

±2.05 AC. DEVELOPMENT LAND AVAILABLE

13142 IH 37 ACCESS RD • CORPUS CHRISTI, TX 78410

FOR SALE OR LEASE



PROPERTY ENTRANCE

**Excellent Development Opportunity
for Qualified Investors or Perfect
Site for any Medium-Sized Tenant!**

This unique piece of land is located in what is considered a fast growing Texas city with strong sense of family and commerce-oriented vision; Corpus Christi, Texas. Situated on the access road of heavily trafficked IH 37, this parcel of land is in the heart of South Texas with excellent accessibility to surrounding thoroughfares as well as Downtown Corpus Christi. This property features an abundant supply of growing businesses and amenities within a one-mile radius as well as a recent strong increase in residential growth.

PROPERTY DETAILS

ADDRESS: 13142 IH 37 ACCESS RD
CORPUS CHRISTI, TX 78410

AVAILABLE: ±2.05 Acres of Land with ±20,000 SF Surfaced,
Fenced and Lighted

ZONING: B4

FEATURES:

- High Visibility Location
- Large Volume of Traffic Counts
- Access Gate with Keypad
- TXDOT Permitted Drive with 100' Wide Entry
- Prime Location for Oil/Gas Services
- Within Minutes from Nueces River Park, Hazel Bazemore Park and River Hills Country Club
- Excellent West Corpus Christi Location with Immediate Access to IH 37

SALE PRICE: \$249,000.00

**Please Contact Broker Elton Harwell
for Additional Pricing and
Property Details*



HENRY S. MILLER BROKERAGE, LLC
Since 1914

AUSTIN EL PASO DALLAS-FORT WORTH HOUSTON SAN ANTONIO

5001 Spring Valley Rd, Suite 1100W • Dallas, Texas 75244
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**FOR DETAILS
CONTACT:**

