

NEWLY RENOVATED WAREHOUSE/OFFICE

1930 COMANCHE ST
CORPUS CHRISTI, TX 78408

SALE PRICE:

\$299,000



SCOTT FAUVER

361.442.6723

scott@craveyrealestate.com

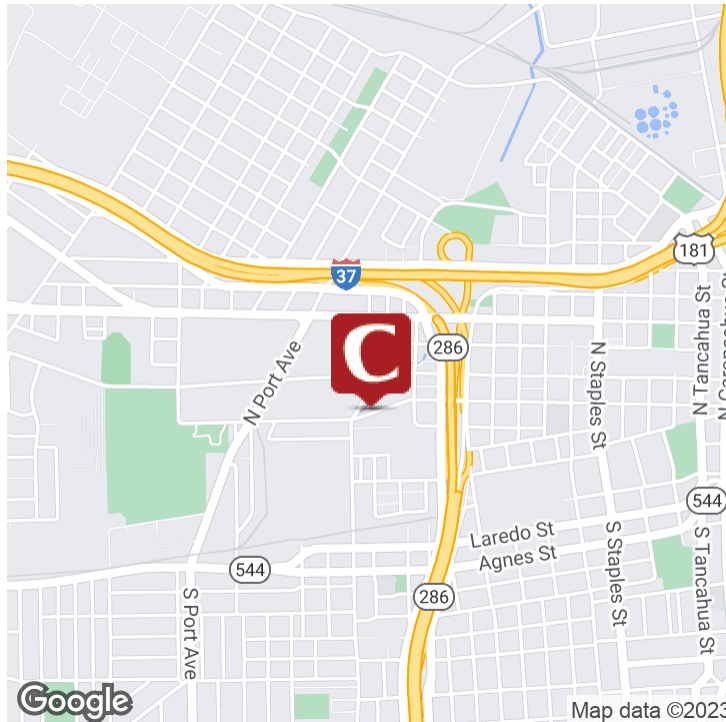
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



SALE PRICE

\$299,000

PROPERTY OVERVIEW

Newly Renovated Warehouse / Office -- For Sale

OFFERING SUMMARY

Lot Size:

0.26 Acres

1,333 SF Office

3,500 SF Warehouse

Ceiling Clearance = 14'

2 -- Overhead Doors

Building Size:

4,833 SF

Fenced, Stabilized Yard

Zoning = Heavy Industrial

Zoning:

Heavy Industrial

LOCATION OVERVIEW

Located Near : Port of CC, Harbor Bridge, Refineries, Light and Heavy Industrial Businesses, Downtown, and CC International Airport. Quick access to I-37, Hwy 35 N, SH-44, Sh-286, and SH-358.

Price / SF:

\$61.87

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April, 2016 Renovation Details :

**** ROOF**

New, one direction sloped & modified bitumen roofing system. Slope has been created by using dense insulation boards to eliminate any drainage system on the roof, making it quieter during rain and reducing potential drain issues. This also creates tremendous heat and sound insulation to the building. Building should stay cool and very quite.

**** WALLS**

Mix of concrete columns and cinder block which enhance the insulation factor and sturdiness of this structure.

**** WINDOWS**

10 - Glass Block Windows - TDI impact rated. This natural light within the building decreases the need for extra electric light usage. 8 of these windows have 2 window vents that create air flow.

**** OVERHEAD DOORS**

2 - High-Quality, quiet-motorized, grade level overhead doors with TDI impact ratings. 1 - 12' H x 15' W and 1 - 10' H x 10' W.

**** MAN DOORS**

Metal with interior insulation and TDI impact ratings.

**** RESTROOM**

ADA complaint. Capped, extra drain line for future shower stall if desired.

**** OFFICE SPACE**

Triple cinder block walls provide extra insulation. New, 2 ton American Standard AC unit. Extra plumbing provides for an additional restroom if desired.

