN & CAMERON INDUSTRIAL PARK UNIT 5, AS SHOWN BY A MAP RECORDED IN VOLUME 51, PAGE 75-76, MAP RECORDS, NUECES COUNTY, TEXAS; ALL OF LOT 4-D, MID-GULF INDUSTRIAL TRACTS, AS SHOWN BY A MAP RECORDED IN VOLUME 44, PAGE 52, MAP RECORDS, NUECES COUNTY, TEXAS; A PORTION OF LOT 5-A AND ALL OF LOT 5-B, MID-GULF INDUSTRIAL TRACTS, AS SHOWN BY A MAP RECORDED IN VOLUME 44, PAGE 47, MAP RECORDS, NUECES COUNTY, TEXAS; ALL OF A 4.76 ACRE TRACT KNOWN AS TRACT IV BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 1998M7073, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.

BUYER: LEOPARD7404 LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 GE. NO. 150230217 (10-07-15)

- L1 = S69°49'08"E 176.83' (MEAS)
- L1 = S69°17'01"E 177.29' (PLAT)
- L2 = S64°51'53"E 10.50' (MEAS)
- L2 = S64° 18'46"E 10.50' (PLAT)
- L3 = S34°23'03"W 47.60' (MEAS)
- L4 = N05°57'03"W 100.14' (MEAS)

- AC = AIR CONDITION
- AT = AT&T BOX
- BA = BARBICUED AREA
- BH = FIRE HYDRANT
- GI = GRATE INLET
- GM = GAS METER
- PP = POWER POLE
- S = SIGN
- ST = SEPTIC TANK
- WM = WATER METER

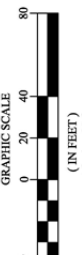
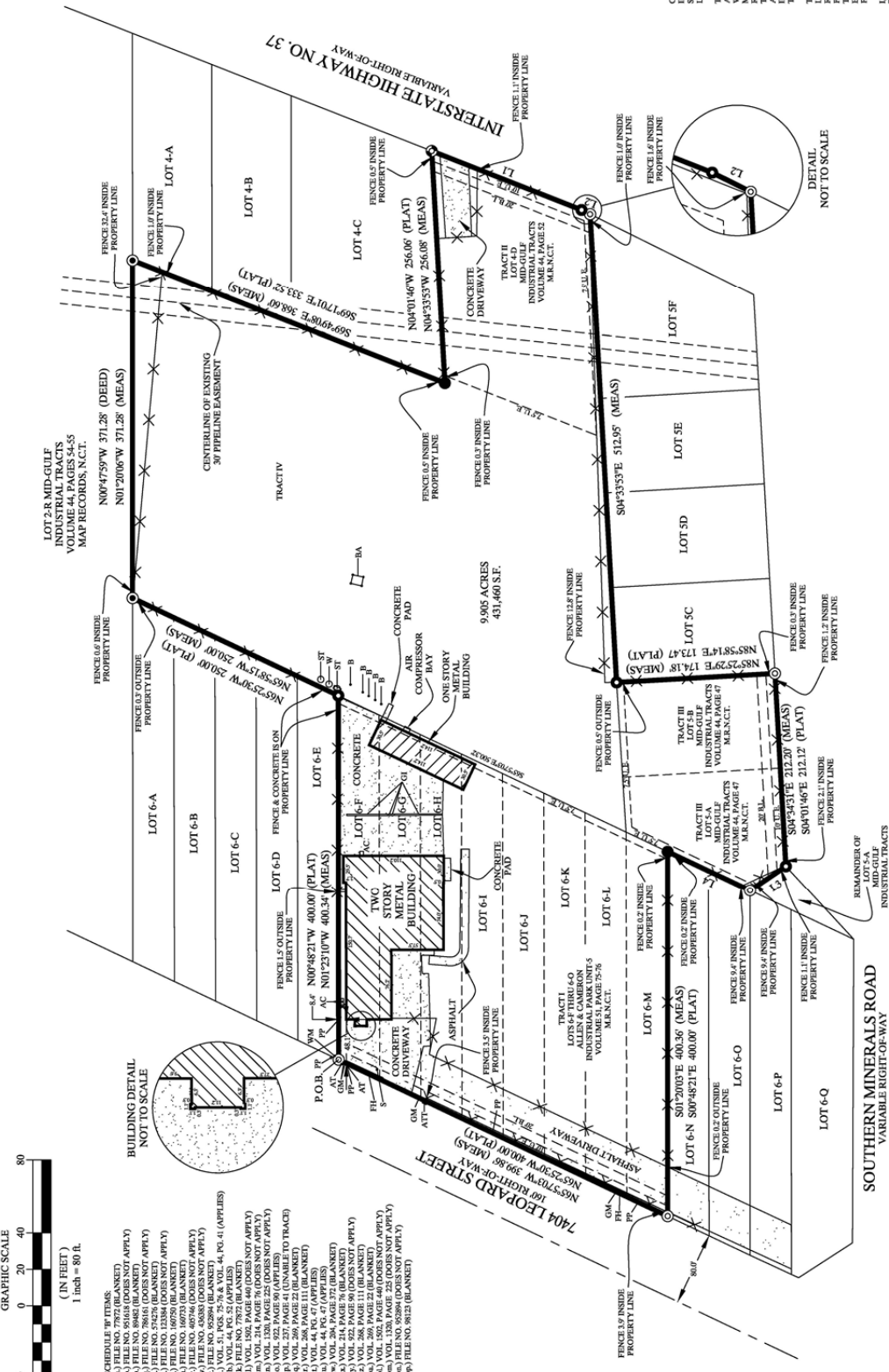
CERTIFIED TO: THE CITY OF NUECES, THE INSURANCE COMPANY TARRANT TITLE SERVICES OF TEXAS, LLC AND LEOPARD 7404, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT WAS MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND IS SUBJECT TO THE PROVISIONS OF THE 2011 TITLE COMMITMENT NO. 150230217 WITH AN EFFECTIVE DATE OF 07-27-2015, AND NOTHING HEREIN SHALL BE CONSIDERED AS A WAIVER OF THE DATE OF 07-27-2015, AND NOTHING

