

PRICED TO SELL WON'T LAST LONG! TOUR TODAY!

ADAME
COMMERCIAL
REAL ESTATE SOLUTIONS

326 CHAPARRAL STREET | CORPUS CHRISTI, TX 78401



PERFECT FOR UPSCALE BAR, RESTAURANT OR BREWERY!

Beautifully remodeled 2 story 12,483 SF former bar and restaurant building for sale. The bar area consists of 7,360 SF and has a magnificent 2,500 SF roof top patio area with spectacular views of the City, Water Street and Ocean Drive.

The restaurant portion of the building is approximately 2,500 SF and is built out and ready to go! The property is located in downtown Corpus Christi on the hard corner of Chaparral & Lawrence Street both of which have recently been improved and the area is revitalized! The property is across the street from the new high-end Cosmopolitan Apartment Complex and adjacent to the iconic Water Street Oyster Bar & Executive Surf Club.

Downtown Corpus Christi is currently experiencing a growth trend with new living, shopping, dining and entertainment establishments opening up & adding to the already vibrant downtown. Property could also be an excellent re-development project to include office & retail space!

PROPERTY QUALIFIES FOR THE DMD'S REVITALIZATION INCENTIVE PROGRAM!!



PROPERTY HIGHLIGHTS

- Beautiful Rooftop Patio
- Downtown
- Upscale Former Restaurant & Bar
- Corner Lot with Excellent Visibility
- Near Shopping, Hotels, Restaurants and Entertainment Venues

