



COBB LUNDQUIST & ATNIP
COMMERCIAL REAL ESTATE



FOR SALE

Appx 16.683 acres at 3636 Cox Circle

Corpus Christi , Texas 78410

PROPERTY MARKETED BY Wayne Lundquist

- **LOCATION**
3636 Cox Circle
- **LAND SIZE**
Approximately 16.683 acres, ready to be platted
- **LEGAL DESCRIPTION**
Metes and bounds descripton available. Property will need to be platted at buyers expense.
- **ZONED**
RS

PRICE

\$2,084,640.00

LISTING COMMENTS

Ready for development

Growing Northwest Corpus Christi

Established residential subdivisions

Close to shopping

Easy access to 77 N and S as well as 37 North.

Approxmiately 20 minutes to downtown Corpus Christi

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**



**Appx 16.683 acres at 3636 Cox Circle
Corpus Christi Tx 78410**

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- This Property is centrally located with easy access to Hearn Road - go easterly to Callicoatte or west-erly to Leopard St.
- Country living within the City of Corpus Christi
- Fire Station within approximatley 1 mile
- Walmart less than 2 miles
- HEB at Violet Road, less than 4 miles
- Shopping center at intersection of Hwy 77 and Northwest Blvd
- Calallen Independent School District
- Easy access to 37 N
- Hwy 77 North and South approximately one mile
- Established subdivisions in the area and new de-velopment off of Hwy 77
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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	9008703	info@clarealtors.com	(361)854-4448
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Wayne A. Lundquist, Jr.	0163197	wayne@clarealtors.com	(361)510-7371
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Cliff Atnip	0415947	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

Fax: 3618544498

12331 W FM 487

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwolf.com

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