

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Cimarron Crossing Shopping Center faces shadow anchored Wal-Mart Super Center. Located within 1/2 mile of Christus Spohn Hospital which houses 154 beds and adjacent to 2 other major medical office buildings and major restaurants - this location is hard to beat!

PROPERTY HIGHLIGHTS

- Located in the growth area of the South Side of Corpus Christi with Convenient access to/from Saratoga
- Property has ample parking with multiple ingress/egress points to the property
- Approximately 40,719 households within a 3 mile radius
- 3 Mile Radius Population: 104,169
- 3 Mile Radius Average Income: \$77,198.00
- Tenant mix includes: Cash Store, Ninja Donuts, Idol Nail & Spa, Oishi Sushi, TrophyLand, Pro Cuts

OFFERING SUMMARY

SF Available:	1,200 - 1,600 SF
Base Rate:	\$24.00/SF/year (+NNN)
NNN:	\$8.00/SF/year
Lot Size:	3.4 Acres
Building Size:	20,000 SF

LYNANN PINKHAM

361.288.3102

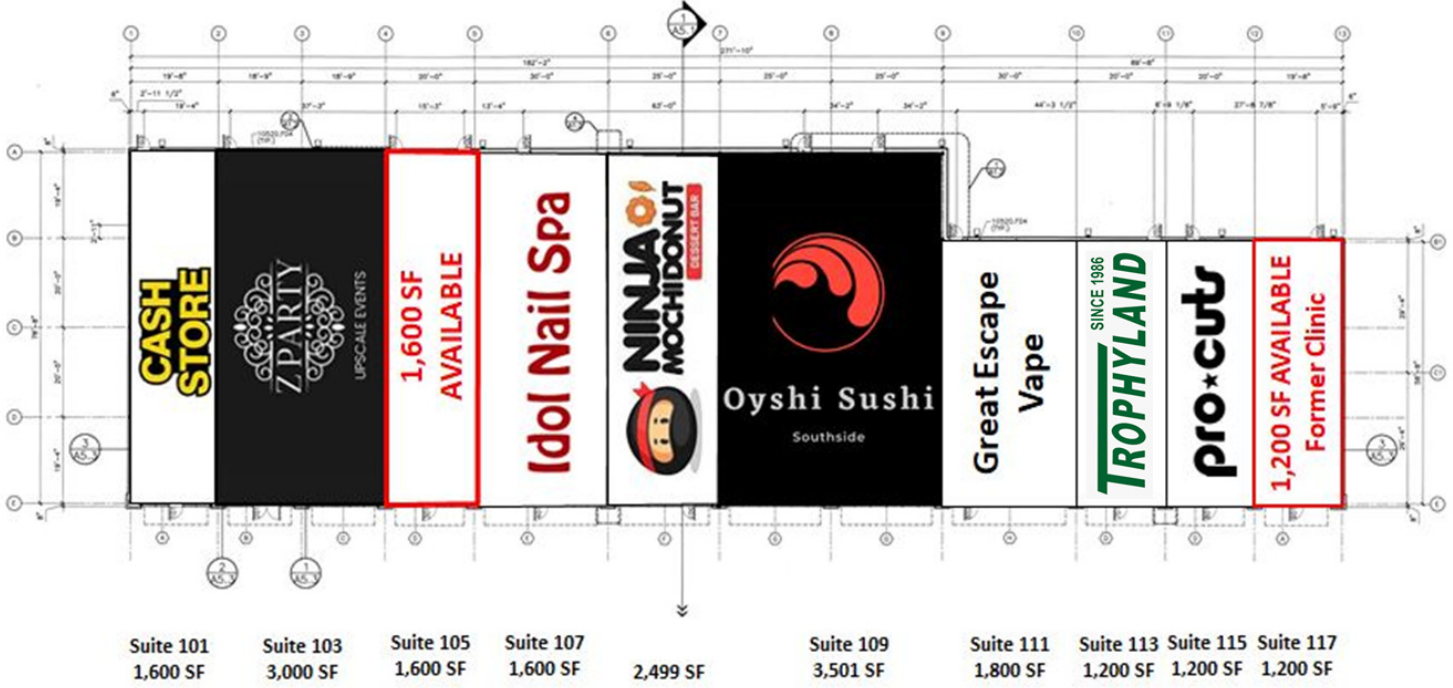
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Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN (\$8.00/SF/yr)
Total Space:	1,200 - 1,600 SF

Lease Term:	Negotiable
Lease Rate:	\$24 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 105	Available	1,600 SF	NNN (\$8.00/SF/yr)	\$24.00 SF/yr	Total Monthly Rent: \$3,600.00
Suite 117	Available	1,200 SF	NNN (\$8.00/SF/yr)	\$24.00 SF/yr	Total Monthly Rent: \$3,200.00

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AERIAL MAP



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LOCATION MAPS



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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.	0409080	matt@craveyrealstate.com	(361)289-5168
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealstate.com	(361)289-5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealstate.com	(361)289-5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lynann Pinkham	319336	lynann@craveyrealstate.com	361.288.3102
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

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