**** OTHER**

Security cameras , motion sensor security system, 5 photocell exterior lights. 5" Stabilized Yard with CL Fencing of 6'H and 1' Barbed Wire and 2 gates. All New water, electrical and sewer lines. New Paint from floor to ceiling - interior and exterior. Concrete Columns are ready for crane installation.

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EXTERIOR PHOTOS



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FOR SALE

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INTERIOR PHOTOS

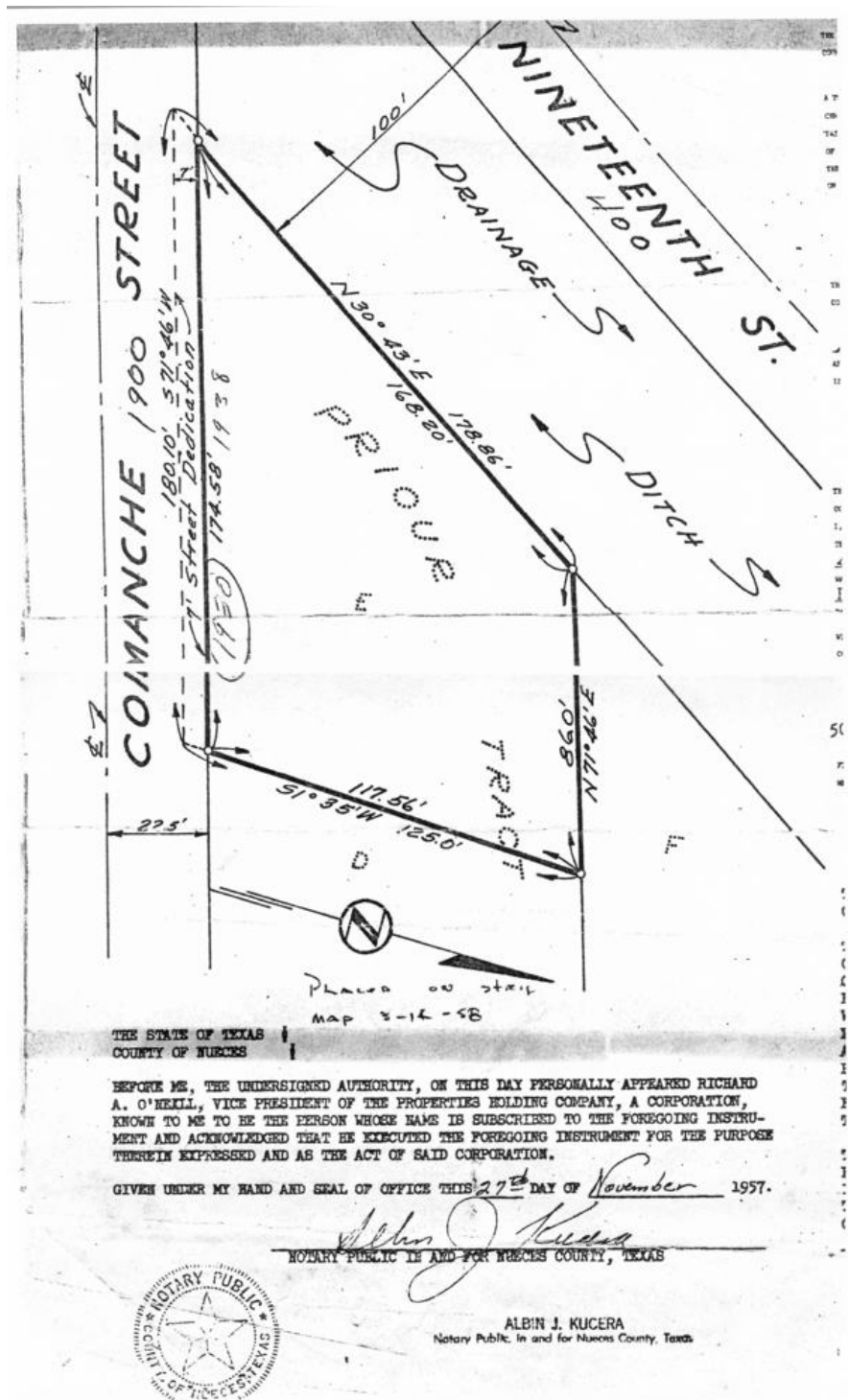


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SURVEY PLAT



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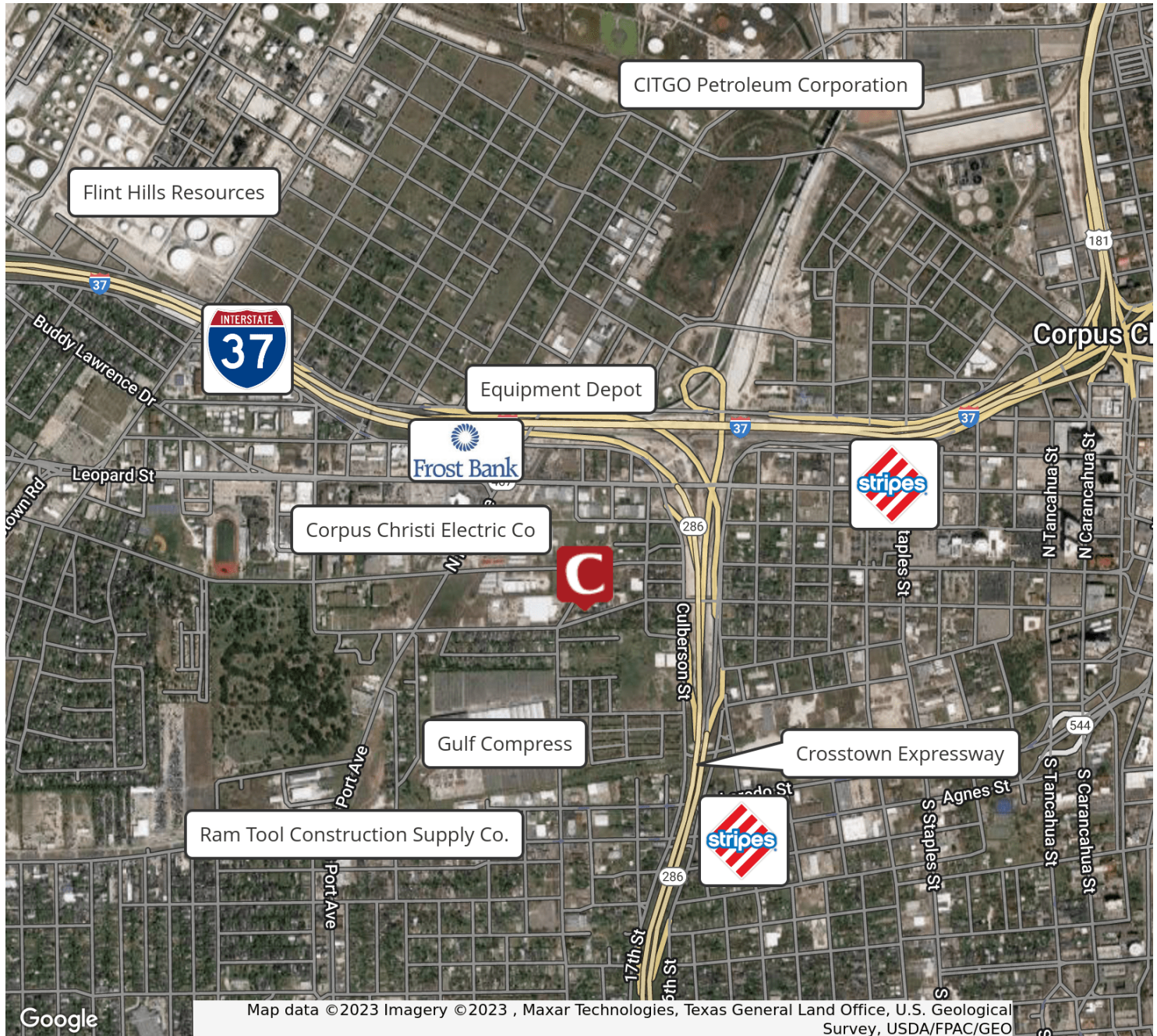
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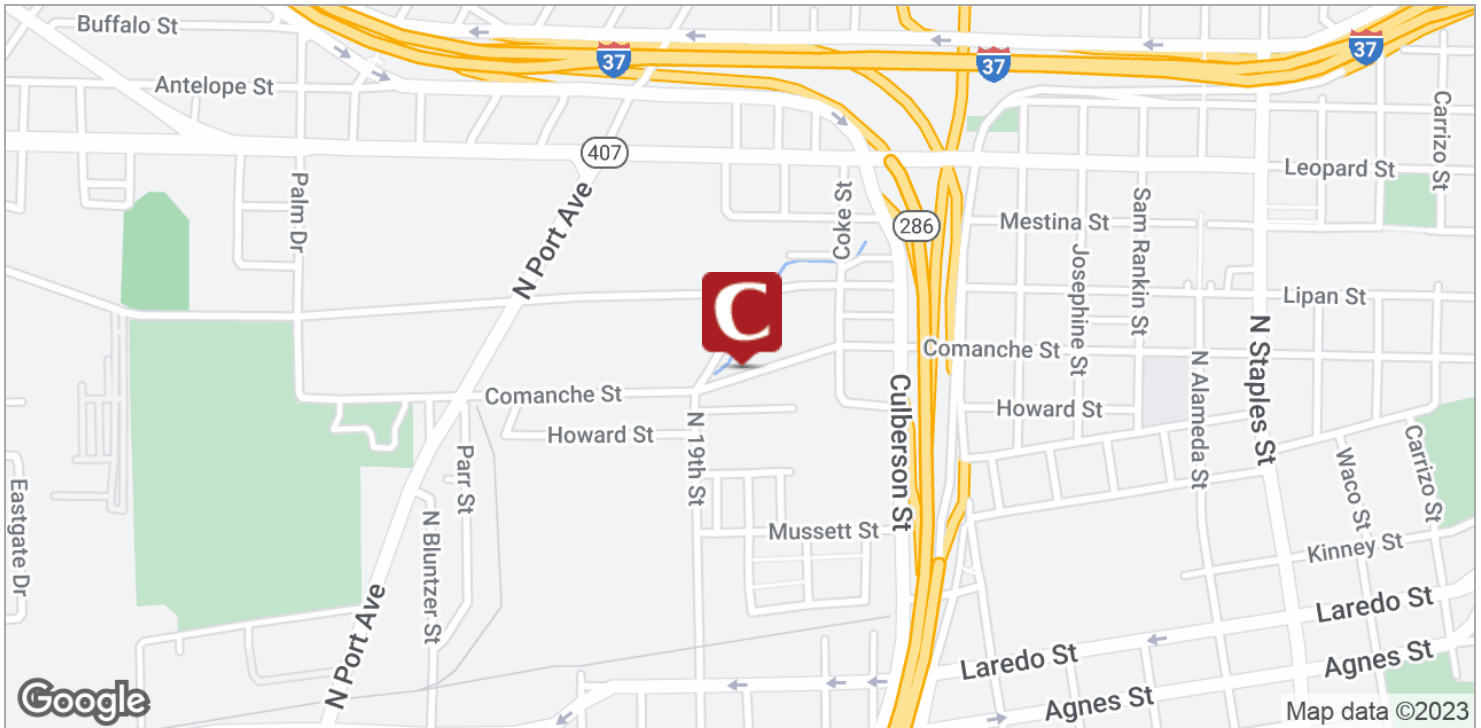
AERIAL MAP



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LOCATION MAPS

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Information About Brokerage Services

11-2-2015

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.

Cravey Real Estate Services, Inc.	0409080	matt@craveyrealestate.com	361.289.5168
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.221.1915
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Fauver	583874	scott@craveyrealestate.com	361.442.6723
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

TAR 2501

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Matthew Cravey

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