

LEOPARD PLAZA

11330 Leopard St ★ Corpus Christi, TX 78410

NORTHWEST CORPUS CHRISTI

Northwest Quadrant of Leopard St between Hart Rd & Violet Rd

COMMUNITY CENTER

RETAIL / SERVICE

57,000 SF GLA | 7 AC

PROPERTY/AREA

- ★ Leasing underway for Leopard Plaza with three (3) retail spaces for complimentary tenants to Goodwill, Planet Fitness and Dollar Tree
- ★ Delivery Winter 2018
- ★ Zoned: CG-2 – General—Commercial District
- ★ Large Pylon Sign
- ★ Convenient ingress/egress—3 locations
- ★ Plenty of Lighted Parking—300 ± spaces
- ★ Bus stop located in front of property
- ★ High growth area complimented with this property re-development of former Walmart
- ★ Strong daytime population
- ★ High Traffic Counts
- ★ Average Household Income over \$71,000.00
- ★ Located approximately 3.5 miles from the intersection of IH 37 and Hwy 77
- ★ Approximately 13 miles from downtown
- ★ Easy access to South Texas via Hwy 77 and North Texas via IH 37
- ★ Great Calallen School District
- ★ Area Business includes HEB, Walgreen's, Family Dollar, Taco Bell, Schlotzsky's, McDonald's, Sonic, Whataburger, Prosperity Bank, O'Riley's Auto Parts...

ELEVATION RENDERING



Conceptual



DAVID PETRICK

David Petrick Company, Inc.

dpetrick@texas.net

512-418-1900 (o) ★ 512-699-2927 (c)

4131 Spicewood Springs Rd, Suite N-1 ★ Austin, TX 78759

Petrick Co.
Commercial Real Estate

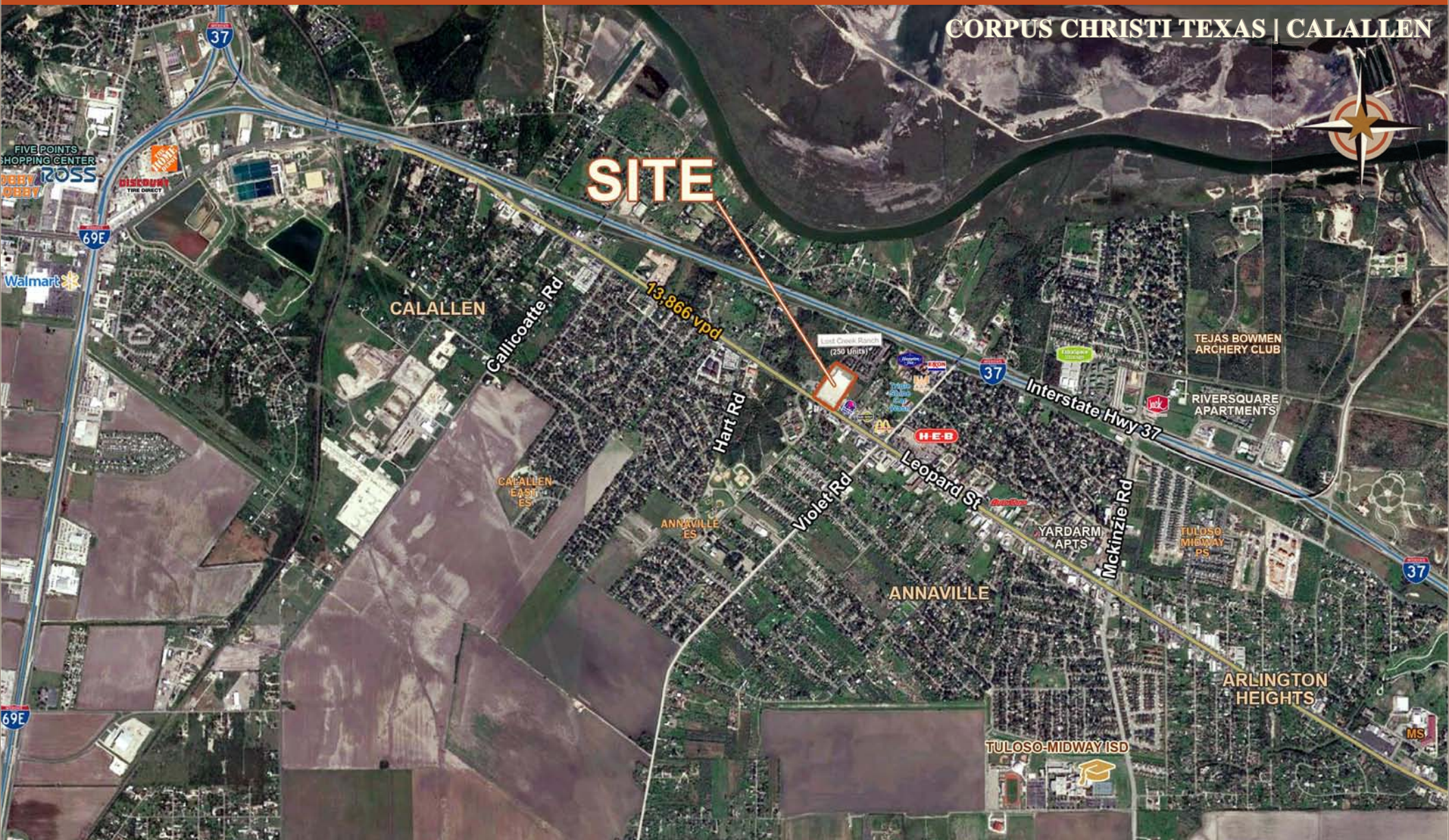
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CORPUS CHRISTI TEXAS | CALLEN