THE RESEARCH INVESTIGATION OR LOCATIONS OF SERVITUDES EASEMENTS, RIGHTS OF WAY, OR UTILITIES ON THIS SURVEY, AS SHOWN ON THIS MAP OR PLAT, IS BASED ON THE TITLE COMMITMENT NO. 150230217 WITH AN EFFECTIVE DATE OF 07-27-2015, AND NOTHING HEREIN SHALL BE CONSIDERED AS A WAIVER OF THE DATE OF 07-27-2015, AND NOTHING

LEOPARD 7404, BRISTER IS HEREBY CERTIFYING THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE DATE OF 11-18-2015, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
 RONALD E. BRISTER, R.E.L.S. NO. 5407
 DATE: NOVEMBER 8, 2015



- SCHEDULE "W" ITEMS:**
- 1) FILE NO. 7972 (BLANKET)
 - 2) FILE NO. 91619 (DOES NOT APPLY)
 - 3) FILE NO. 79618 (DOES NOT APPLY)
 - 4) FILE NO. 57429 (BLANKET)
 - 5) FILE NO. 160759 (BLANKET)
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- NOTES:**
- 1) TOTAL SURVEYED AREA IS 9,905 ACRES.
 - 2) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (99) 4085 DATUM.
 - 3) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 4) A METES AND BOUNDS DESCRIPTION OF ORIGINAL DATE ACCOMPANIES THIS SURVEY.
 - 5) THERE IS A PARKING LOT BUT THERE IS NO STRIPING.
 - 6) THERE ARE NO OVERHEAD ELECTRIC LINES CROSSING THE SUBJECT PROPERTY.
 - 7) THERE ARE NO VISIBLE SIGNS OF, AND NO ACTIVE PIPELINES ACCORDING TO THE TEXAS RAILROAD COMMISSION CROSSING THE SUBJECT PROPERTY.

- ⊗ = WIRE FENCE
- = SET DRILL HOLE
- ⊙ = SET 5/8" IRON ROD
- ⊚ = FOUND 5/8" IRON ROD
- ⊛ = FENCE POST ON CORNER
- ⊜ = POWER POLE ON CORNER
- ⊝ = PROPERTY CORNER NO ACCESS

IF GRAPHIC PLATTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE _____ AS DETERMINED BY THE FEDERAL BUREAU OF SURVEYING, MAP COMMUNITY PAGE # 485646145.C
 DATE: JULY 18, 1985
 AND □ IS NOT LOCATED IN A DISCONTINUED 89 YEAR FLOOD ZONE

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

