

**2474 STATE HIGHWAY 361  
INGLESIDE, TX 78362**

SALE PRICE:

**\$825,000**

**AVAILABLE FOR SALE OR LEASE  
HIGH-EXPOSURE QSR LOCATION POSITIONED  
FOR RESTAURANT & DRIVE-THRU USERS**



**LYNANN PINKHAM**

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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

**\$825,000 AS-IS**

### OFFERING SUMMARY

Property Type:	Freestanding Retail (former Whataburger QSR)
Building Size:	2,412 SF
Lot Size:	0.5638 Acres (24,560 SF)
Year Built:	1986
Lease Rate:	\$34.50/SF/year NNN
Starting Monthly Base Rent:	\$6,936/month NNN
TI Allowance:	Negotiable
Parking:	+/-30 Surface Spaces
Market:	Corpus Christi
Submarket:	Portland/Ingleside

### PROPERTY OVERVIEW

2474 SH 361 presents a rare opportunity to acquire or lease a second generation drive-thru restaurant in the heart of Ingleside's primary retail corridor. Formerly occupied by a nationally recognized quick-service restaurant (QSR), this 2,412 SF freestanding building is positioned on a highly visible 24,560 SF site with frontage along both State Highway 361 and Church Street. The property benefits from strong traffic counts, multiple points of ingress/egress and convenient access to nearby retail, restaurants, residential neighborhoods and major employment centers.

Designed specifically for restaurant operations, the property features an existing drive-thru lane, ample parking and seating capacity for  $\pm$  60 patrons. Its established location within Ingleside's business district, just moments from H-E-B, Main Street and surrounding commercial development, provides exceptional exposure to daily commuter and local consumer traffic. Whether for a QRS, coffee concept, fast-casual operator or other drive-thru user, this turnkey opportunity offers a highly functional layout and strategic location in one of the Coastal Bend's growing trade areas.

### PROPERTY HIGHLIGHTS

- **AVAILABLE FOR SALE OR LEASE:** Former quick-service restaurant with existing drive-thru infrastructure - drive-thru window with single order lane already in place
- Highly visible location along State Highway 361 with traffic count of  $\pm$ 17,463 vehicles per day
- Seating capacity for  $\pm$ 60 patrons &  $\pm$ 30 on-site parking spaces
- Three (3) curb cuts provide excellent ingress and egress
- Adjacent to established national and regional retailers & restaurants; located near H-E-B, a new Starbucks, Main Street (FM 1069), residential neighborhoods & apartment communities
- Ideal for QSR, coffee, fast-casual, dessert, beverage or other drive-thru concepts

