

3602 Mueller

CORPUS CHRISTI, TX



OFFERING MEMORANDUM

KW COMMERCIAL
4518 Everhart Road, Ste 101
Corpus Christi, TX 78411

PRESENTED BY:

CHARLES MADER
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TX #387408

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CORPUS CHRISTI, TX

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PROPERTY INFORMATION

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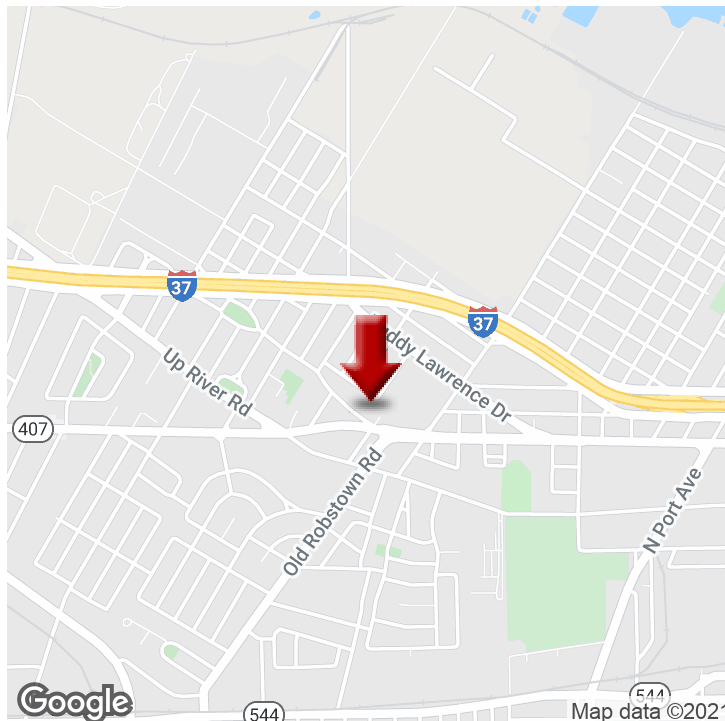
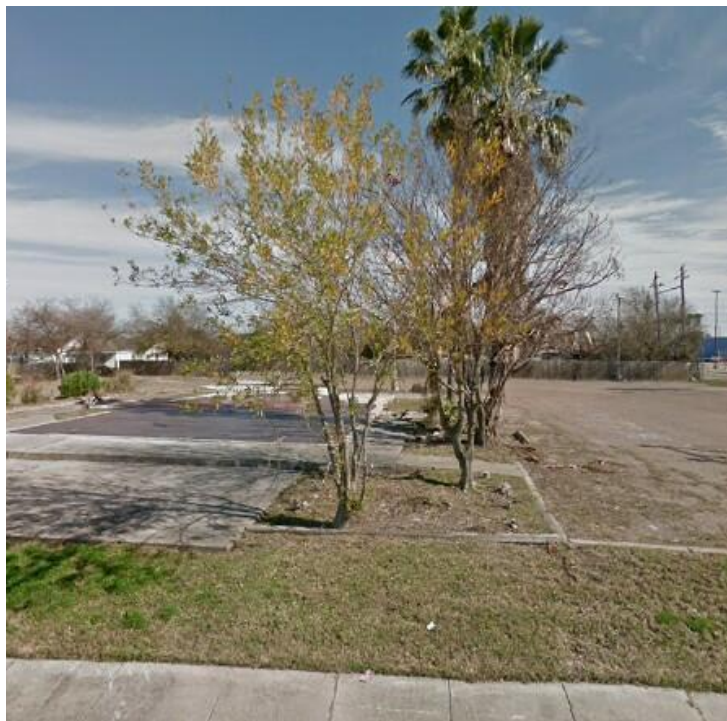
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$110,000
AVAILABLE SF:	
LOT SIZE:	30,400 SF
ZONING:	CG2
PRICE / SF:	\$3.62

PROPERTY OVERVIEW

Vacant land with concrete pad site. Corner lot. Off major feeder road to interstate 37. Close to downtown, shopping, restaurants and refineries.

