



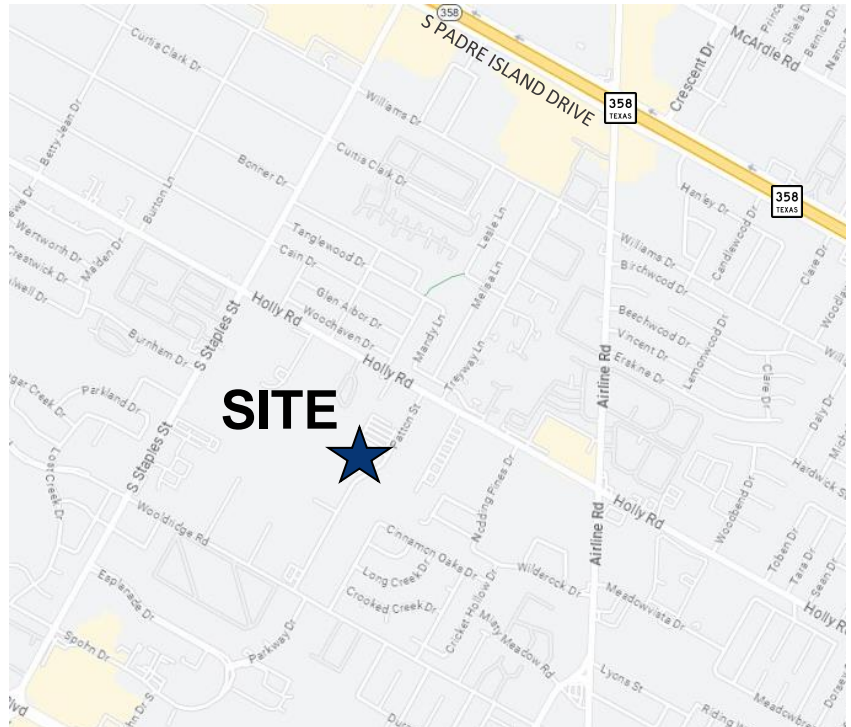
PATTON STREET BUSINESS PARK
MULTI-TENANT, COMMERCIAL, RETAIL, OFFICE SPACE



PROPERTY SUMMARY

- Approx. 24,000 SF Total, Built 2007
 - 5801 Patton St. – 12,000 SF
 - 5 OH Doors, 12' x 10'
 - 5809 Patton St. – 12,000 SF
- Approx. 1.798 AC
- Currently 5 Suites with Flexibility to Configure up to 16 Suites
- Concrete Parking Lot with Approx. 96 Spaces
- Zoned IL – Light Industrial
- 56% Current Occupancy
- Current Lease Terms Expire
 - 5801, Ste. 100 – June 2026
 - 5801, Ste. 105 – June 2026
 - 5809, Ste. 102 – May 2025

\$1,900,000, Asking Price
Current Gross Annual Income, \$136,633



THE GAINES ORGANIZATION, INC.
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LEASE INFORMATION

**SOUTHWEST KEY
PROGRAMS****5801 PATTON ST., STE. 100****APPROX. 4,500 SF**

Tenant – Southwest Key Programs – Leased since December 2017.

- **Rate** – Base Rent is \$5,135.44 per month with 5% annual increases.
- **Term Remaining** – Primary Term expires June 30, 2026.
- **Lease Structure** – Lease is structured on a modified gross basis where Landlord is responsible for taxes, insurance, structural components, all building systems and routine maintenance in the common areas. Tenant is responsible for all other maintenance items and up to \$500 in HVAC repairs per unit, per year.

Empower Wellness

5801 PATTON ST., STE. 105**APPROX. 3,000 SF**

Tenant – Empower Wellness (DBA) – Leased since May 2020.

- **Rate** – Base Rent is \$3,025.62 per month with 3% annual increases.
- **Term Remaining** – Primary Term expires June 30, 2026.
- **Lease Structure** – Lease is structured on a modified gross basis where Landlord is responsible for taxes, insurance, structural components, grounds maintenance and parking areas and walks. Tenant is responsible for all other maintenance items.

IXR FIT**5809 PATTON ST., STE. 102****APPROX. 6,000 SF**

Tenant – IXR FIT (DBA) – Leased since March 2022.

- **Rate** – Base Rent is \$3,000.00 per month.
- **Term Remaining** – Primary Term expires May 31, 2025.
- **Lease Structure** – Lease is structured on a modified gross basis where Landlord is responsible for taxes, insurance, structural components, grounds maintenance and parking areas and walks. Tenant is responsible for all other maintenance items.







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**5801 & 5809 PATTON ST
CORPUS CHRISTI, TX**



5801 PATTON ST.



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The information contained herein has been given to us by the owner of the property, the Appraisal District, 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. This Property is subject to removal from the market without notice.



**5801 & 5809 PATTON ST
CORPUS CHRISTI, TX**



5809 PATTON ST.



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**5801 PATTON ST.
VACANT SUITE**





**5801 & 5809 PATTON ST
CORPUS CHRISTI, TX**



**5809 PATTON ST.
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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.

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:
 - 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.

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.

The Gaines Organization, Inc.	9003379	N/A	(361)442-2825
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Gaines	525644	josh@gainesorg.com	(361)442-2825
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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.trac.texas.gov
IABS 1-0 Date