

213 S Chaparral



PRICE: \$525,000

LOT SIZE: +/- 6,500SF

BUILDING SIZE: +/- 3,200SF

PROPERTY DESCRIPTION: Restaurant/bar ready building downtown. Equipment, including vent hood and walk in cooler, comes with purchase. Property has new silicone roof, total of 12.5 tons of AC, fenced in back patio, and storage shed.

LOCATION: Property is located in a designated Opportunity Zone. Walking distance from new Frost Bank, Residence Inn, and Cosmopolitan.

ABACO

- Industrial and Commercial
- Investment and Retail
- Farm and Ranch
- Commercial Leasing

COMMERCIAL REAL ESTATE



For More Information

JOHN SOTO

4654 Baldwin Blvd. Corpus Christi, TX 78408

Phone: (361) 815-7686 Fax: (361) 882-3070

Email: johnsoto@abaco.cc

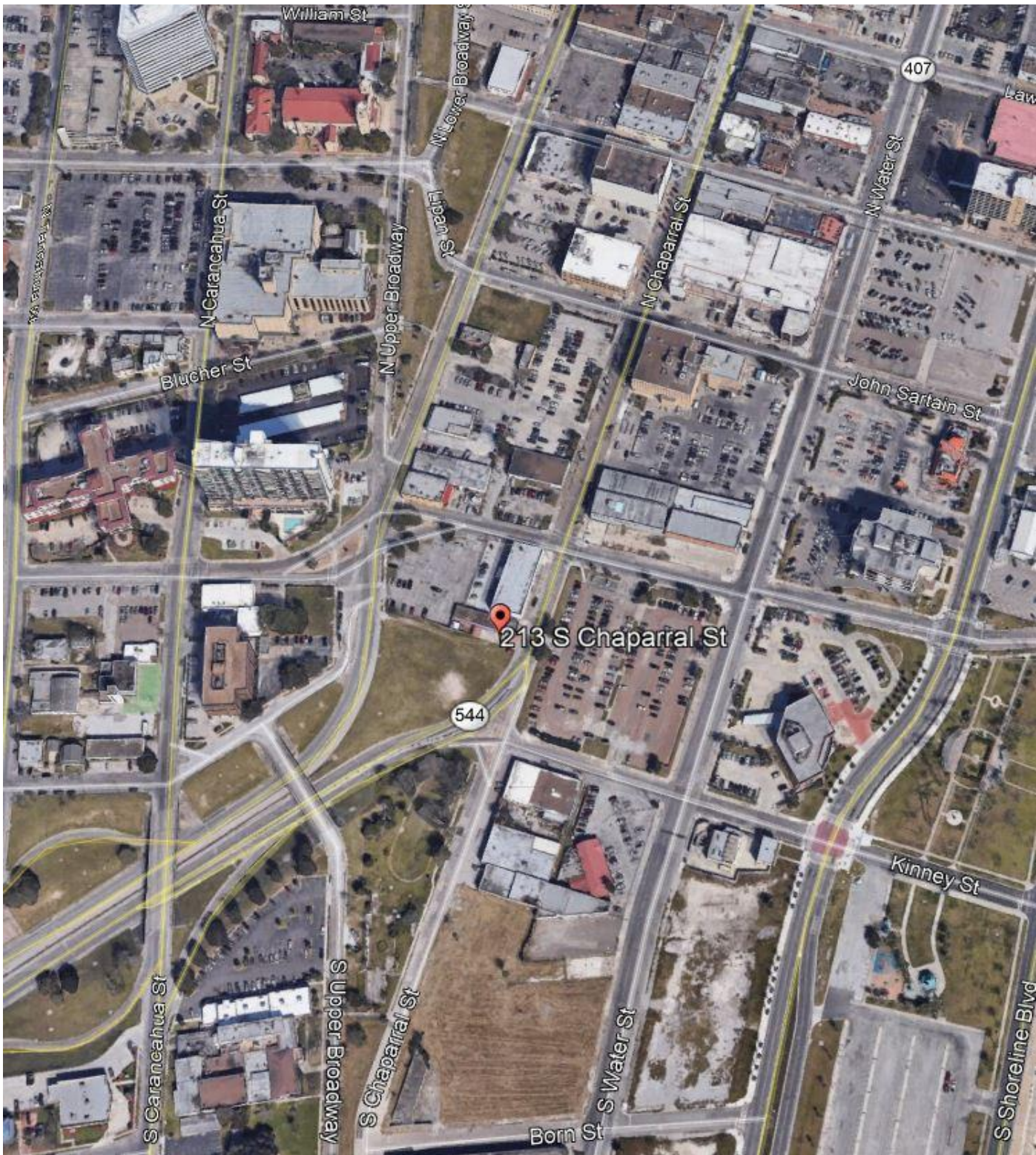
Website: www.abaco.cc

All information furnished has been obtained from sources believed reliable. While we do not doubt its accuracy, ABACO makes no guarantee, warranty, or representation to its accuracy. ABACO urges interested parties to independently confirm its accuracy and completeness.

PICTURES



All information furnished has been obtained from sources believed reliable. While we do not doubt its accuracy, ABACO makes no guarantee, warranty, or representation to its accuracy. ABACO urges interested parties to independently confirm its accuracy and completeness



All information furnished has been obtained from sources believed reliable. While we do not doubt its accuracy, ABACO makes no guarantee, warranty, or representation to its accuracy. ABACO urges interested parties to independently confirm its accuracy and completeness

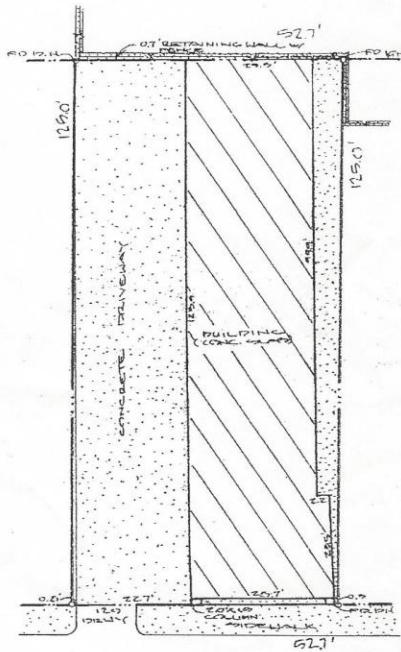
SURVEY

12/17/02 TUE 13:21 FAX

CC BANK & TRUST

002

E. 125.0 LF OF LOT 4 BLOCK 4
FIRST AMERICAN TITLE CO
C# 4 TX 02-99023-CC19



CHAPARRAL STREET

E. 125.0 LF OF LOT 4 BLOCK 4
PEACH PORTION OF CENTRAL WHARF
AND
WAREHOUSE COMPANY'S SUBDIVISION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE, ON THE GROUND OF THE PROPERTY, LEGALLY DESCRIBED HEREON AND IS CORRECT; AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, EROSION ENCROACHMENTS, MISPLANNING OF IMPROVEMENTS, EASEMENTS OR APPARENT RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Victor S. Medina
VICTOR S. MEDINA, REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS LICENSE NO. 3419

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEMA MAPS AND FOUND THAT THE HEREIN SHOWN PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE.

THIS IS THE 17TH DAY OF DECEMBER, 1902

REFERENCE VOLUME "A" PAGE(S) 4 MAP RECORDS
MERCER COUNTY, TEXAS.

NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY.