PROPERTY HIGHLIGHTS

- Corner lot
- Close to downtown
- Close to refineries
- Close to shopping and restaurants

Property Description



PROPERTY OVERVIEW

Vacant land with concrete pad site. Corner lot. Off major feeder road to interstate 37. Close to downtown, shopping, restaurants and refineries.

LOCATION OVERVIEW

Appx 30,400 square feet corner lot. Concrete pad. Zoned commercial. Close to I-37, downtown, refineries, shopping. Opportunity for many uses.

Property Details

SALE PRICE**\$110,000****LOCATION INFORMATION**

Building Name	3602 Mueller
Street Address	3602 Mueller St
City, State, Zip	Corpus Christi, TX 78408
County/Township	Nueces
Cross Streets	Oliver St

PROPERTY DETAILS

Property Type	Land
Property Subtype	Other
Zoning	CG2
Lot Size	30,400 SF
APN#	851900000160

LAND

Number Of Lots	2
Best Use	Commercial

Additional Photos



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LOCATION INFORMATION

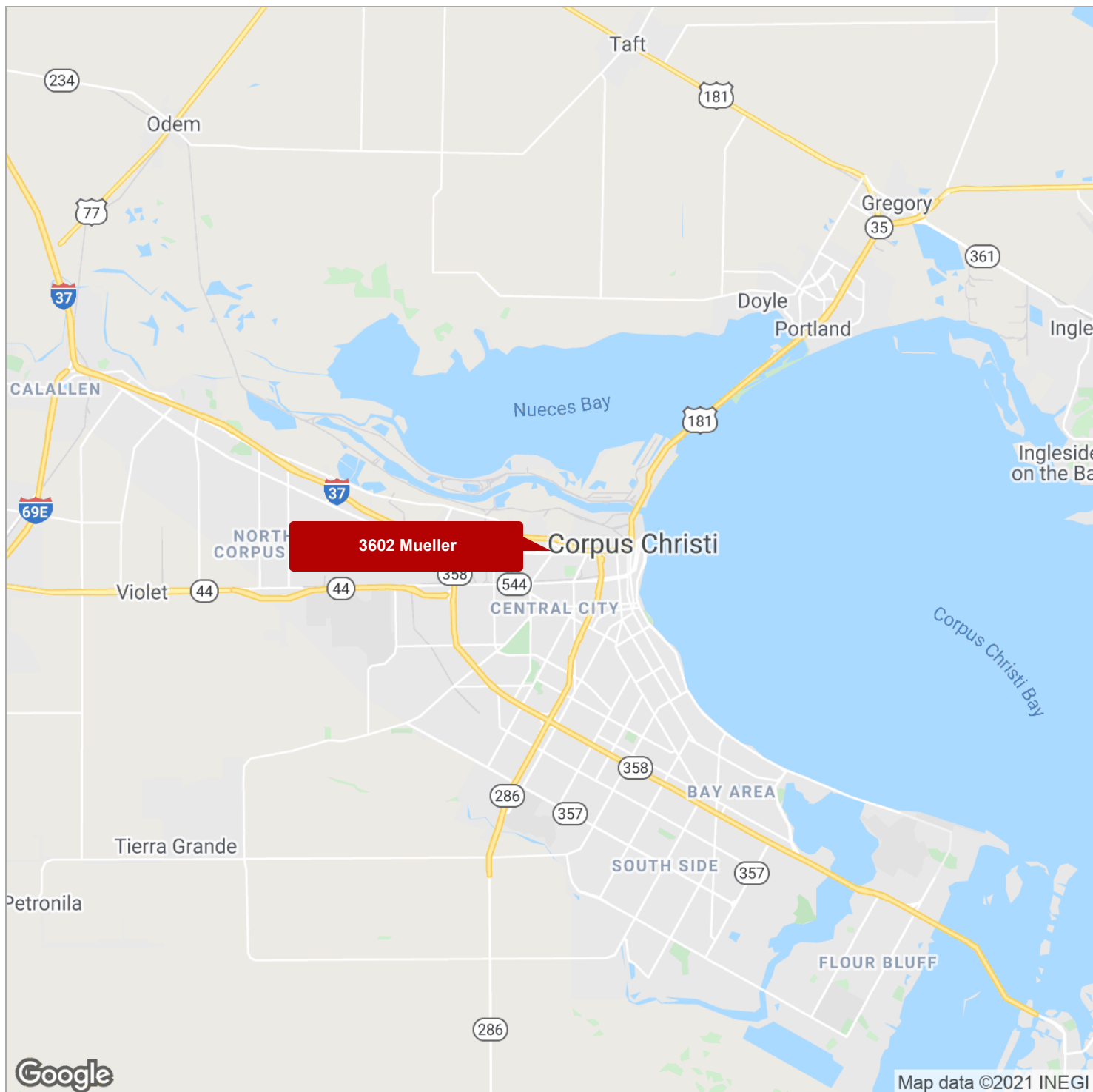
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REGIONAL MAP