OFFERING SUMMARY

SALE PRICE:	\$650,000
BUILDING SIZE:	12,483 SF

LAURA SCHABERG
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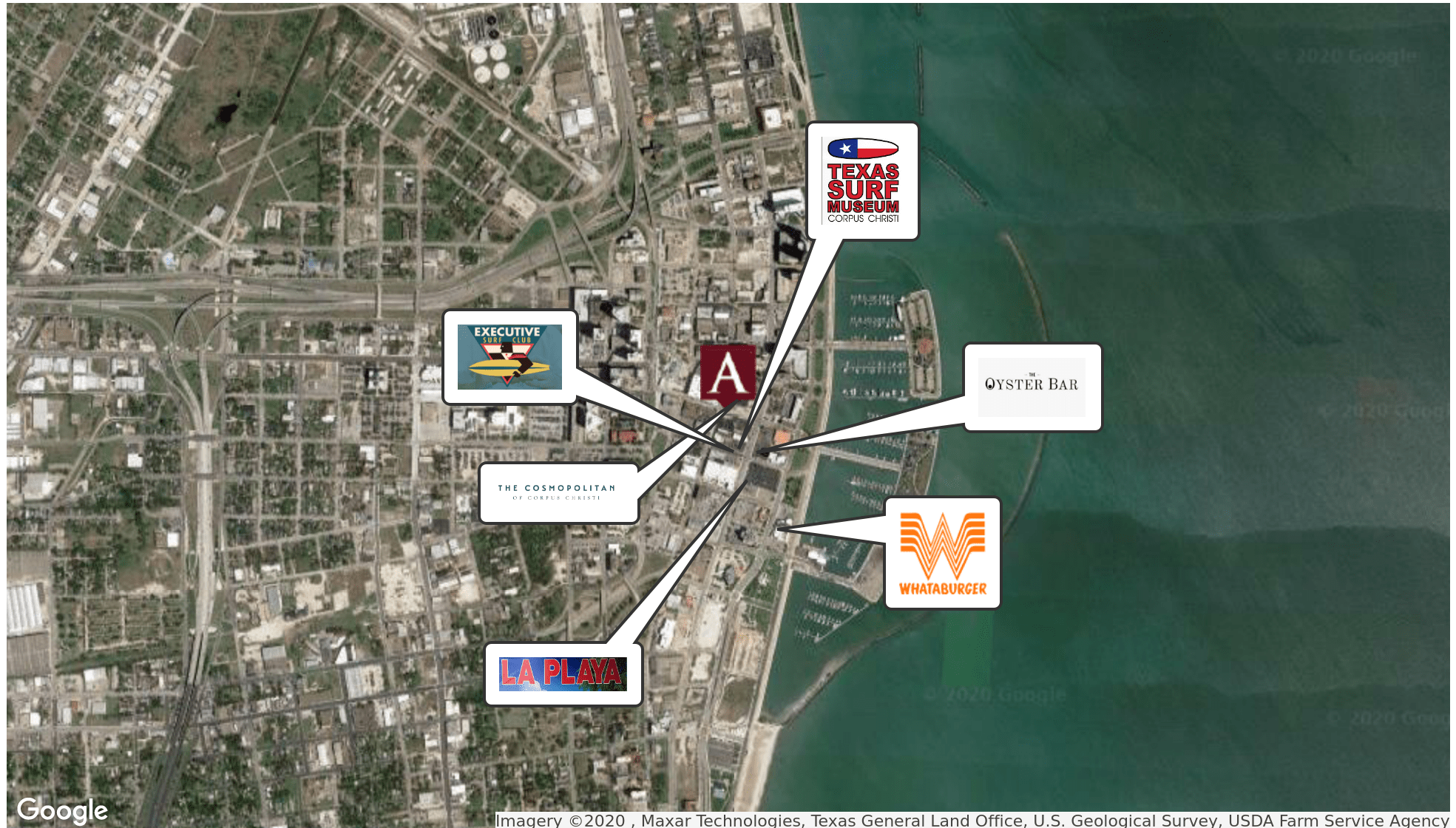
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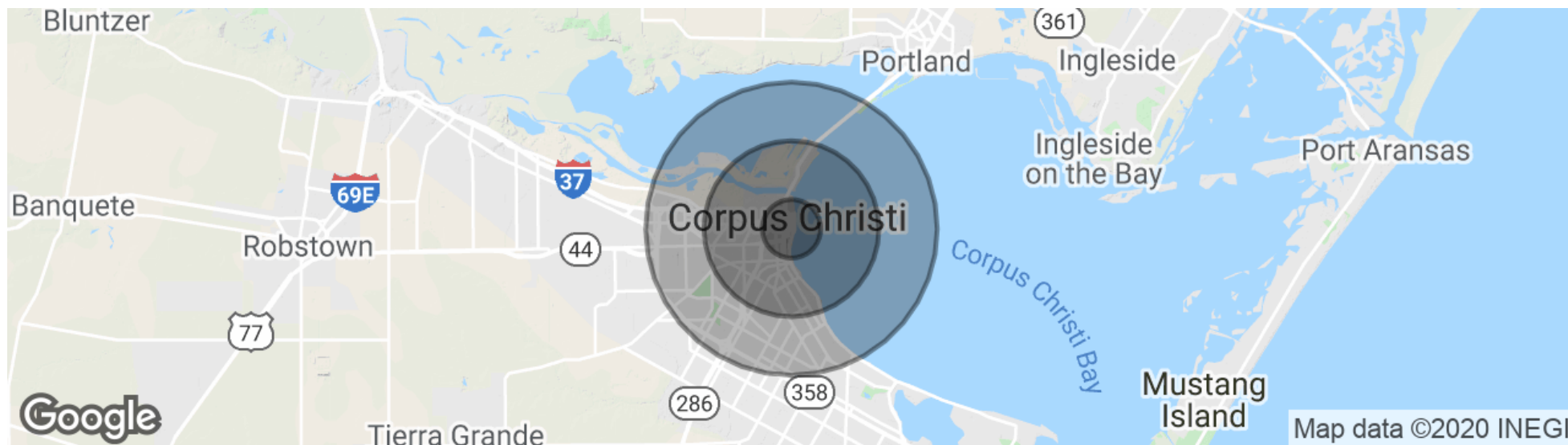
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,787	47,904	117,084
Median age	40.5	37.4	36.3
Median age (Male)	37.6	36.0	34.8
Median age (Female)	43.6	37.9	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,525	17,778	42,455
# of persons per HH	2.5	2.7	2.8
Average HH income	\$33,899	\$43,878	\$45,792
Average house value	\$126,268	\$97,017	\$84,829

* Demographic data derived from 2010 US Census

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

Joe Adame & Associates, Inc.	416864	joe@joeadame.com	(361)880-5888
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Joe Adame, CCIM, SIOR	145894	joe@joeadame.com	361.880.5888
Designated Broker of Firm	License No.	Email	Phone
Mark Adame, CCIM, SIOR	480169	mark@joeadame.com	361.880.5888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Schaberg	523693	laura@joeadame.com	361.880.5888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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