

# 3602 Mueller

CORPUS CHRISTI, TX



OFFERING MEMORANDUM

**KW COMMERCIAL**

4518 Everhart Road, Ste 101

Corpus Christi, TX 78411

**PRESENTED BY:**

**CHARLES MADER**

KW Coastal Bend- Commercial- Broker Associate

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TX #387408

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## CORPUS CHRISTI, TX

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# PROPERTY INFORMATION

1

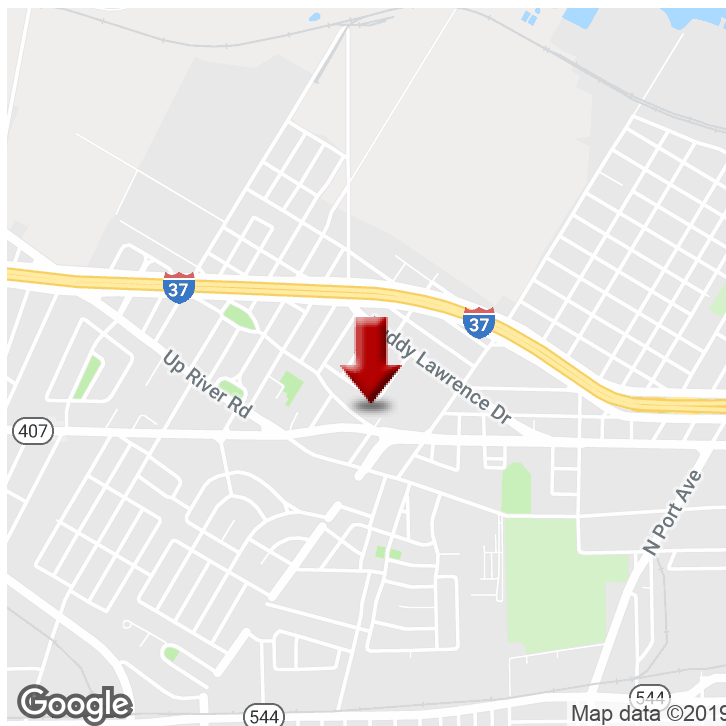
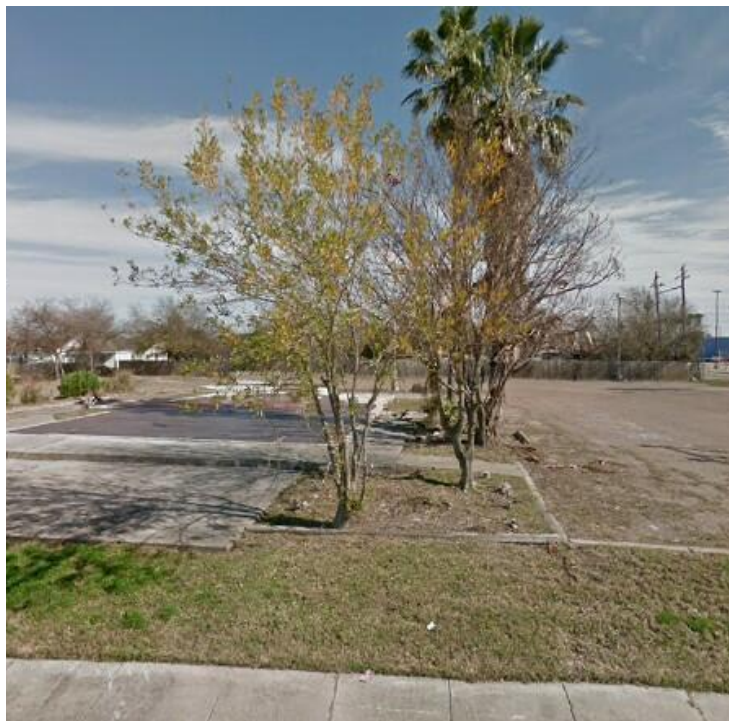
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Executive Summary



## OFFERING SUMMARY

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

## PROPERTY OVERVIEW

Vacant land with small 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 small 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. 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