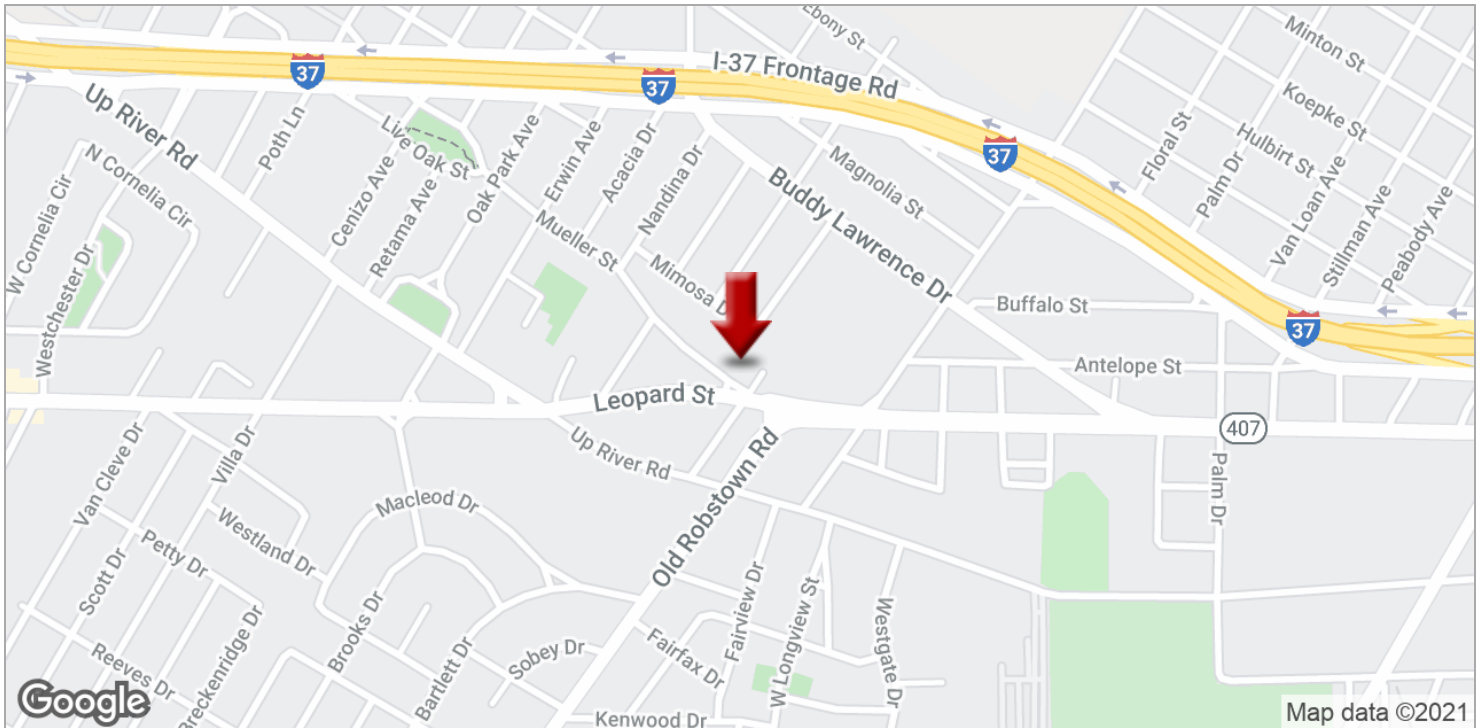
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



