

3411 Leopard Street, Corpus Christi, TX 78408



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,450,000
<b>CAP RATE:</b>	+/- 7%
<b>BUILDING SIZE:</b>	8,920 SF
<b>YEAR BUILT:</b>	1960
<b>ZONING:</b>	CG-2

### PROPERTY OVERVIEW

Dollar Tree, Inc NNN Investment opportunity, in Corpus Christi Texas. The property has approximately eight years remaining on the primary lease term as well as two additional five-year options. The building is located directly across the street from an exceptionally busy HEB grocery store on Leopard Street, one of the primary thoroughfares in the area.

### LOCATION OVERVIEW

At Leopard and Nueces Bay, across from HEB. Four miles from City Hall, just minutes from IH 37 & TX 286 Crosstown Expressway.

### PROPERTY HIGHLIGHTS

- 7% Cap
- NNN Property
- Dollar Tree Stores, Inc. is a part of Dollar Tree, Inc. Additional information can be found at <http://www.dollartreeinfo.com/investors/financial/>. Buyer must conduct their own due diligence to verify the accuracy of this information and all information contained within this marketing package.

KW COMMERCIAL

**TOM VERDUCCI**  
Commercial Real Estate Specialist  
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Tom@soldbyTomV.com  
TX #537279

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated

## RETAIL FOR SALE

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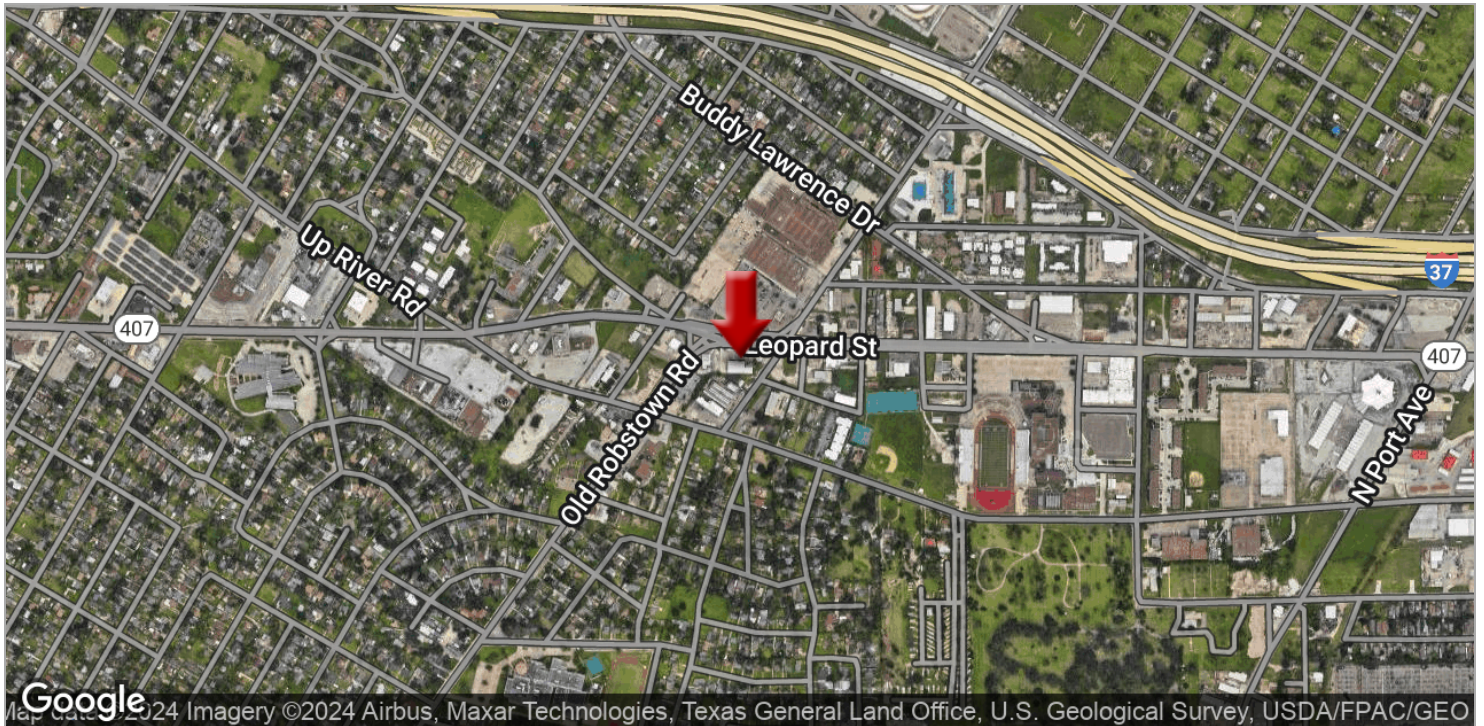
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# Tom Verducci – Professional Profile

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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