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# AERIAL VIEWS



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## ADDITIONAL PHOTOS

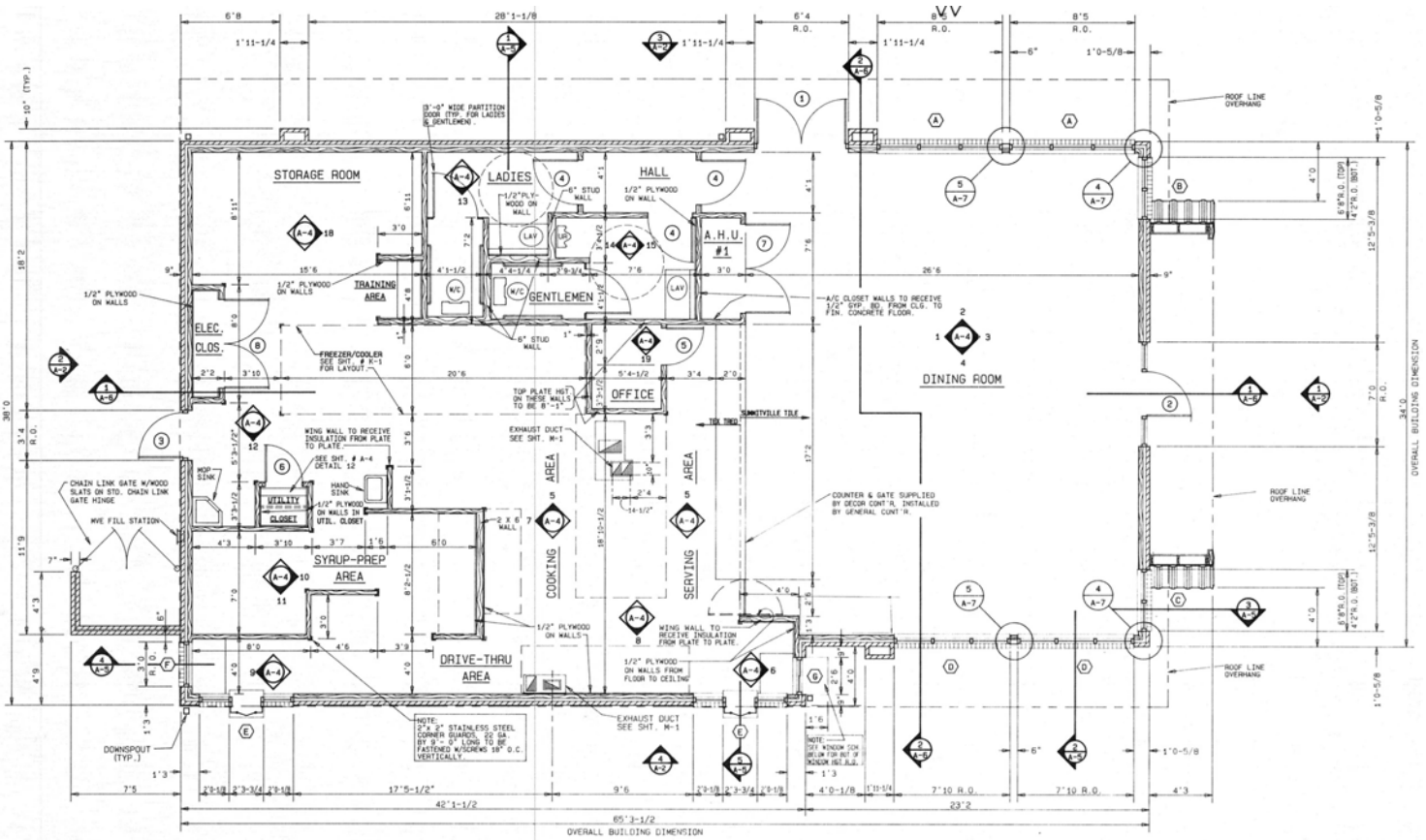


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# HISTORICAL FLOOR PLAN



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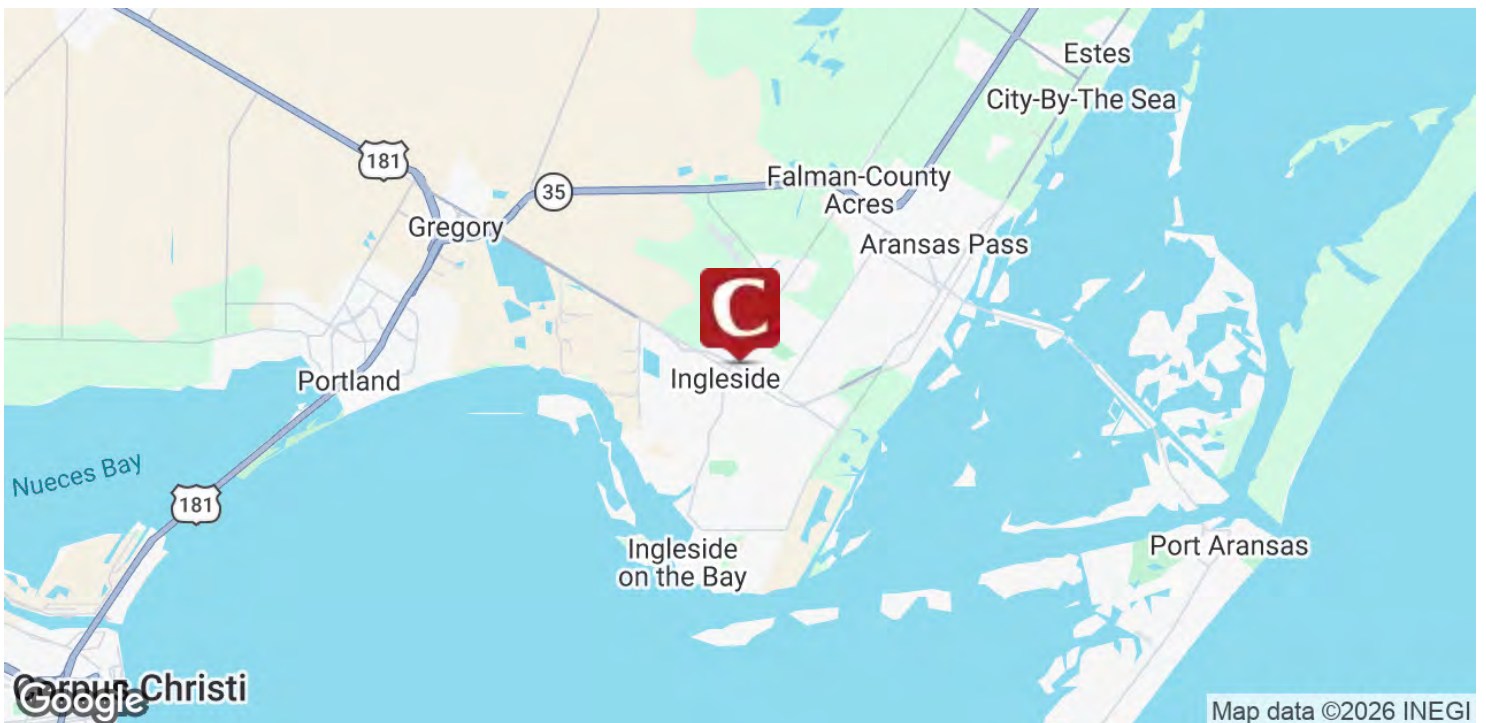
# RETAILER MAP



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## LOCATION MAP



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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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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>Cravey Real Estate Services, Inc.</b>	<b>TX #0409080</b>	<b>matt@craveyrealestate.com</b>	<b>361.289.5168</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Matthew Cravey</b>	<b>0203443</b>	<b>matt@craveyrealestate.com</b>	<b>361.289.5168</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>Matthew Cravey</b>	<b>0203443</b>	<b>matt@craveyrealestate.com</b>	<b>361.289.5168</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Lynann Pinkham</b>	<b>TX #319336</b>	<b>lynann@craveyrealestate.com</b>	<b>361.288.3102</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date