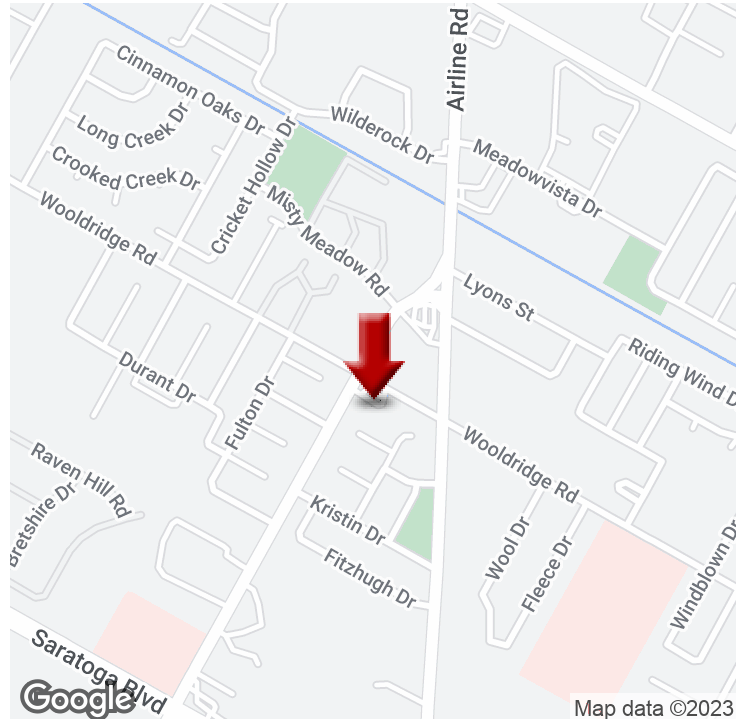


## RETAIL FOR SALE

# WOOLDRIDGE PLAZA

6313 Wooldridge, Corpus Christi, TX 78414



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,400,000
<b>CAP RATE:</b>	5.0%
<b>NOI:</b>	\$140,000
<b>BUILDING SIZE:</b>	13,262 SF
<b>PRICE / SF:</b>	\$180.97

[CLICK HERE TO VIEW VIDEO](#)

### PROPERTY OVERVIEW

Great retail location in a high visibility, high traffic location. Current tenants are long term and include 2 restaurants at either end of L shaped strip center. Approx 54 parking spaces in concrete paved lot. Alleyway behind center with rear exit doors for all tenants. Individually metered electric with house meter for parking lot and canopy lights. Currently 100% occupied.

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

**MICHELLE KNIGHT**  
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**TOM VERDUCCI**  
Commercial Real Estate Managing Director  
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Tom@soldbyTomV.com  
TX #0537279