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FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES

Financial Summary

INVESTMENT OVERVIEW

Price	\$110,000
Price per SF	\$3.62
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

INCOME SUMMARY

Gross Income	-
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EXPENSE SUMMARY

Gross Expenses	-
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Net Operating Income	-
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Tenant Profiles

OVERVIEW

Company:

Founded:

Total Revenue:

Net Income:

Net Worth:

Lease Rate:

Headquarters:

Website:

TENANT HIGHLIGHTS

- Tenant Highlight 1
- Tenant Highlight 2
- Tenant Highlight 3
- Tenant Highlight 4
- Tenant Highlight 5
- Tenant Highlight 6

HEADER 1

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HEADER 2

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HEADER 3

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SALE COMPARABLES

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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

Sale Comps

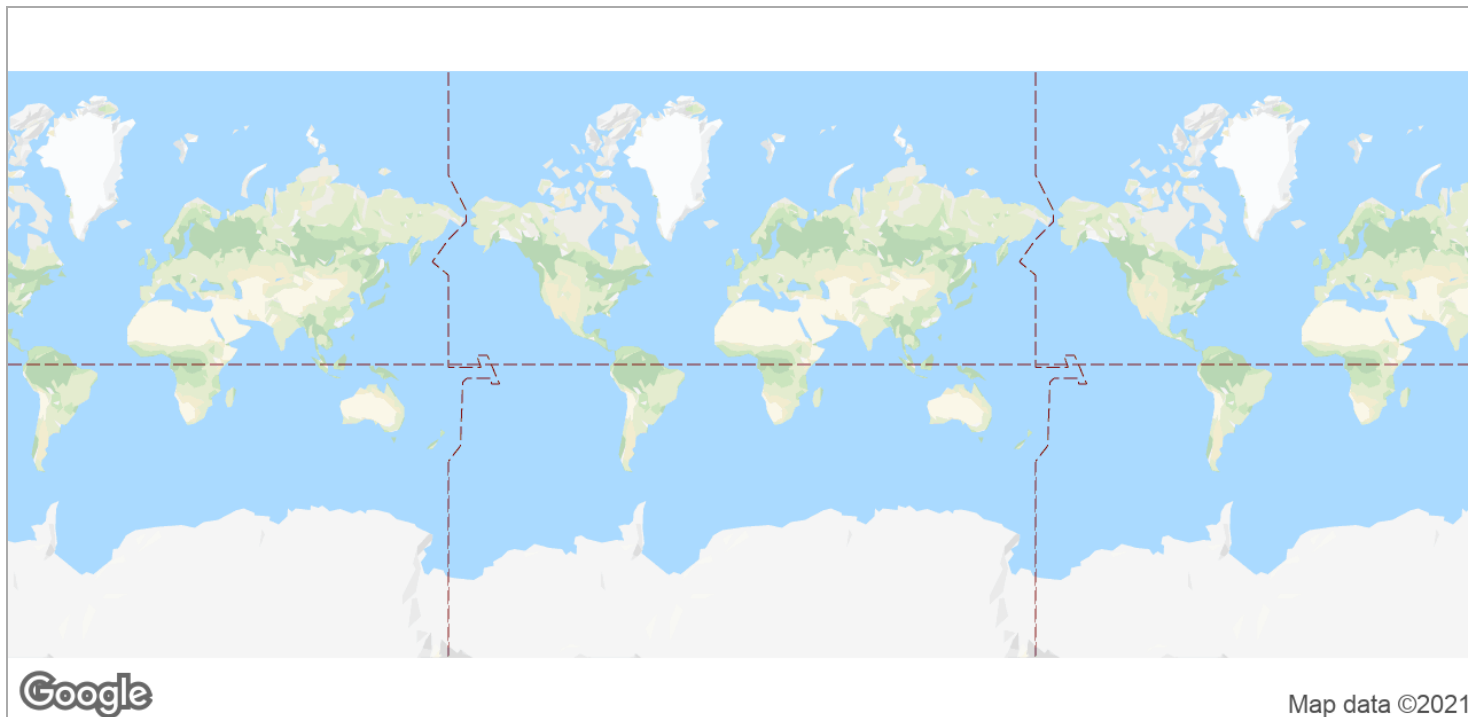


Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP
3602 Mueller 3602 Mueller St Corpus Christi, TX 78408	\$110,000	-	0.7 AC	\$3.62	\$157,618	-
SALE COMPS	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP
	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP
Totals/Averages	\$	SF	AC	\$NaN	Liquid error: divided by 0	0.0%

