



**COBB LUNDQUIST & ATNIP
COMMERCIAL REAL ESTATE**



FOR SALE

605 Furman Ave.

Corpus Christi , Texas 78404

PROPERTY MARKETED BY Wayne Lundquist - 361-510-7371

• **LOCATION**

605 Furman Ave. (Fronts on four different streets)

• **LAND SIZE**

Approximately 1.584 acres (68,979.44sf) of land

• **LEGAL DESCRIPTION**

Being all of Lots 1-6 and portion of Lots 7-12,
Block 2 Hampton Addition

• **ZONED**

CI Commercial Intensive

PRICE

\$1,100,000.00/\$15.95 PSF

LISTING COMMENTS

- Near Gaslight Square
- Within two Blocks of the bayfront
- Develop for Apartments or Office
- Vacant Land except for existing 3 story shell remains
- Easy access to downtown, bayfront and crosstown expressway.

This information has been secured from reliable sources, and although we do not guarantee it, we believe it to be correct. Offering is subject to prior sale, change or withdrawal without notice.

COBB, LUNDQUIST & ATNIP, INC.
700 Everhart Suite F-11, Corpus Christi, TX 78414

www.clarealtors.com

**FOR MORE
INFORMATION**

Email: **info@clarealtors.com**

Office: **361.854.4448**



COBB LUNDQUIST & ATNIP COMMERCIAL REAL ESTATE



605 Furman Ave. Corpus Christi Tx 78404

Field Notes Description:

Fieldnotes for an 1.595 acre tract being all of Lots 1-6, and portion of Lots 7-12, Hampton Addition, a map of which is recorded in Volume A, Page 23, Map Records of Nueces County, Texas; said 1.595 acre tract being more fully described by metes and bounds as follows:

Beginning at a 1 inch iron pipe found on the south boundary of Furman Avenue, a public roadway and for the west boundary of Carancahua Street, a public roadway, some being the northeast corner of said Lot 1 and for this tract:

Thence, South 07°02'00" East, along the west boundary of said Carancahua Street, a distance of 189.61 feet to a 5/8 inch iron rod with red plastic cap stamped "URBAN ENGR C.C. TX" set for the point of curvature of a circular curve to the right whose radius point bears North 89°58'42" West a distance of 99.24, having a central angle of 20°38'12", a radius of 99.24 feet, a tangent length of 18.08 feet and an arc length of 35.77 feet;

Thence, along said circular curve to the right on arc length of 35.77 feet to the point of tangency and a corner of this tract from which point a found 1 inch iron pipe bears South 37°13'22" West 0.12 feet;

Thence, South 41°22'30" West, a distance of 123.20 feet to a point on the north boundary of Hancock Street, a public roadway, for the southeast corner of this tract, from which point a found 1 inch iron pipe bears North 79°27'20" East 0.22 feet;

Thence, South 89°58'00" West, along the north boundary of said Hancock Street, a distance of 50.08 feet for the southwest corner of said Lot 13 and a corner of this tract, from which point a found 1 inch iron pipe bears North 16°43'18" East 0.31 feet;

Thence, North 07°02'00" West, along the west boundary of said Lot 10, a distance of 3.45 feet to a 5/8 inch iron rod with red plastic cap stamped "URBAN ENGR C.C. TX" set for a corner of this tract;

Thence, North 44°58'00" West, a distance of 200.00 feet to a 5/8 inch rod with red plastic cap stamped "URBAN ENGR C.C. TX" set for a corner of this tract;

Thence, North 90°02'00" West, along the east boundary of Tancahua Street, a public roadway, a distance of 147.40 feet to a point on the south boundary of said Furman Avenue and for the northwest corner of said Lot 6, and for this tract, from which point a found 1 inch iron pipe bears South 89°58'00" West 0.11 feet;

Thence, North 89°58'00" East, along the south boundary of said Furman Avenue, a distance of 281.28 feet to the Point of Beginning and containing 1.584 Acres (66,979.44 square feet) of land.

General Notes:

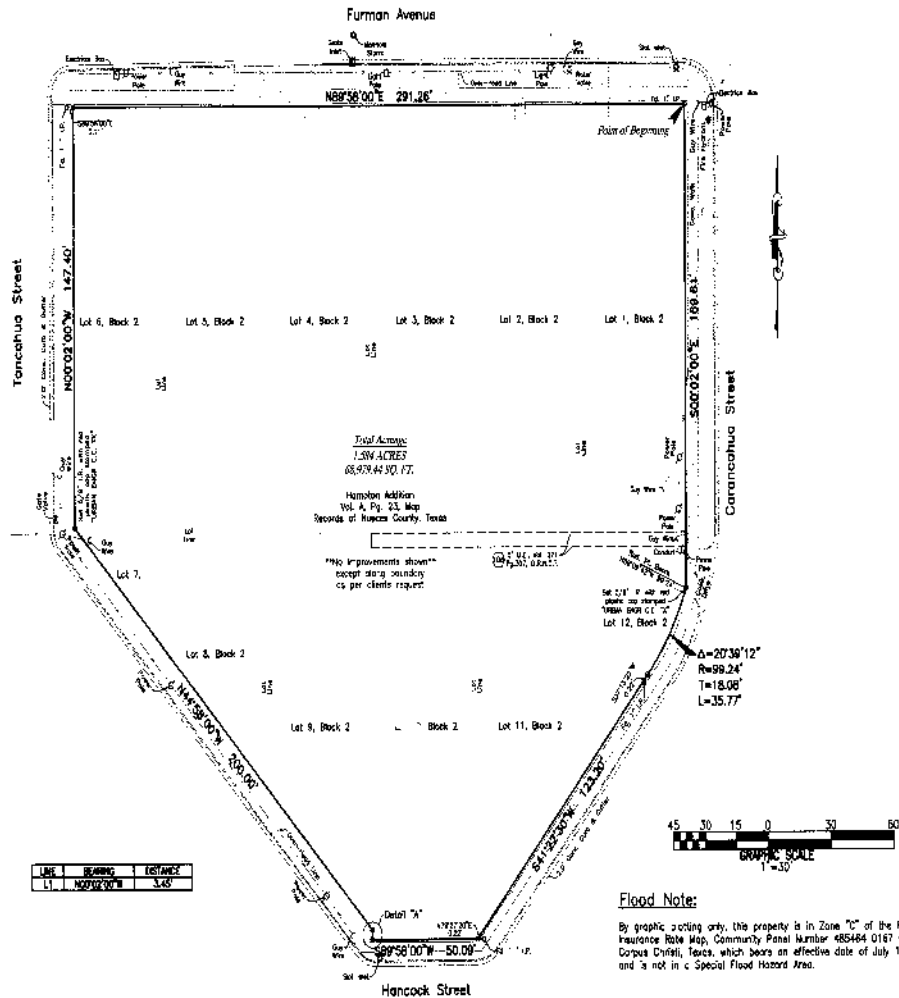
- 1.) Bearings based on the south boundary of Furman Avenue some being the north boundary of this tract as monumented on the ground as North 89°58'00" East.
- 2.) Some features shown on this survey may be out of scale for clarity.
- 3.) Declaration is made to original purchaser of the survey; it is not transferable to any additional or subsequent owners.
- 4.) This survey was prepared from field data obtained on February 21, 2006.

Title Commitment:

This survey does not constitute a title search by the surveyor. All information regarding record easements, adoptions, and other encumbrances that might affect the quality of a title to tract shown herein was gained from Title Commitment prepared by:

San Jacinto Title Services
G.F. No. 040213110
Effective Date: May 18, 2004 at 8:00 a.m.
Issued Date: May 27, 2004

- (17) Right of Way dated July 22, 1941 executed by Herman F. Hase and Mirnie B. Hase to the City of Corpus Christi, a municipal corporation recorded under Clerk's File No. 168015, volume 271, Page 307, Deed Records of Nueces County, Texas. (Does affect the subject property as shown on survey.)

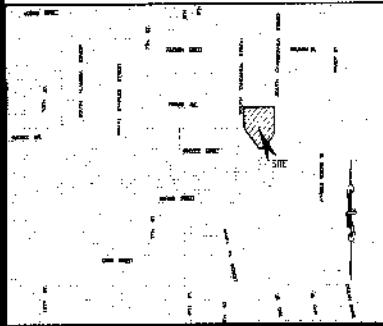


LINE	BEARING	DISTANCE
11	N07°02'00" W	3.45

Flood Note:

By graphic zoning only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0167 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.

LOCATION MAP N.T.S.



Surveyors Certificate:

We, Urban Engineering, have made an on the ground field survey, under my direction and supervision, of the property legally described herein; all observable, aboveground evidence of buildings, structures and other improvements situated on the premises have been shown; said property has access to and from a dedicated roadway; the survey substantially conforms to the current Manual of Practice for Land Surveying in Texas, published by the Texas Society of Professional Surveyors, for a Category 1A, Condition 2 Land Title Survey.

URBAN ENGINEERING

Don L. Urban, R.P., L.S.
License No. 4710



REV. BY	DATE	DESCRIPTION	APPROVED
URBAN ENGINEERING 2725 SPANNER, CORPUS CHRISTI, TEXAS 78404-8308 (361) 854-2101 FAX: (361) 854-8001			
BOUNDARY SURVEY OF			
An 1.584 acre tract being all of Lots 1-5, and portion of Lots 6-12, Hampton Addition, a map of which is recorded in Volume A, Page 23, Map Records of Nueces County, Texas.			
DRAWN BY: DL SCALE: 1" = 30' JOB NO: 040213110.00			
CHK'D BY: DATE: 3/23/08 SHEET: 1 OF 1			

This information has been secured from reliable sources, and although we do not guarantee it, we believe it to be correct. Offering is subject to prior sale, change or withdrawal without notice.

COBB, LUNDQUIST & ATNIP, INC.
700 Everhart Suite F-11, Corpus Christi, TX 78414
www.clarealtors.com

FOR MORE INFORMATION

Email: info@clarealtors.com
Office: 361.854.4448



COBB LUNDQUIST & ATNIP COMMERCIAL REAL ESTATE



11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Cobb, Lundquist & Atnip, Inc.</u>	<u>9008703</u>	<u>info@clarealtors.com</u>	<u>(361)854-4448</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Wayne Lundquist</u>	<u>163197</u>	<u>wayne@clarealtors.com</u>	<u>(361)510-7371</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Wayne Lundquist</u>	<u>163197</u>	<u>Wayne@CLArealtors.com</u>	<u>(361)854-4448</u>
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

IABS 1-0 Date

Century

Cobb, Lundquist & Atnip, Inc., 700 Everhart Rd Ste F11 Corpus Christi TX 78411
Wayne Lundquist Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (361)854-4448

Fax:

This information has been secured from reliable sources, and although we do not guarantee it, we believe it to be correct. Offering is subject to prior sale, change or withdrawal without notice.

COBB, LUNDQUIST & ATNIP, INC.
700 Everhart Suite F-11, Corpus Christi, TX 78414
www.clarealtors.com

**FOR MORE
INFORMATION**

Email: info@clarealtors.com
Office: **361.854.4448**