



**COBB LUNDQUIST & ATNIP
COMMERCIAL REAL ESTATE**



FOR SALE

NORTHWEST BLVD -- 6 PADSITES

Corpus Christi , Texas 78410

PROPERTY LISTED BY CLIFF ATNIP- 361-510-4232

LOCATION

Northwest Blvd - West of FM1889

Corpus Christi , Texas 78401

LAND SIZE

6 Lots - approximately one acre

LEGAL DESCRIPTION

PLATTING IN PROCESS - Lots 5 - 10, West River Place Unit 2

ZONING

C2 - General Commercial 2

LISTING COMMENTS

- Located appx 1/2 mile past FM 1889
- Appx 1+/- acres each lot
- Nearby business include convenience store restaurants, veterinary clinic.
- Fiber Optics marked across front of property
- Growing corridor of NW Blvd and Calallen area
- Platting in process - curb cuts to be determined
- Lakes NW Subd behind this property (South side of property).

PRICE | \$10.00 PSF

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**

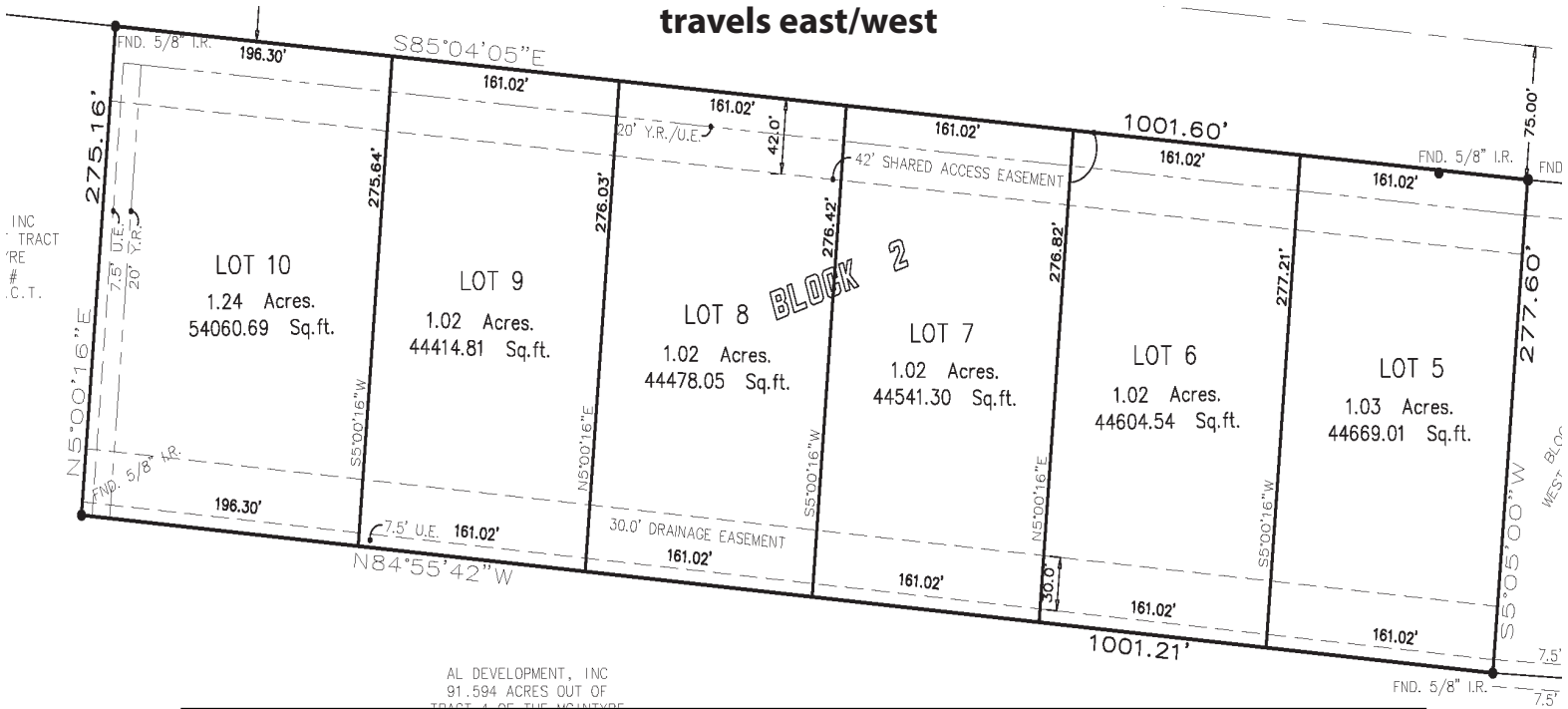


Padsites - NW Blvd | Pending Corpus Christi, Texas 78410 | Plat

WEST RIVER PLACE UNIT 2 BLOCK 2, LOTS 5, 6, 7, 8, 9, & 10

BEING A 6.347 ACRE TRACT OF LAND OUT OF A 168.60 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1025, PAGE 391, DEED RECORDS OF NUECES COUNTY, TEXAS, SAID 6.347 ACRE TRACT ALSO BEING OUT OF THE MARIANO LOPEZ D HERRERA SURVEY, ABSTRACT 606, NUECES COUNTY, TEXAS.

**FM 624 also known as Northwest Blvd
travels east/west**



AL DEVELOPMENT, INC
91.594 ACRES OUT OF
TRACT 4 OF THE MCINTYRE
PARTITION DOC. #
2012050691 D.R.N.C.T.

| Lot Number | Square Footage | Price |
|-----------------|------------------------|--------------|
| Lot 5, Block 2 | 44,669.01 = 1.03 acres | \$446,690.00 |
| Lot 6, Block 2 | 44,604.54 = 1.02 acres | \$446,946.00 |
| Lot 7, Block 2 | 44,541.30 = 1.02 acres | \$445,413.00 |
| Lot 8, Block 2 | 44,478.05 = 1.02 acres | \$444,781.00 |
| Lot 9, Block 2 | 44,414.81 = 1.02 acres | \$444,148.00 |
| Lot 10, Block 2 | 54,060.69 = 1.24 acres | \$540,607.00 |

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Padsites - NW Blvd. | Area Pictures
Corpus Christi , Texas 78410