Outside Broker Address: US HWY, US, TX 78132

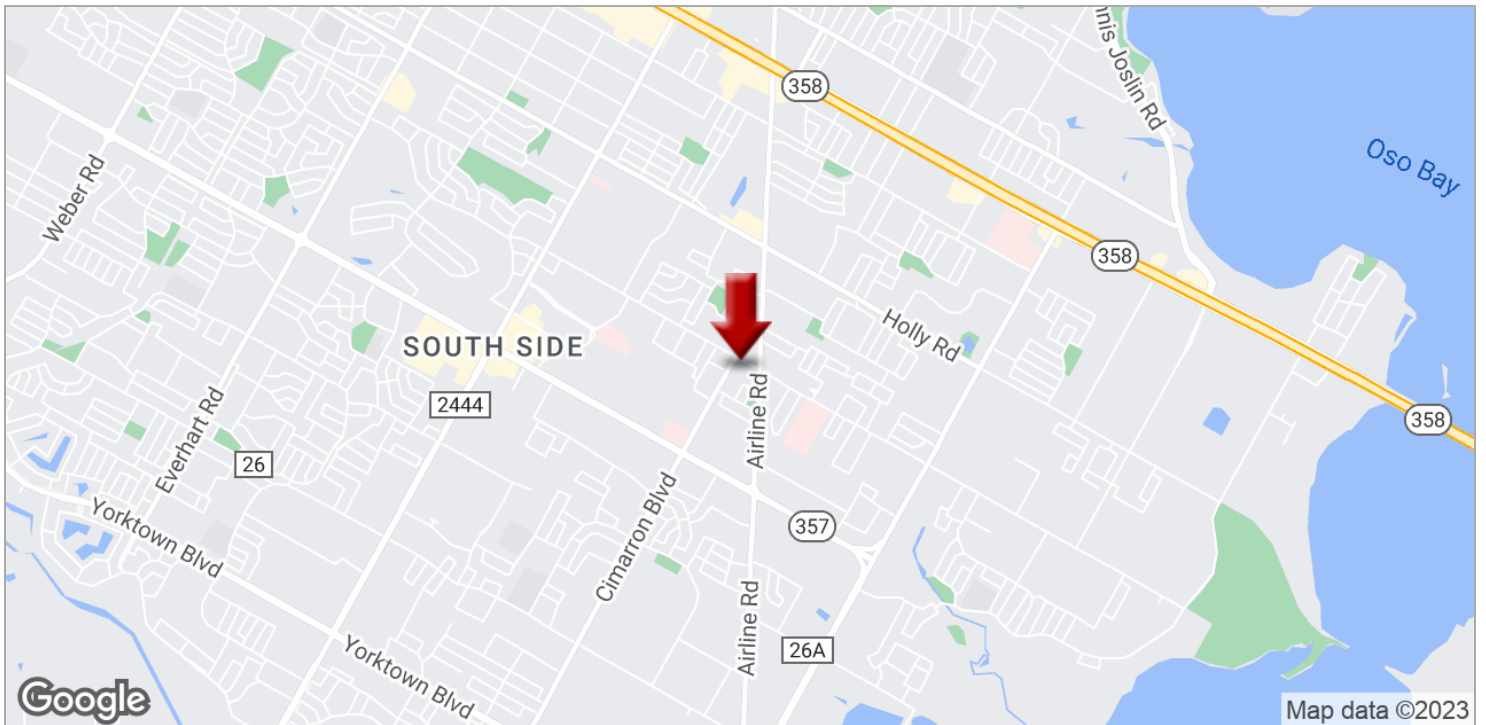
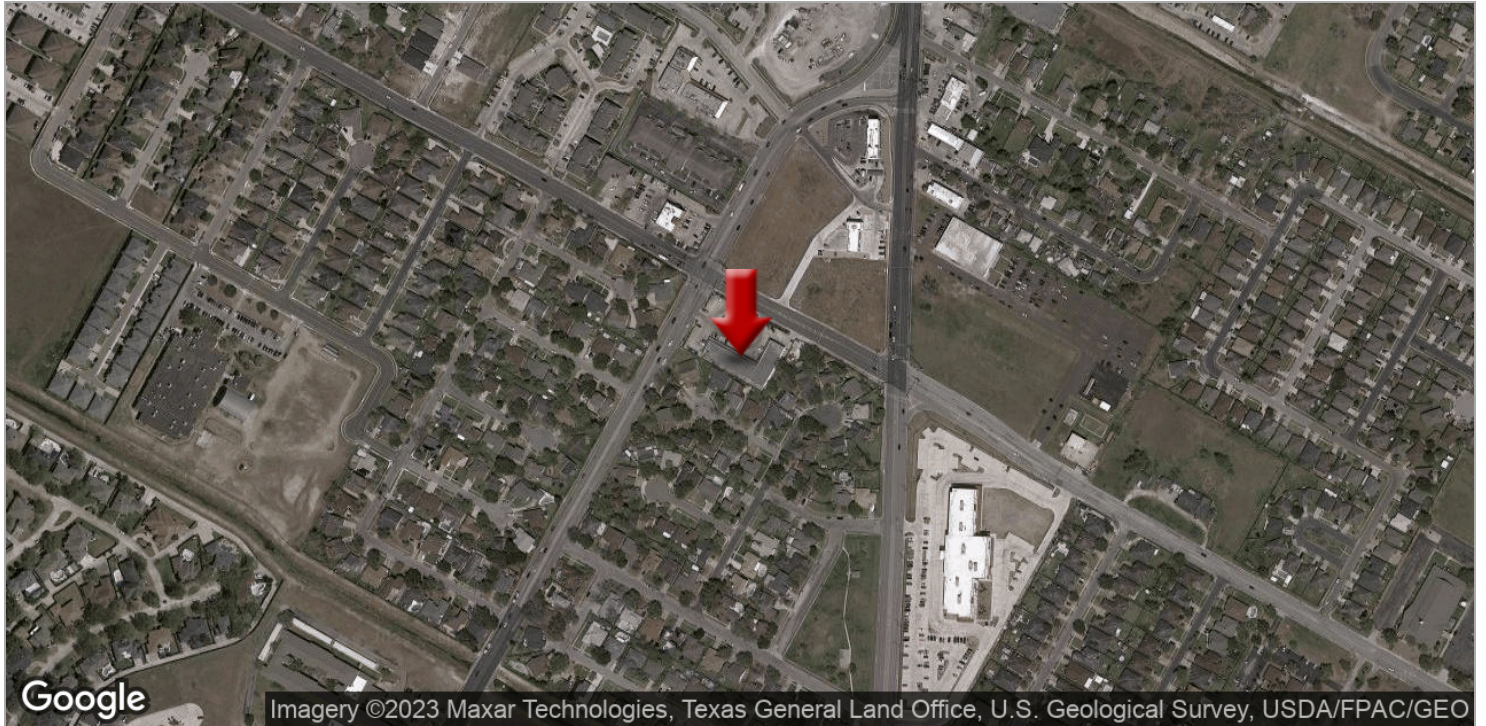
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**RETAIL FOR SALE**