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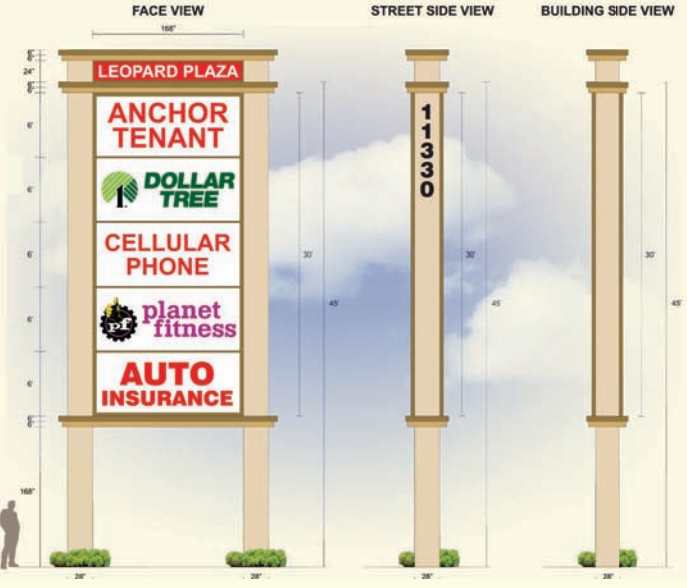
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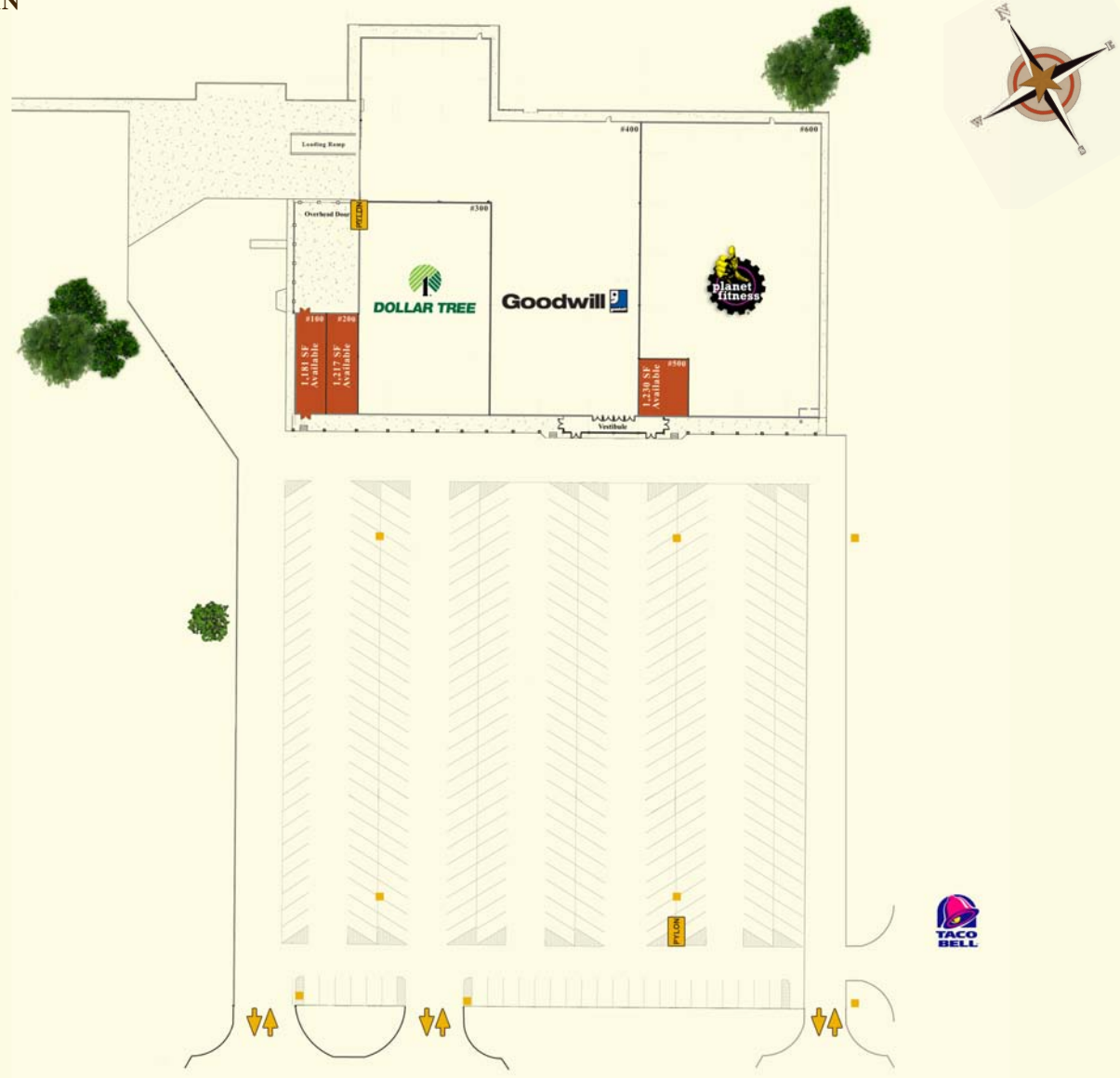
TENANTS

