



COBB LUNDQUIST & ATNIP
COMMERCIAL REAL ESTATE



FOR SALE

5902 S. Staples St.
Corpus Christi, Texas 78413

PROPERTY LISTED BY CLIFF ATNIP

LOCATION

5902 S. Staples St., Corpus Christi , Tx 78413

BLDG. SIZE

Approximately - Showroom - 4,600sf
Outside Concrete Patio - 14,960sf

LAND SIZE

Approximately 3.068 acres based on survey
4-7-2020, Brister Surveying

LEGAL DESCRIPTION

Lot 1 and Lot 1-A, Block 1 La Costa Center
Unit 1

ZONING

CG-2 - General Commercial

LISTING COMMENTS

- Centrally located along Staples Street
- South of Holly & North of Wooldridge
- Across from Fire Station #4
- Prime for Redevelopment
- Former landscaping business with retail shop
- Existing Parking with 40 spaces
- Rear access to La Costa St.
- Additional acre available



PRICE | \$2,290,000.00

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**



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**EXTERIOR
PHOTOS**



**Two sided pole sign with
great visibility**



**Monument sign for street level
advertising - double sided**

Back of building towards rear of lot



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**Interior
PHOTOS**



Interior of Building



Interior of one restroom



Exterior of office

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PHOTOS



One of two fire hydrants on property



Rear of property (near drainage easement) leads to access to La Costa

Gate which leads to access to La Costa Dr. at rear of property



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Aerial



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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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9008703 License No.	info@clarealtors.com Email	(361)854-4448 Phone
Wayne A. Lundquist, Jr. Designated Broker of Firm	0163197 License No.	wayne@clarealtors.com Email	(361)510-7371 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cliff Atnip Sales Agent/Associate's Name	0415947 License No.	Cliff@cliffatnip.com Email	(361)510-4232 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 Fax: 3618544498
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

12331 W FM 487

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