# WOOLDRIDGE PLAZA

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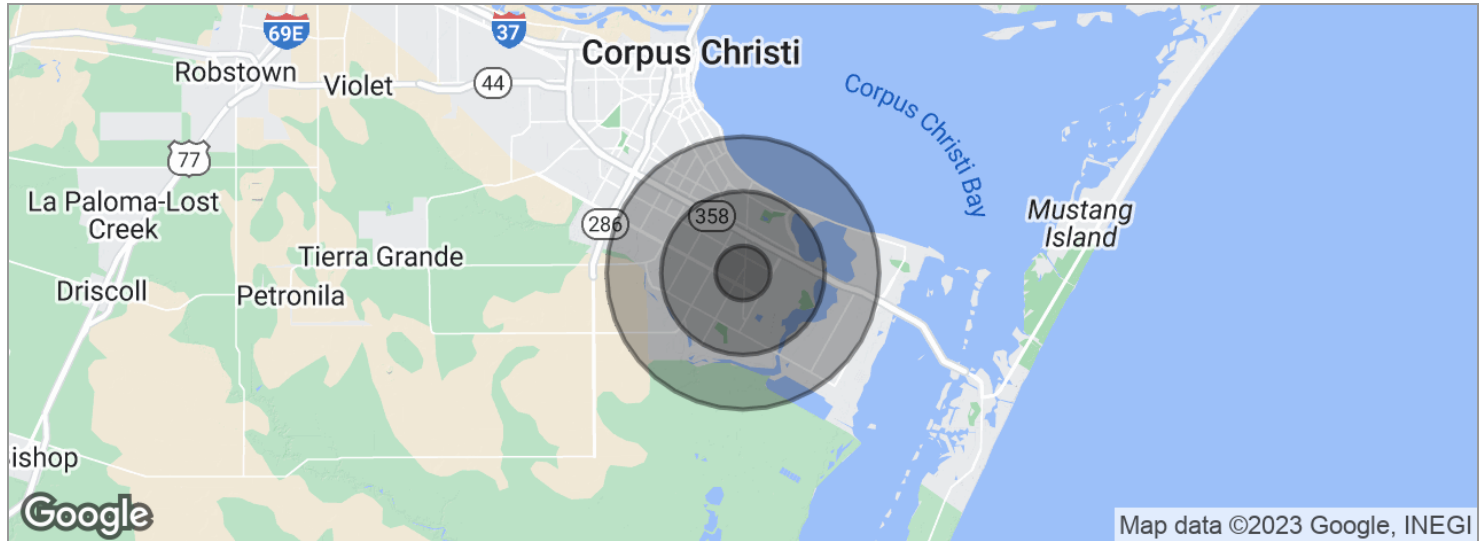
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# WOOLDRIDGE PLAZA

6313 Wooldridge, Corpus Christi, TX 78414



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,580	96,017	173,139
Median age	30.2	33.9	34.5
Median age (male)	28.6	32.4	33.0
Median age (Female)	31.7	35.1	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,342	36,919	66,040
# of persons per HH	2.5	2.6	2.6
Average HH income	\$61,507	\$67,501	\$66,286
Average house value	\$154,827	\$160,811	\$171,915

\* Demographic data derived from 2020 ACS - US Census

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# Tom Verducci – Professional Profile

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T: 361. 774. 1685  
Tom@soldbyTomV.com  
[www.TomVerducci.com](http://www.TomVerducci.com)

Tom Verducci is a member at large for the National Association of Realtors (NAR) Commercial Committee and the sitting Chairman for the Texas Association of Realtors (TAR) Commercial Real Estate Committee. The purpose of the TAR Commercial Committee is to positively impact the industry through education and advocacy of legislation, favorable to the protection of the private property ownership rights of Texans.

Tom is a Senior Managing Director at KW Commercial Real Estate with more than 15 years of experience in commercial real estate sales. He also serves as a member of the KW CRE Leadership Council (CLC). As a member of the CLC, Tom plays a critical role in the execution of commercial real estate initiatives as well as serving as a liaison between his region of +/-135 commercial real estate agents and the corporate office based in Austin TX. Tom joined the firm in June, 2009. Prior to this, he was the Vice President at a prominent commercial real estate firm in Texas joining that firm in June 2005. Tom has been involved in commercial real estate sales for major corporate, institutional and entrepreneurial owners throughout his career.

## Professional Designations

- Certified International Property Specialist (CIPS)
- Member at Large NAR Commercial Committee
- Texas Realtor Leadership Program (TRLP)
- KW CRE Commercial Leadership Council
- Chairman TAR Commercial Committee
- Seller Representative Specialist (SRS)
- KW BOLD Graduate Program
- NAR E-PRO

## Professional Affiliations

- National Association of Realtors (NAR)
- Texas Association of Realtors (TAR)
- Corpus Christi Association of Realtors
- San Antonio Association of Realtors
- TAR Commercial Committee
- NAR Commercial Committee



## 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:
  - 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.

<b>KW Commercial Coastal Bend</b>	<b>564443</b>	<b>KWCB716@gmail.com</b>	<b>(361)225-7900</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Craig Owen</b>	<b>398330</b>	<b>craigowen@mykwsa.com</b>	<b>(210)493-3030</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Anna L. Garcia</b>	<b>563956</b>	<b>lorigarcia534@gmail.com</b>	<b>(956)534-1598</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tom Verducci</b>	<b>537279</b>	<b>TomV@KWCommercial.com</b>	<b>(361)774-1685</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date