

# FOR SALE: Duncan Cemetery

2500 Debra Lane, Corpus Christi, TX 78418

## PROPERTY SUMMARY

Offering Price:	\$600,000
Number of Plots:	+/- 3,160 in sections added since 2007 +/- 2,000 unsold Unknown amount in old section.
Year Established:	1908 (Historic designation)
Land Area:	6.1426 acres
Gross Income:	\$100,290 (2021)
Improvements:	1,080 sq. ft. residence\office 2 bedroom\2 bath,recently remodeled 400 sq. ft. rental unit +/- 400 sq. ft. metal barn +/- 400 sq. ft. carport
Value of Unsold Plots:	+/- \$3,000,000

## Plot, Service and Product Pricing

Plot Pricing:	\$1,595 to \$1,995 per plot
Open and Close Service:	\$1,450
Concrete Liners:	\$975
Nueces County plot pricing:	\$625
Monuments:	Varies per monument.
Monument setting fees:	\$200+



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We obtained the information in this package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



## PROPERTY HIGHLIGHTS:

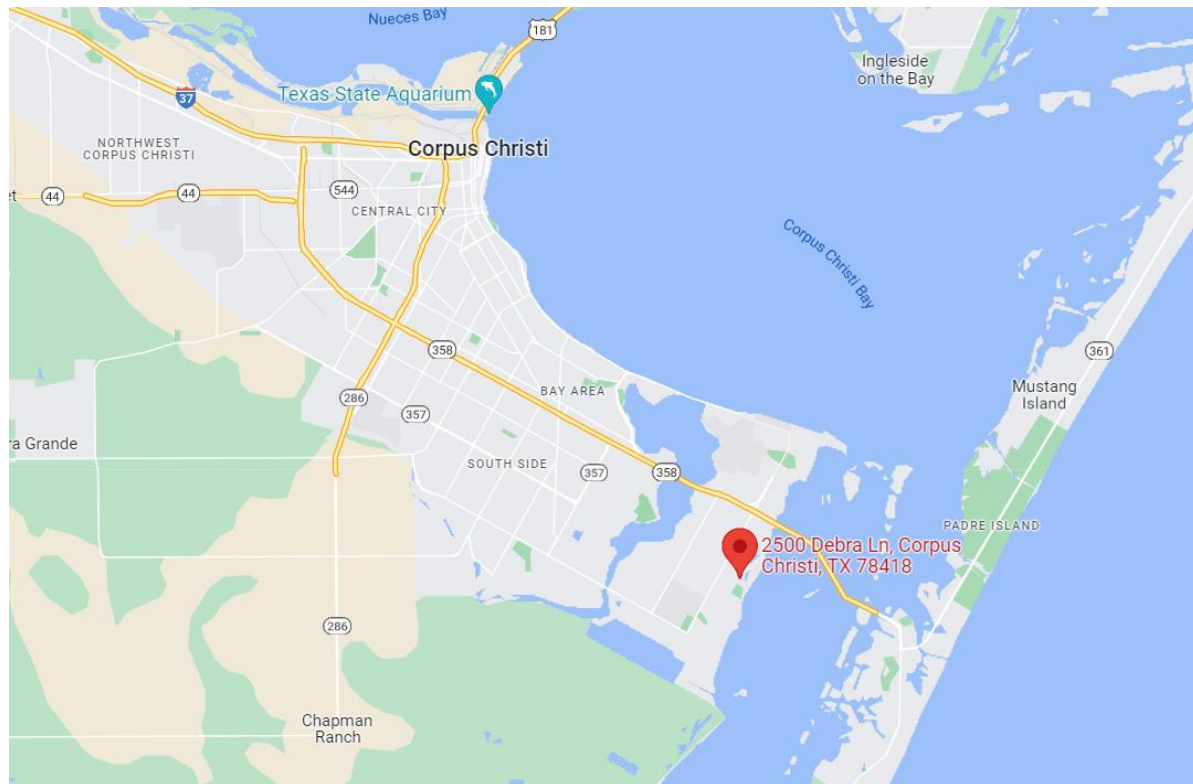
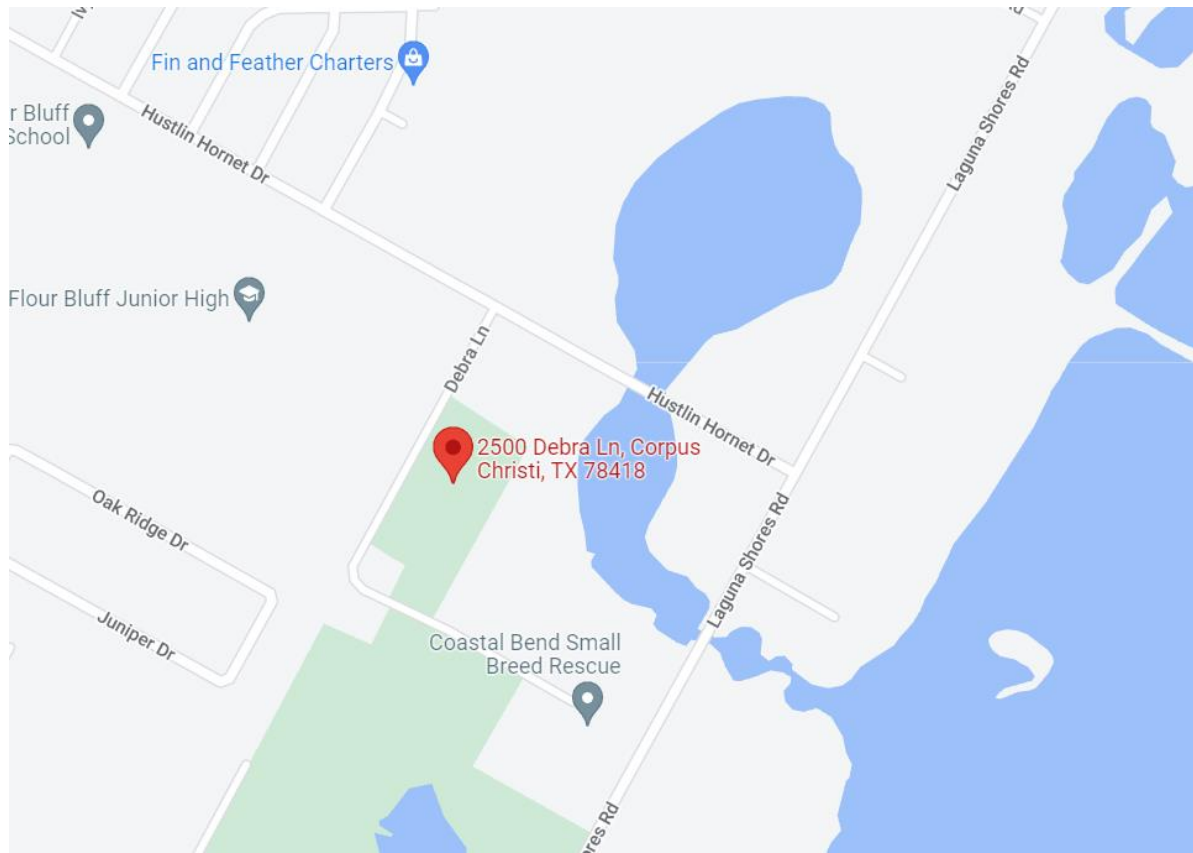
- Historic Texas Cemetery founded in 1908.
- Great potential for continued services and products to existing plot owners.
- Thousands of new plots to sell in the inventory.
- Good potential for increased income with aggressive marketing and management.
- Good income from Nueces County who purchases 40 to 50 plots per year at \$625 each.
- Income statements available with a signed confidentiality agreement.

## LISTING NOTIFICATIONS

- Buyer's broker must make first contact to receive a commission.
- Listing broker owned this property from 2007 – 2011.
- The cemetery was later expanded and improved by the current owner.



