

FOR SALE STAND ALONE BUILDING

1733 SOUTH BROWNLEE BLVD. | CORPUS CHRISTI, TX 78404



PROPERTY DESCRIPTION

Former Tejas Broadcasting location that offers plenty of office space and parking. The clean, well built property has a fire alarm system, magnetic security entry door and the entire roof was replaced in the 4th quarter of 2017. Close to the expanded Spohn Shoreline Hospital, revitalized 6 Points area and many well known retail locations. Easy access to Crosstown Expressway and Ocean Drive.

There is currently a tenant in place occupying the 2nd floor for \$3,000.00 / month / NNN that expires in 03/2020. The tenant can continue to lease upstairs with the new Buyer, or can vacate if the Buyer prefers.

PROPERTY HIGHLIGHTS

- Easy Access to Crosstown Expressway
- Zoned "CG-2"
- Two Floors (4,500 SF Each Floor)

JOE CASEY
jcasey@joeadame.com
O: 361.880.5888
C: 361.331.7936

OFFERING SUMMARY

Sale Price:	\$399,900
Lot Size:	0.144 Acres
Building Size:	9,000 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	6,170	19,796	33,951
Total Population	16,167	53,939	93,387
Average HH Income	\$54,704	\$45,278	\$44,955

FOR SALE STAND ALONE BUILDING

ADAME
COMMERCIAL
REAL ESTATE SOLUTIONS

1733 SOUTH BROWNLEE BLVD. | CORPUS CHRISTI, TX 78404

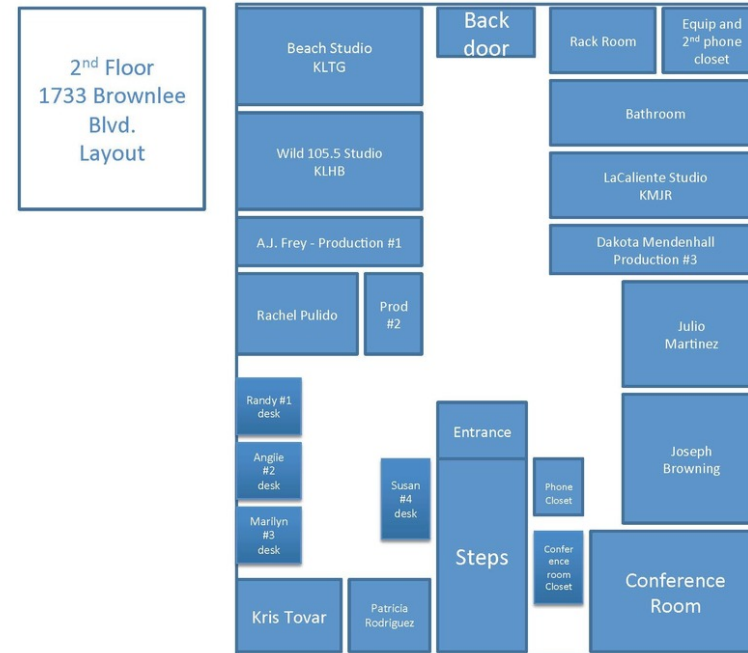
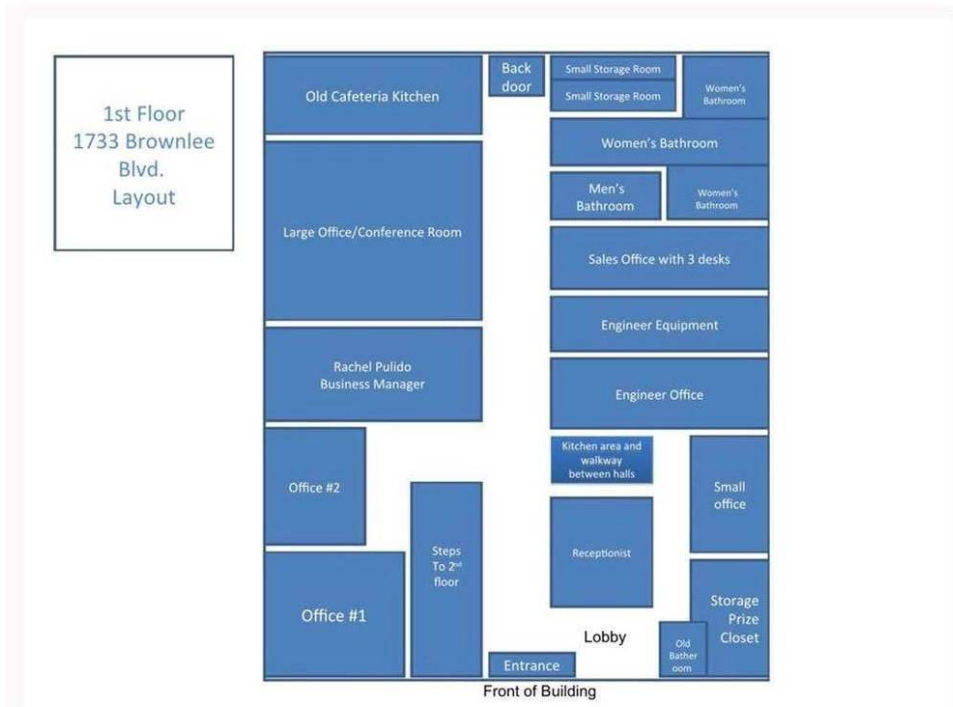


