



FOR SALE

CR 69 at CR 52 Robstown, Texas 78380

PROPERTY LISTED BY CLIFF ATNIP - 361-510-4232

LOCATION

NW Corner of CR 69 at CR 52

Frontage CR 69/CR 52

Approximately 1100' frontage on CR 69 & 1700' frontage on CR 52

LAND SIZE

Approximately 75.76 acres

LEGAL DESCRIPTION

Appx 75.757 acres being all of Lot 7 and out of Lot 8, Section 2, Nueces River Irrigation Park

ZONING

FR- Farm Rural

LISTING COMMENTS

- Appx 1/2 mile from US 77 at CR 52
- CR 69 is also known as Hazel Bazemore Road
- Appx. 1/4 mile from Northwest Blvd
- Many Residential Subdivisions located nearby
- Utilites near by
- Calallen High School within 1/2 mile
- Easy access to 77 allowing access to IH-37
- Nearby amenities list shown within brochure

PRICE | **Call for Pricing**

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**



CR 69 at CR 52
Robstown, Texas 78380

PHOTOS



Intersection of CR 52 & CR 69

CR 52 runs east/west from US 77 thru to FM 1889

CR 69 goes north from CR 52 to NW Blvd

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PHOTOS



Drainage ditch on south side of property

**Nueces Electric Sub-Station
on CR 69 at corner of subject
property.**



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CR 69 at CR 52

PHOTOS



NW corner of property with subdivision to the North

NW corner of property looking south on CR 69 with transmission line visible



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Aerial Map



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Ne
Amenities

CHURCHES

Grace United Methodist Church
Christ Central Baptist Church
Messiah Lutheran Church

CAR WASHES

Quick Quack Car Wash – 14058 Northwest Blvd
GO Car Wash – 14502 Northwest Blvd

MEDICAL

TLC Medical Center – 14317 Northwest Blvd
StatCare Urgent Care – 4042 River Hill Dr.
Corpus Christi Medical Center NW – 13725 Northwest Blvd
Radiology Associates
Calallen Chiropractic
Almouie Pediatric – 14041 Northwest Blvd #1
Calallen Medical Clinic – Providers Lana Carr, M. D. and J. J. Carr, M.D.
Dr. Mark Rasmusson MD – 13725 Northwest Blvd Suite 12
Texas Family Wellness Clinic, Inc. – Dr. Ron Guevara, DO
Kent Tompkins MD – 13725 Northwest Blvd Ste 15
Samuel C. Hartman – 13725 Northwest Blvd Suite 230
Karla Alejandra Perez MD – 13725 Northwest Blvd Suite A
Future Focus Family Medical
Dr. Michael S. Lovoi – 13725 Northwest Blvd #260
WellMed at Northwest Blvd -13725 Northwest Blvd Ste A

VETERINARY CARE

Riverside Veterinary Care
Tejas Veterinary Care

**BANKS/CREDIT UNIONS/
Other Lending Institutions**

Prosperity Bank – 14201 Northwest Blvd
Frost Bank – 4101 IH 69 (in Five Points Shopping Center)
Texas Champion Bank – 15018 Northwest Blvd
Wells Fargo Bank – 13630 Northwest Blvd
Rally Credit Union – 3801 FM 1889
CoastLife Credit Union – 14001 Northwest Blvd
Capital Farm Credit – 3749 FM 1889
IBC Bank – 14066 Northwest Blvd

Automobile

Mini Lube – 14125 Northwest Blvd (Corner of CR 69 at NW Blvd)
O'Reilly – 14033 Northwest Blvd
Firestone – 13949 FM 624
Roman's Shell Station- 13901 Northwest Blvd
Auto Zone – 14062 Northwest Blvd
A-O-C Auto Parts – 14342 Northwest Blvd
Delta Wheel & Tire – 15106 Northwest Blvd

FOOD/ENTERTAINMENT

HUDAT
Taco Bell
Popeye's
Texas A-1 Steakhouse
K-Bobs
Mike Cotton – Bar-B-Que
Railroad Station Seafood
El Tapito
Sonic
Chic Fil A
Denny's

APARTMENTS

Calallen Apartments
Wood River Apartments

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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
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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

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Untitled

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