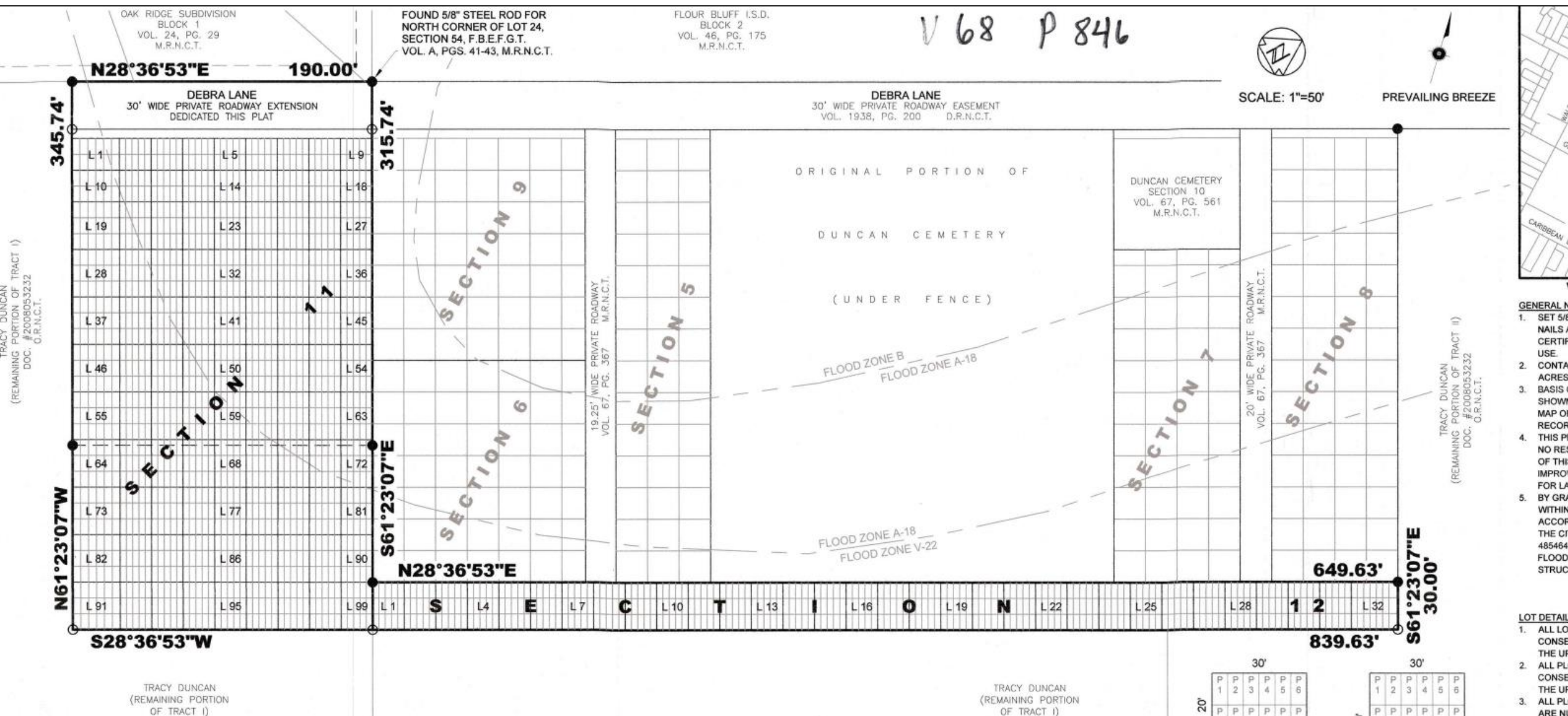




LOCATION MAPS



PLAT MAPS











## DUNCAN CEMETERY

ALSO KNOWN AS FLOUR BLUFF CEMETERY, THIS BURIAL GROUND HAS ALWAYS BEEN OPEN TO THE PUBLIC. IT WAS ESTABLISHED IN 1908 AS PART OF A LAND PURCHASE MADE BY EDWARD SIDNEY DUNCAN (1868-1940) AND MINERVA ELLEN DUNCAN (1877-1921). EARLIER BURIALS MAY EXIST HERE, BUT RECORDS SHOW THAT THE OLDEST DOCUMENTED GRAVE IS THAT OF MRS. N. F. STIGNER. HER GRAVESTONE, RECORDING HER JANUARY 3, 1909, DEATH, WAS STOLEN MANY YEARS AGO. VETERANS OF WORLD WAR I, WORLD WAR II, AND THE KOREAN AND VIETNAM WARS ARE BURIED HERE, AS ARE GENERATIONS OF FAMILIES WHO HAVE CONTRIBUTED TO THE DEVELOPMENT OF CORPUS CHRISTI AND NUECES COUNTY.

HISTORIC TEXAS CEMETERY 2000





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date