JOE CASEY
jcasey@joeadame.com
O: 361.880.5888
C: 361.331.7936

JOEADAME.COM

FOR SALE STAND ALONE BUILDING

1733 SOUTH BROWNLEE BLVD. | CORPUS CHRISTI, TX 78404

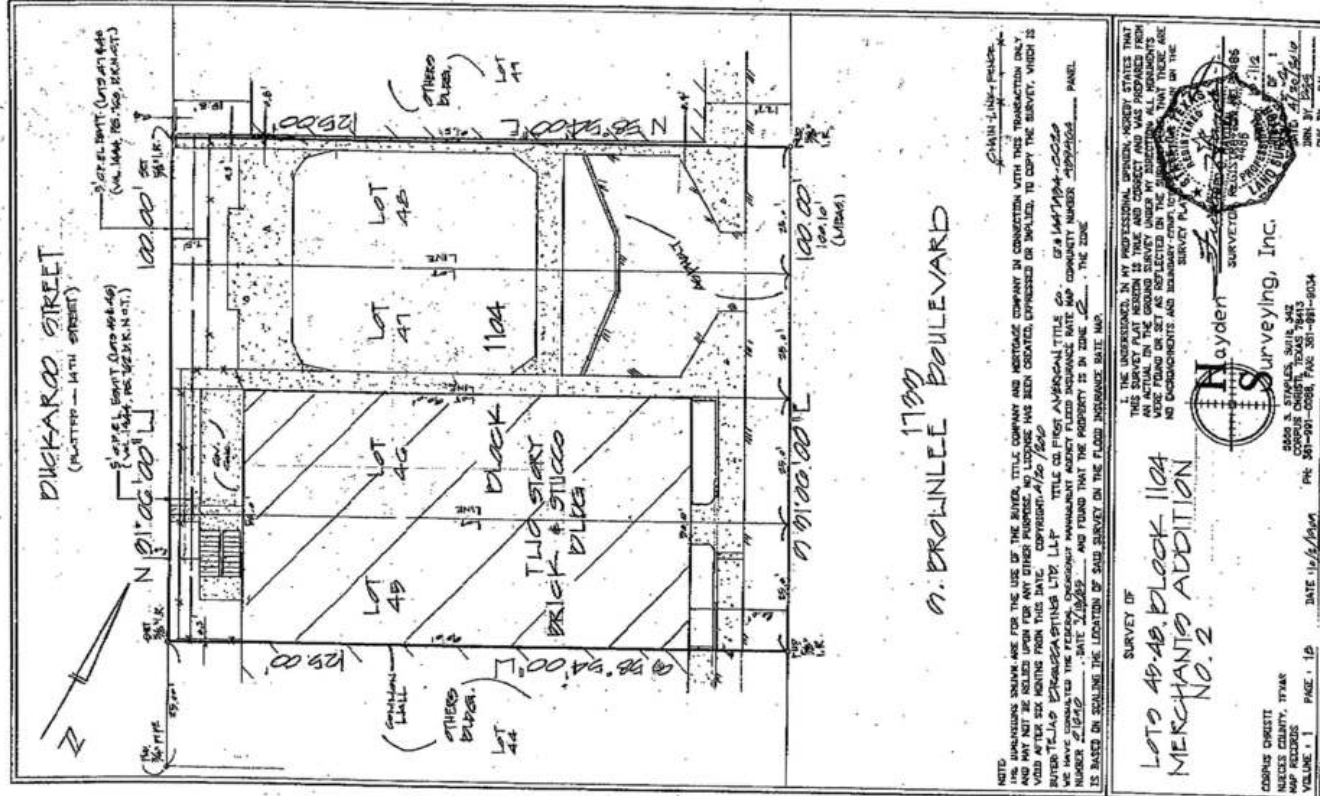


JOE CASEY
jcasey@joeadame.com
O: 361.880.5888
C: 361.331.7936

FOR SALE STAND ALONE BUILDING

1733 SOUTH BROWNLEE BLVD. | CORPUS CHRISTI, TX 78404

ADAME
COMMERCIAL
REAL ESTATE SOLUTIONS



NOTE: THE DIMENSIONS SHOWN ARE FOR THE USE OF THE BUYER, TITLE COMPANY AND MORTGAGE COMPANY IN CONNECTION WITH THIS TRANSACTION ONLY AND MAY NOT BE SUITED UPON FOR ANY OTHER PURPOSE. NO LIENS HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY, WHICH IS VOID AFTER SIX MONTHS FROM THIS DATE. COPYRIGHT: 1/20/2019
 BUTER TELLER ENGINEERING LTD LLP TITLE CO FIRST AMERICAN TITLE CO. 075 0471744-0008
 NUMBER 21826
 IS BASED ON RECORDING THE LOCATION OF THIS SURVEY ON THE FLOOD INSURANCE RATE MAP.

