

FOR SALE

6133 Saratoga Blvd. | Corpus Christi, Texas 78413



PROPERTY INFORMATION

One of the last available vacant land sites in the rapidly growing south side of Corpus Christi, between Staples St. and Cimarron Blvd.. This .55 acre tract, has 96.32 feet of frontage and 250 feet of depth. Property is situated in front of the Walmart Supercenter, between Bahama Bucks and Popeye's Chicken

LAND AREA: .55 ACRES (23,958 SF)
ZONED: "CN-1"
(Neighborhood Commercial)
TRAFFICE COUNT: 40,286 VPD (2016)
ASKING PRICE: \$725,000.00 (\$30.26 PSF)

.55 ACRE SITE - SARATOGA BLVD FRONTAGE



FOR MORE INFORMATION



Burris W. McRee, CPM®, CCIM
BROKER ASSOCIATE

6000 S. Staples, Ste. 205 | Corpus Christi, TX 78413

Phone: 361.992.9700 | Fax: 361.992.9790

Email: burris@gulftex.com

www.gulftex.com

All information furnished regarding property for sale or rental is from sources deemed in our sole opinion to be reliable, but GulfTex Properties makes no representation as to the accuracy thereof and is submitted subject to errors or omissions. GulfTex Properties urges interested parties to verify all information. Submission is also subject to any change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

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96.32 FEET OF SARATOGA BLVD. FRONTAGE

DEMOGRAPHICS - 1-3 MILE RADIUS:

	2010	2016	2021
Population	86,220	94,674	102,279
Households	33,190	36,399	39,324
Families	22,209	24,282	26,183
Owner Occupied	19,929	21,170	22,911
Renter Occupied	13,261	15,229	16,413
Median Age	33.8	34.6	35.1



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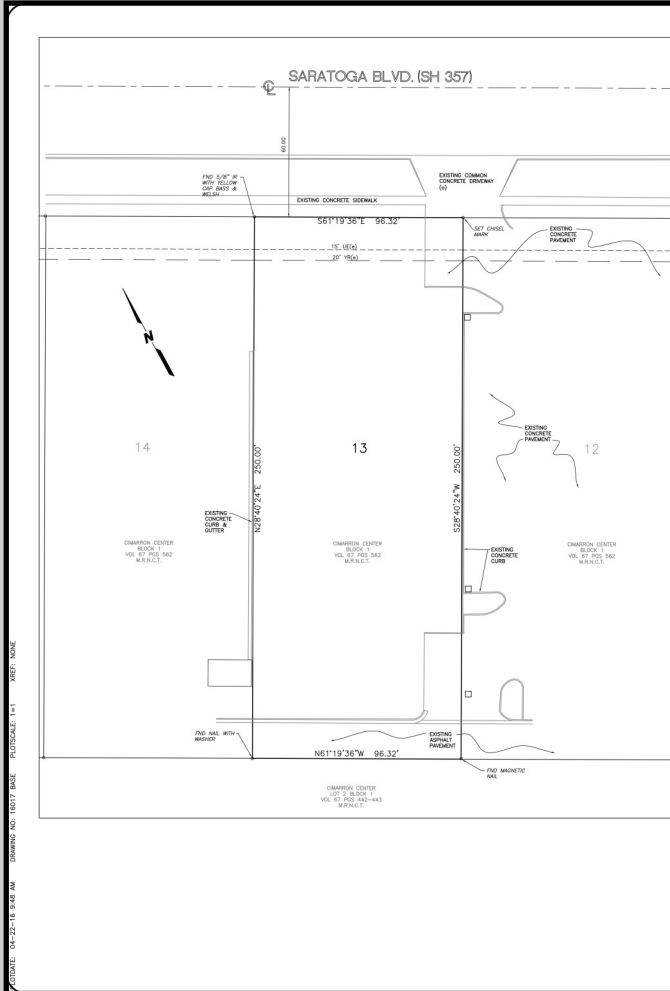
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SURVEY

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ZONING
THE SUBJECT PROPERTY IS CURRENTLY ZONED CN-1 (NEIGHBORHOOD COMMERCIAL)

BASIS OF BEARING
THE BASIS OF BEARING IS NORTH EAST PROPERTY LINE AS SHOWN ON MAP OF RECORD

AREA
24079 SQ. FT.
0.553 ACRES

FLOOD ZONE
THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NUMBER 48355-C-0340-G, DATED OCTOBER 23, 2015. PRELIMINARY.

NOTES:

1. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
2. THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. THERE IS NO VISIBLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NOTE IS THERE OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, NO ANTICIPATED REQUIREMENT FOR EASEMENT DEDICATION.
4. THERE IS NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP, OR SHADYWAY LANDFILL.
5. THERE IS NO VISIBLE EVIDENCE OF DIVISION OR PARTY WALLS.
6. THERE IS NO VISIBLE EVIDENCE OF WETLAND AREAS.