Southerly view of the property, with fire hydrant and sewer line stubs

Westerly view of land and Northwest Blvd (FM 624)



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Padsites - NW Blvd.
Corpus Christi , Texas 78410

PHOTOS



**Easterly view of
Northwest Blvd
(FM624)
Subject Property to
the right (South side
of road)**

**Survey stake at east
edge of Padsites, look-
ing south.**



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Padsites - NW Blvd.
Corpus Christi, Texas 78410

**Area
PHOTOS**



**View of rear of property with
power lines showing.**

**Westerly end of property
looking east with
view of nearby business**



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1312 LEOPARD ST.
Corpus Christi, Texas 78401

**Nearby Business
PHOTOS**



**Strip Center directly
across Northwest Blvd
(FM 624)**

Other nearby business without photos

- Little Roo's daycare
- Tejas Veterinary Clinic and Boarding
 - Odyssey Early Learning Center
 - Mike Cotten BBQ
 - Delta Tire
- Both sides of the highway are lined with both local and regional business
- This area is the gateway to Orange Grove, Mathis, and Banquete/Agua Dulce area

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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.

| | | | |
|---|----------------|-----------------------------|----------------------|
| Cobb, Lundquist & Atnip Inc. | 9008703 | info@clarealtors.com | (361)854-4448 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Wayne Lundquist | 0163197 | wayne@clarealtors | (361)510-7371 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Cliff Atnip, Partner/Broker | 415947 | cliff@cliffatnip.com | (361)510-4232 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Cobb, Lundquist & Atnip, 700 Everhart, Suite F-11 Corpus Christi, TX 78411
Cliff Atnip

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 3618544448

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Untitled

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

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