# 2

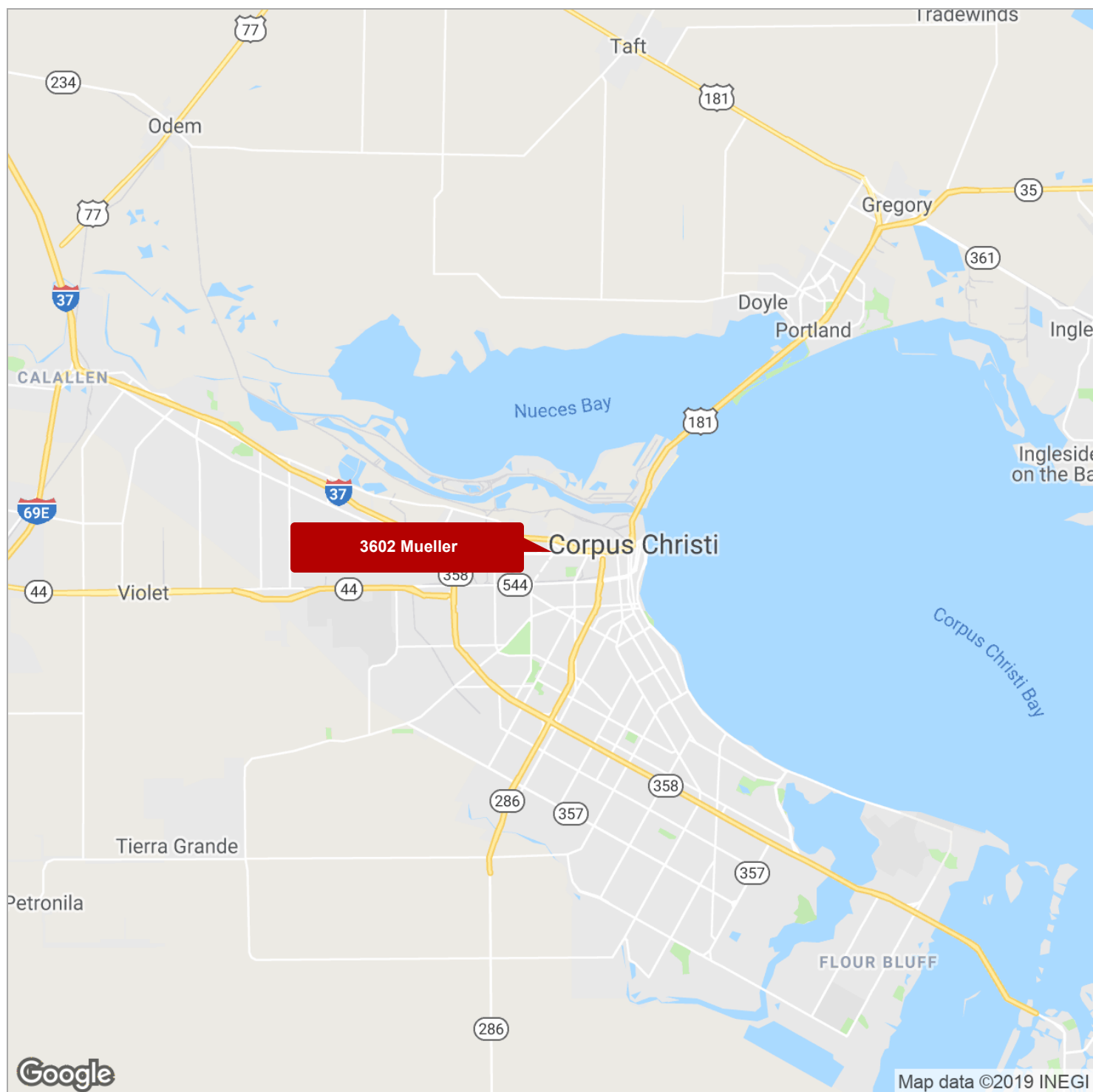
REGIONAL MAP

LOCATION MAPS

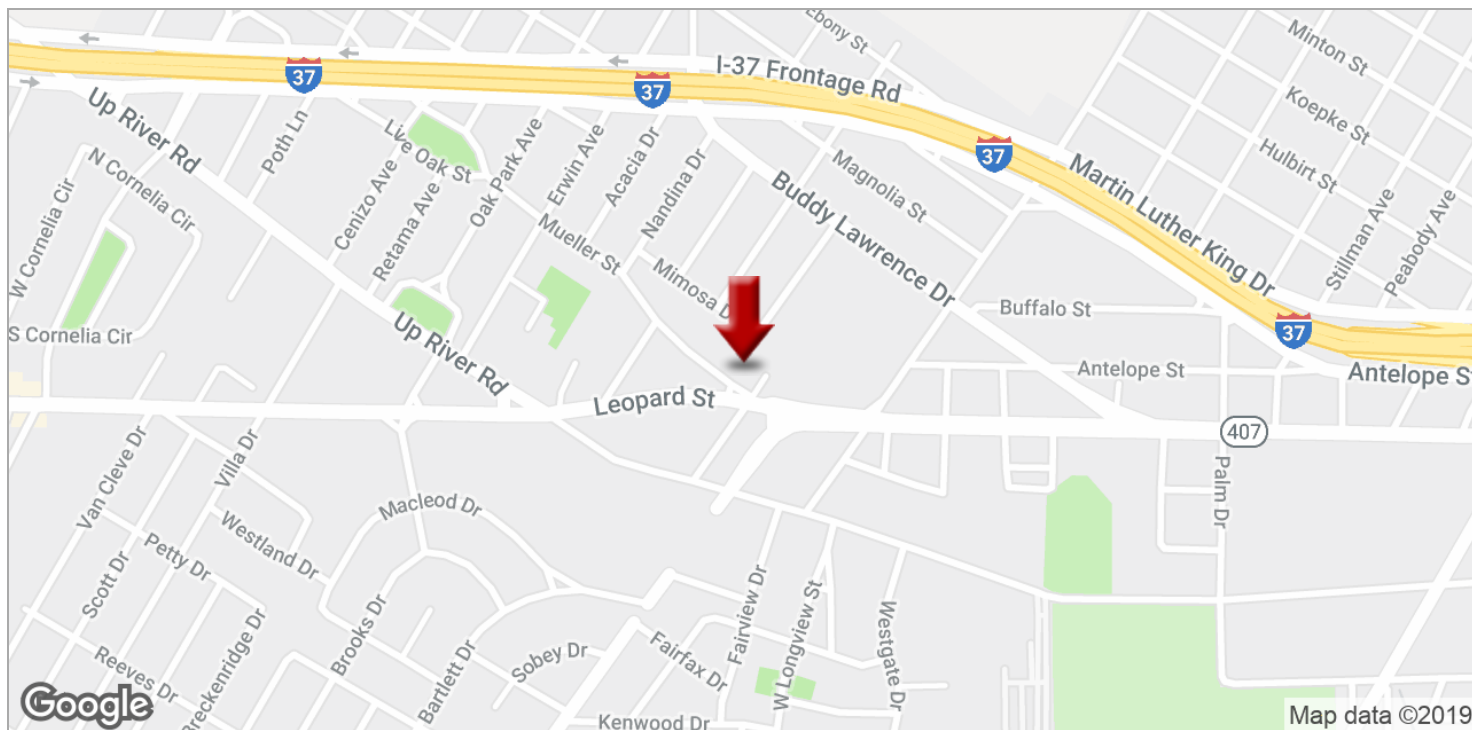
AERIAL MAP



## Regional Map



## Location Maps





## Aerial Map



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# FINANCIAL ANALYSIS