EXCEPTION TO TITLE

AS SHOWN IN THE TITLE COMMITMENT # 16022038 PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE

6. 15' UTILITY EASEMENT WITHIN A 20' YARD REQUIREMENT ACROSS THE FRONT OF SUBJECT PROPERTY, AS SHOWN BY THE MAP OR PLAN THEREOF RECORDED IN VOLUME 67, PAGE 562, MAP RECORDS OF NUECES COUNTY, TEXAS.
7. EASEMENT AND RIGHT OF WAY DATED DECEMBER 15, 1972, FROM LAWRENCE ARTHUR STARR AND SARA STARR HANNA TO CENTRAL POWER AND LIGHT COMPANY, RECORDED UNDER CLERK'S FILE NO. 81015, VOLUME 1458, PAGE 1011, DEED RECORDS OF NUECES COUNTY, TEXAS. (BLANKET)
8. EASEMENT AND RIGHT OF WAY DATED SEPTEMBER 9, 1973, FROM LAWRENCE ARTHUR STARR AND SARA STARR HANNA TO CENTRAL POWER AND LIGHT COMPANY, RECORDED UNDER CLERK'S FILE NO. 84404, VOLUME 1474, PAGE 201, DEED RECORDS OF NUECES COUNTY, TEXAS. (BLANKET)
9. EASEMENT DATED JUNE 21, 1988, FROM MOST RUDENIS W.S. GARRARD, SUCCESSOR OF CORPUS CHRISTI CENTRAL POWER AND LIGHT COMPANY, RECORDED UNDER CLERK'S FILE NO. 55949, VOLUME 958, PAGE 533, DEED RECORDS OF NUECES COUNTY, TEXAS. (BLANKET)
10. RECIPROCAL ACCESS EASEMENT DEDICATION DATED JULY 23, 2007, EXECUTED BY AND BETWEEN MACGILL, LLC, MONICA S. BEJAN AND ENGINEER-JOANMARION OF RECORDS UNDER CLERK'S FILE NO. 307040682, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.
11. DEFERMENT AGREEMENT DATED SEPTEMBER 23, 2010, EXECUTED BY AND BETWEEN THE CITY OF CORPUS CHRISTI AND WIL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE TRUST, RECORDED UNDER CLERK'S FILE NO. 201035846, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.
12. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AGREEMENT RE: EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED SEPTEMBER 27, 2010, RECORDED UNDER CLERK'S FILE NO. 201035846, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.
13. DECLARATION OF RECIPROCAL EASEMENTS DATED NOVEMBER 4, 2011, EXECUTED BY SARATOGA HIGHWAY PROPERTIES, LLC, RECORDED UNDER CLERK'S FILE NO. 201104429, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY FOR THE BENEFIT OF CNM 37, LLC, AND SAN JACINTO TITLE COMPANY, THAT THIS MAP IS AN ACCURATE REPRESENTATION OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED AS LOT 13, BLOCK 1, CIMARRON CENTER AS SHOWN THE MAP THEREOF RECORDED IN VOLUME 67 PAGE 562 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

THIS SURVEY MEETS THE SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY AS ESTABLISHED BY TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. THERE ARE NO ENCROACHMENTS AND THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THIS IS THE 30TH DAY OF MARCH 2016.



BASS & WELSH ENGINEERING
1000 SOUTH ALAMOSA STREET, SUITE 7800
CORPUS CHRISTI, TEXAS 78411
TEL: 361.992.9700
FAX: 361.992.9707
BURRIS W. MCCRUE (041) 882-1900
MICHAEL W. WELSH (041) 882-1900
SURVEYING FROM REGISTRATION NO. 100077-00
REGISTERED PROFESSIONAL SURVEYOR, STATE OF TEXAS

LAND TITLE SURVEY
LOT 13, BLOCK 1,
CIMARRON CENTER
CORPUS CHRISTI, TEXAS

DATE: 3-21-16
JOB NO.: 16017
DRAWN BY: AM
CHECKED BY: AM
COUNTY TELE: 16017 (BMC)
FIELD BK. NO.:

SHEET NO.
1

OF 1 SHEETS

FOR MORE INFORMATION

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

<u>GULFTEX PROPERTIES</u>	<u>484671</u>	<u>burriss@gulftex.com</u>	<u>(361) 992-9700</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Burriss W. McRee</u>	<u>168194</u>	<u>burriss@gulftex.com</u>	<u>(361) 992-9700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Burriss W. McRee</u>	<u>168194</u>	<u>burriss@gulftex.com</u>	<u>(361) 992-9700</u>
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

TAR 2501

IABS 1-0

Gulftex Properties, Inc., 6000 Staples #205 Corpus Christi, TX 78413
Burriss McRee

Phone: (361)992-9700 Fax: (361)992-9790

IABS

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