N. BROWNLEE BOULEVARD 1733

SURVEY OF
LOTS 45-48 BLOCK 1104
MERCHANTS ADDITION
NO. 2

THE UNDERSIGNED, IN MY PROFESSIONAL OPINION, HEREBY STATES THAT THIS SURVEY PLAT HEREON IS TRUE AND CORRECT AND WAS PREPARED FROM THE FIELD AND ALL DIMENSIONS AND MEASUREMENTS AND MONUMENTS AND MARKERS AND RECORDS AND ENCUMBRANCES AND INTERESTS THEREON AND THE SURVEY PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

Nayden SURVEYOR
 SURVEYING, INC.
 5600 S. STAPLES, SUITE 402
 CORPUS CHRISTI, TEXAS 78413
 PHONE 361-991-0088, FAX 361-991-9004

CORPUS CHRISTI
 NUECES COUNTY, TEXAS
 MAP RECORDS
 VOLUME 1 | PAGE 1 | DATE 11/16/2019

JOE CASEY
 jcasey@joeadame.com
 O: 361.880.5888
 C: 361.331.7936

JOEADAME.COM

FOR SALE STAND ALONE BUILDING

ADAME
COMMERCIAL
REAL ESTATE SOLUTIONS

1733 SOUTH BROWNLEE BLVD. | CORPUS CHRISTI, TX 78404



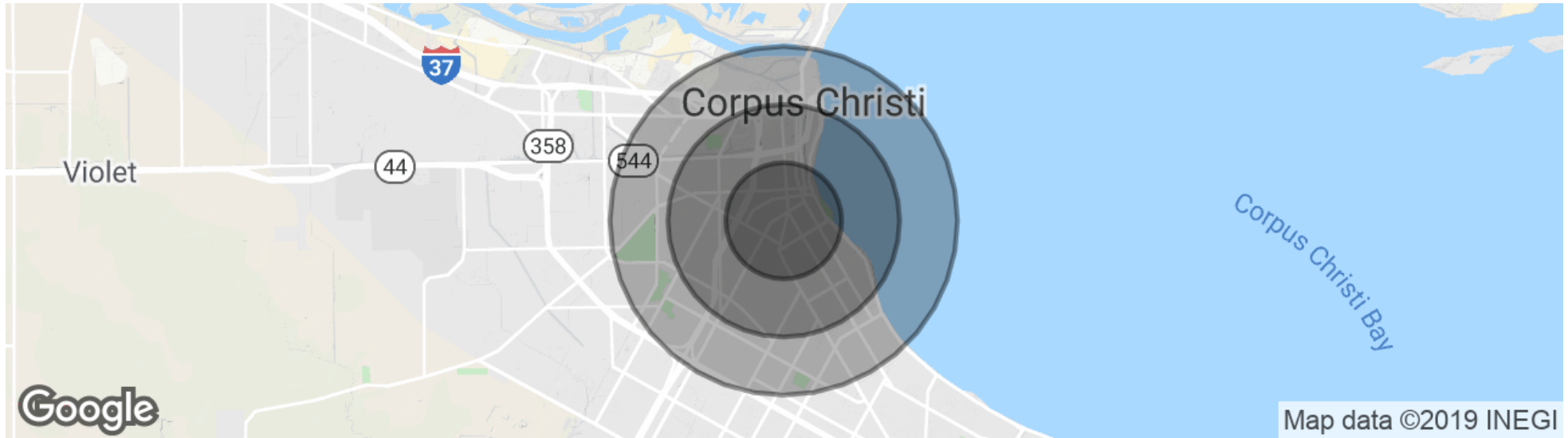
Google Imagery ©2019 , Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

JOE CASEY
jcasey@joeadame.com
O: 361.880.5888
C: 361.331.7936

JOEADAME.COM

FOR SALE STAND ALONE BUILDING

1733 SOUTH BROWNLEE BLVD. | CORPUS CHRISTI, TX 78404



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	16,167	53,939	93,387
Median age	38.7	37.1	36.5
Median age (Male)	38.9	35.8	35.0
Median age (Female)	38.4	37.7	37.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,170	19,796	33,951
# of persons per HH	2.6	2.7	2.8
Average HH income	\$54,704	\$45,278	\$44,955
Average house value	\$90,140	\$90,329	\$86,922

* Demographic data derived from 2010 US Census

JOE CASEY
jcasey@joadame.com
O: 361.880.5888
C: 361.331.7936



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 Primary Assumed Business Name	License No.	Email	Phone
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
Joe Casey	512430	jcasey@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
IABS 1-0