3

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	-
--------------	---

## 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 3

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# SALE COMPARABLES

# 4

SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

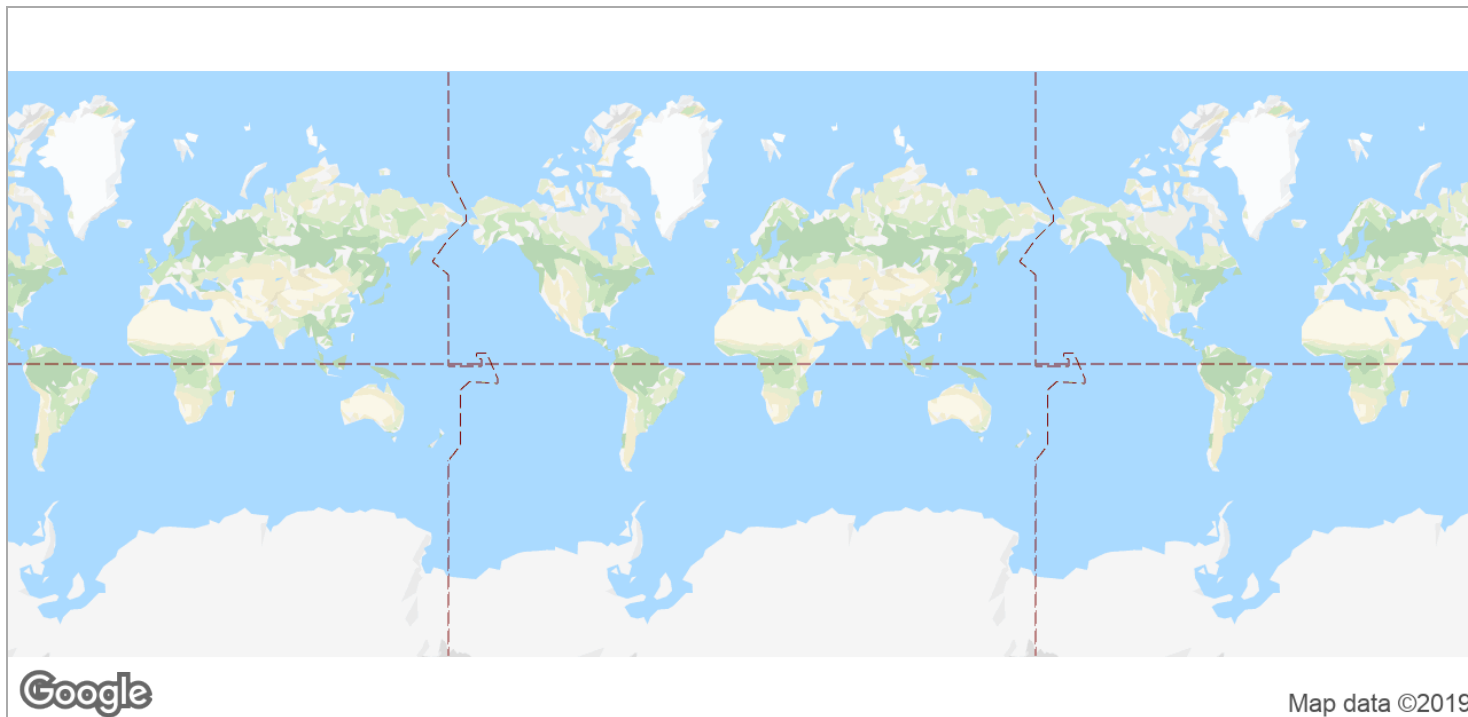
## Sale Comps

# Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP
<b>3602 Mueller</b> 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**