ELTON HARWELL | Office/Industrial Division, Dallas

p 972.419.4056 Direct

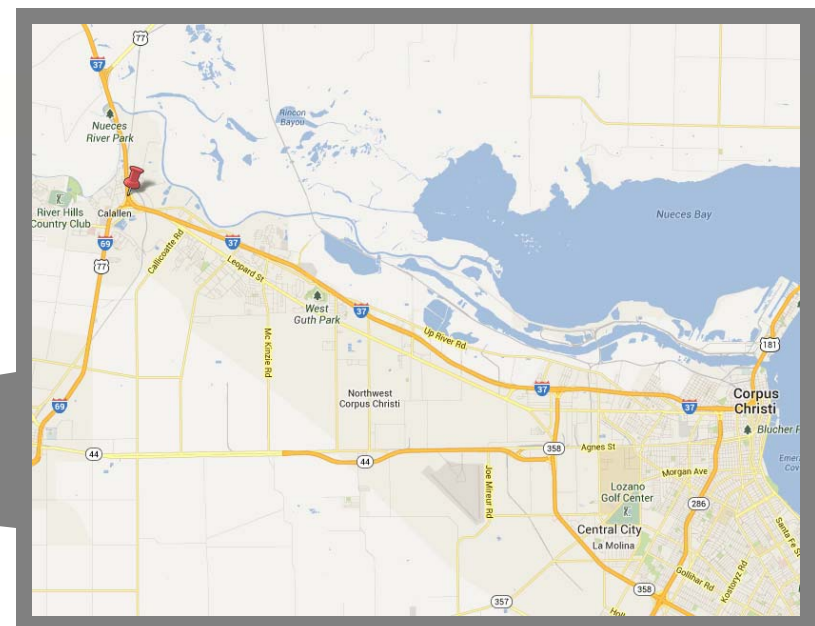
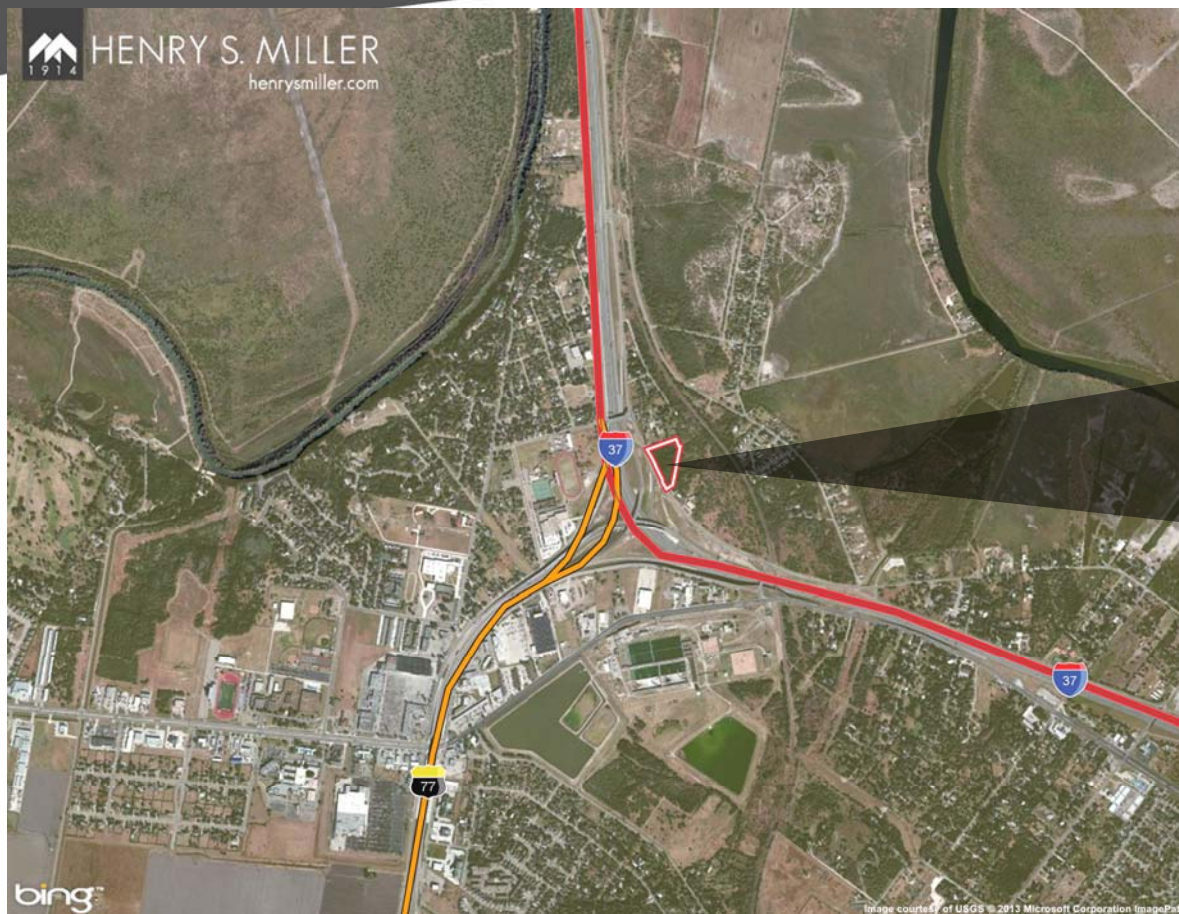
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LOCATION

The property is located in Corpus Christi, TX (Nueces County) with immediate access to IH 37 & US Hwy 77 and within close proximity of Downtown Corpus Christi and Corpus Christi International Airport.

DEMOGRAPHICS:

2012 Estimated Demographics	5 miles
Population	32,934
Est. Growth 2012-2017	4.60%
Est. Average Household Income	\$61,089
Est. Total Consumer Spending	\$402,213

TRAFFIC COUNTS:

IH 37 & US Hwy 77 (NW):	±58,726 VPD
US Hwy 77 N & Up River Rd (S):	±55,088 VPD
IH 37 & Leopard St (N):	±48,000 VPD
Northwest Blvd & Five Points Rd (E):	±38,280 VPD
Northwest Blvd & Riverside Blvd (W):	±28,000 VPD

COMMUTING-DRIVE TIME:

- W Corpus Christi location with direct access to IH 37 & US Hwy 77:
- 14.7 miles/16 min: To Corpus Christi International Airport
- 14.9 miles/14 min: To Downtown Corpus Christi

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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.

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date