#100	1,181 SF	Available
#200	1,217 SF	Available
#300	10,340 SF	Dollar Tree
#400	24,652	Goodwill
#500	1,230	Available
#600	18,671	Planet Fitness

PYLON RENDERING



SITE PLAN



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RETAIL SPACE

- ★ Great visibility for sufficient traffic awareness
- ★ Efficient floor plan
- ★ Rear exit—Suite 100
- ★ Vanilla Box Finish-out
- ★ Signage opportunities available
- ★ Minimal area competition
- ★ Delivery February—2018

PROJECT LEASING TERMS

Call for rates

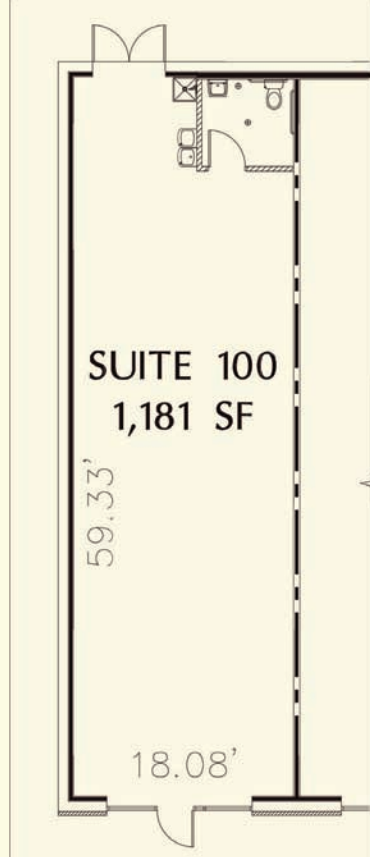
1,230 SF | STE #500



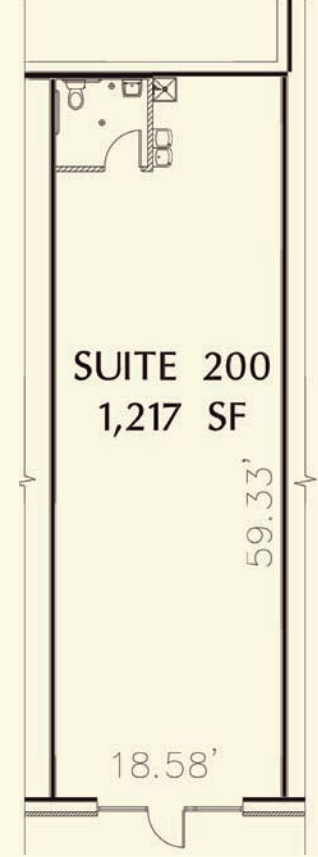
FLOOR PLANS

Up to 2,398 SF Max Contiguous

1,181 SF END CAP | STE #100



1,217 SF IN-LINE | STE #200



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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.



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