3602 Mueller St | Corpus Christi, TX 78408

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# RENT COMPARABLES

# 5

RENT COMPS

RENT COMPS SUMMARY

RENT COMPS MAP



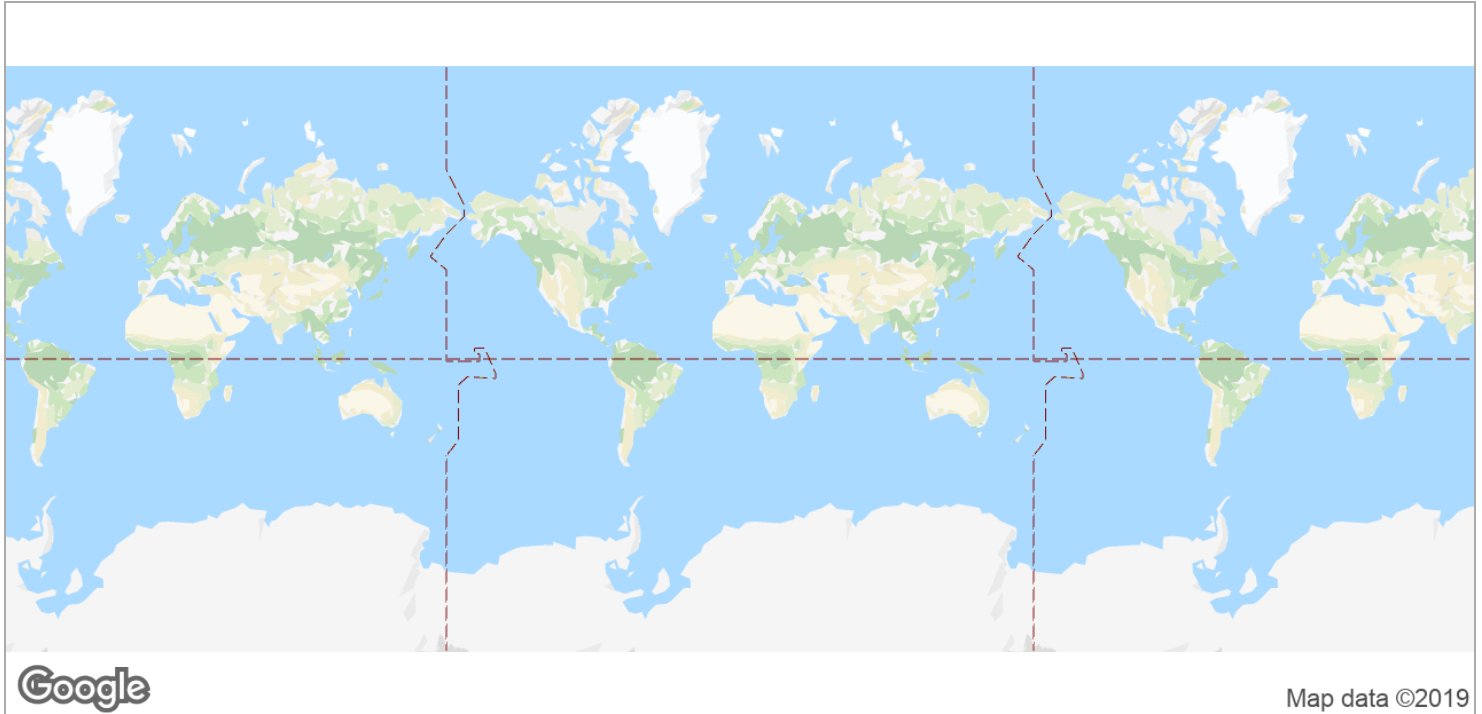
## Rent Comps

## Rent Comps Summary



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

## Rent Comps Map

**SUBJECT PROPERTY**

3602 Mueller St | Corpus Christi, TX 78408

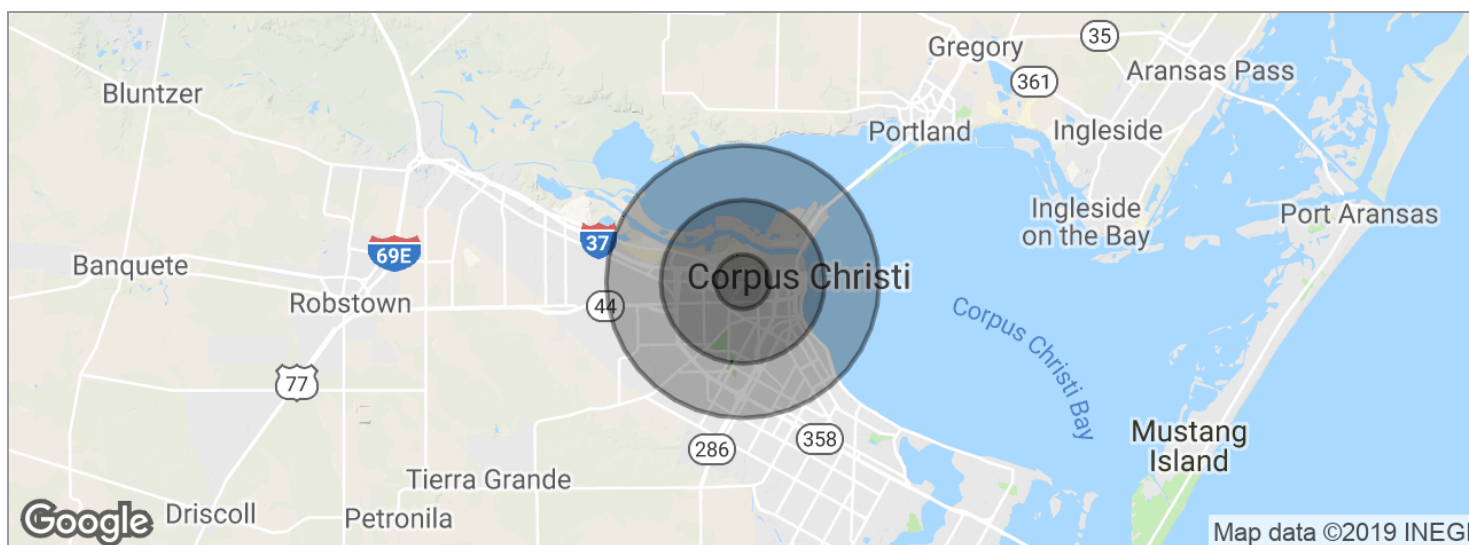
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DEMOGRAPHICS

6

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

# 7