Sale Comps Map

**SUBJECT PROPERTY**

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RENT COMPARABLES

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RENT COMPS

RENT COMPS SUMMARY

RENT COMPS MAP

Rent Comps

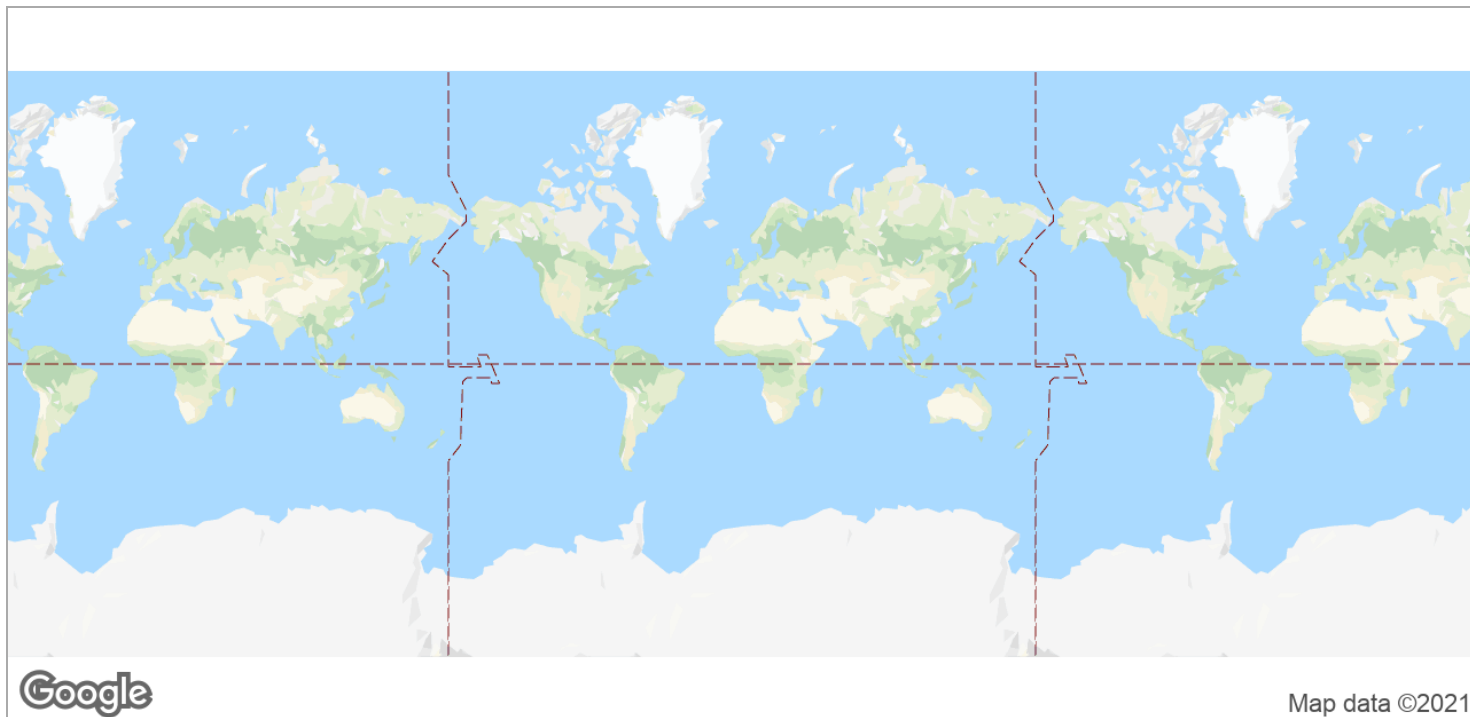


Rent Comps Summary



SUBJECT PROPERTY	PRICE	LOT SIZE	OCCUPANCY %
3602 Mueller 3602 Mueller St Corpus Christi, TX 78408	N/A	0.7 AC	-
RENT COMPS	PRICE	LOT SIZE	OCCUPANCY %
	PRICE	LOT SIZE	OCCUPANCY %
Totals/Averages	-	-	-

Rent Comps Map

**SUBJECT PROPERTY**

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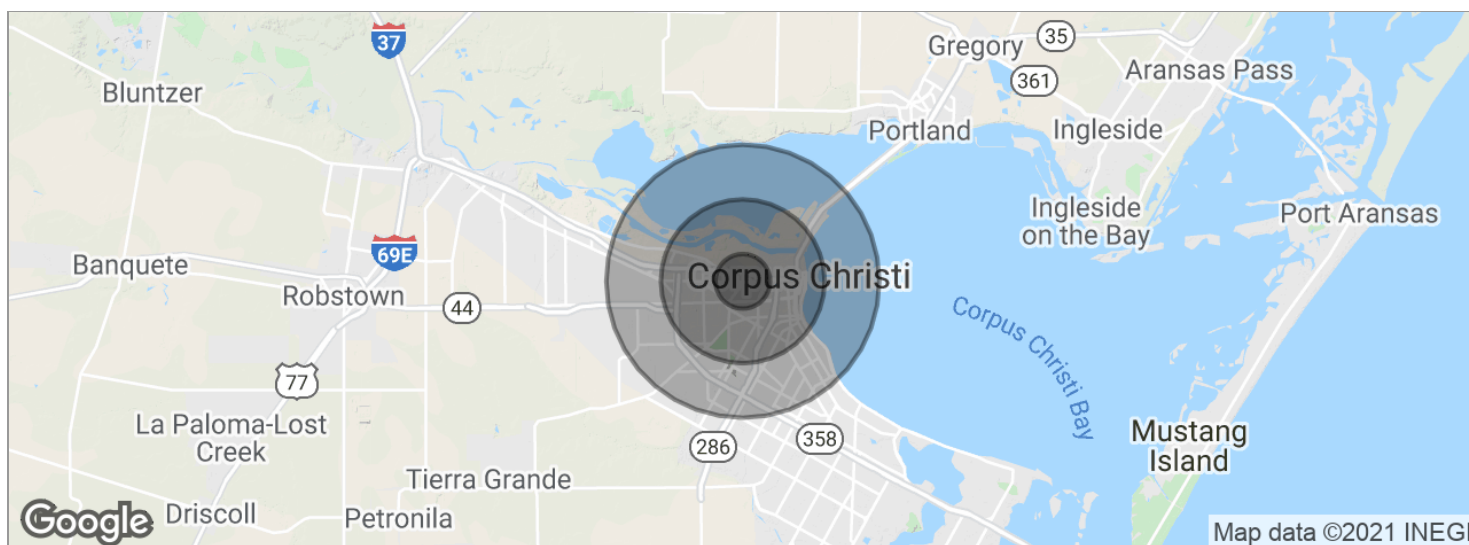
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DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,677	54,149	110,860
Median age	33.3	36.6	35.4
Median age (male)	32.9	35.0	34.0
Median age (Female)	32.1	37.3	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,261	18,854	38,905
# of persons per HH	3.0	2.9	2.8
Average HH income	\$31,568	\$35,367	\$42,751
Average house value	\$62,372	\$68,563	\$81,822

* Demographic data derived from 2010 US Census

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ADDITIONAL INFORMATION

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