

# MOORE PLAZA SMALL RETAIL SPACE

5425 S PADRE ISLAND DR  
CORPUS CHRISTI, TX 78411

LEASE RATE:  
CALL FOR  
RATE



LYNANN PINKHAM  
361.288.3102  
lynann@craveyrealstate.com

LYDIA LONGORIA-MOON  
361.881.4797  
lydia@craveyrealstate.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

## POWER CENTER RETAIL | MOORE PLAZA



## PROPERTY OVERVIEW

**Lease Rate:** Call For Rates.

**Leases are NNN**

**Available SF:** 920 - 2,463 SF, all 2nd generation space

- Small shops spaces are in white box condition, mainly former office/retail.
- Moore Plaza is located on South Padre Island Drive, between Staples Street and Blanche Moore Drive in Corpus Christi, Texas.
- 380,592 SF Class A super-regional power center located in one of Texas' most popular tourist destinations.
- Anchored by HEB, Target, Hobby Lobby, Mardel, Marshall's, Burlington, and Total Wine
- Located across from La Palmera Mall

## TRAFFIC COUNTS

Staples St - 40,962 VPD

S Padre Island Dr - 118,201 VPD

## DEMOGRAPHICS

5-mile radius

Est Population - 216,323

Daytime Population - 195,248

Avg HHI - \$71,440

## STORE RANKINGS

According to Placer.ai 10.5M annual visits  
+11.9% increases in visits Yo3Y

## Store Rankings:

- Raising Cane's - #1 store in the State
- Old Navy #2 store in the State
- Mattress Firm - #2 store in the State
- GameStop - #5 store in the State
- PetSmart - #4 Store in the State
- Hobby Lobby - #4 Store in the State
- Aspen Dental - #5 store in the state
- The Vitamin Shoppe - #4 Store in the State
- Marshalls - #6 store in the State
- Target #14 Store in the State (out of 152 stores)

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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
104	Available	1,057 SF	NNN	Call For Rate	Former office
106	Available	1,840 SF	NNN	Call For Rate	-
122	Available	1,180 SF	NNN	Call For Rate	Former State Farm
140	Available	1,103 SF	NNN	Call For Rate	Former HR Block
164	Available	920 SF	NNN	Call For Rate	Former nail salon

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# ADDITIONAL PHOTOS



**LYNANN PINKHAM**  
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# AERIAL MAP



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## MEET THE TEAM



**LYNANN PINKHAM**

Broker Associate

Direct: 361.288.3102 Cell: 361.815.2155  
lynann@craveyrealestate.com

TX #319336



**LYDIA LONGORIA-MOON**

Associate

Direct: 361.881.4797 Cell: 832.499.9929  
lydia@craveyrealestate.com

TX #674871

**LYNANN PINKHAM**  
361.288.3102  
lynann@craveyrealestate.com

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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.

2-10-2025



## 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.

## 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. **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:
  - 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>Cravey Real Estate Services, Inc.</b>	<b>TX #0409080</b>	<b>matt@craveyrealestate.com</b>	<b>361.289.5168</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Matthew Cravey</b>	<b>0203443</b>	<b>matt@craveyrealestate.com</b>	<b>361.289.5168</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Matthew Cravey</b>	<b>0203443</b>	<b>matt@craveyrealestate.com</b>	<b>361.289.5168</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Lynnann Pinkham</b>	<b>TX #319336</b>	<b>lynnann@craveyrealestate.com</b>	<b>361.288.3102</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date