



**SOUTHSIDE  
PLAZA**

**NEW CONSTRUCTION | MULTI-TENANT COMMERCIAL SPACE**

**PROPERTY SUMMARY**

- Approx. 10,000 SF Total
  - Office/Retail Flex Configuration
  - Multiple Suites Available starting at 1,250 SF
  - Ability to Combine Suites and Customize to Tenant Finish Out
- Approx. 0.9366 AC
- Fully Climate Controlled
- Concrete Parking Lot with Multiple Access Points
- Pylon Signage Available
- Prime Location with High Exposure Along SPID (63,154 TXDOT VPD)
- Zoned CG2 – General Commercial

**\$2.00/SF/Month, NNN**




THE GAINES ORGANIZATION, INC.  
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
Josh@GainesOrg.com | www.GainesOrg.com



**NEW CONSTRUCTION  
LEASED PREMISES**



**SOUTHSIDE**  
ANIMAL HOSPITAL



Muddy Paws

**S PADRE ISLAND DR (SPID)**

358  
TEXAS

**NT**

THE GAINES ORGANIZATION, INC.  
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
Josh@GainesOrg.com | www.GainesOrg.com





THE GAINES ORGANIZATION, INC.  
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
Josh@GainesOrg.com | www.GainesOrg.com





READY TO CUSTOMIZE

SHELL INTERIOR



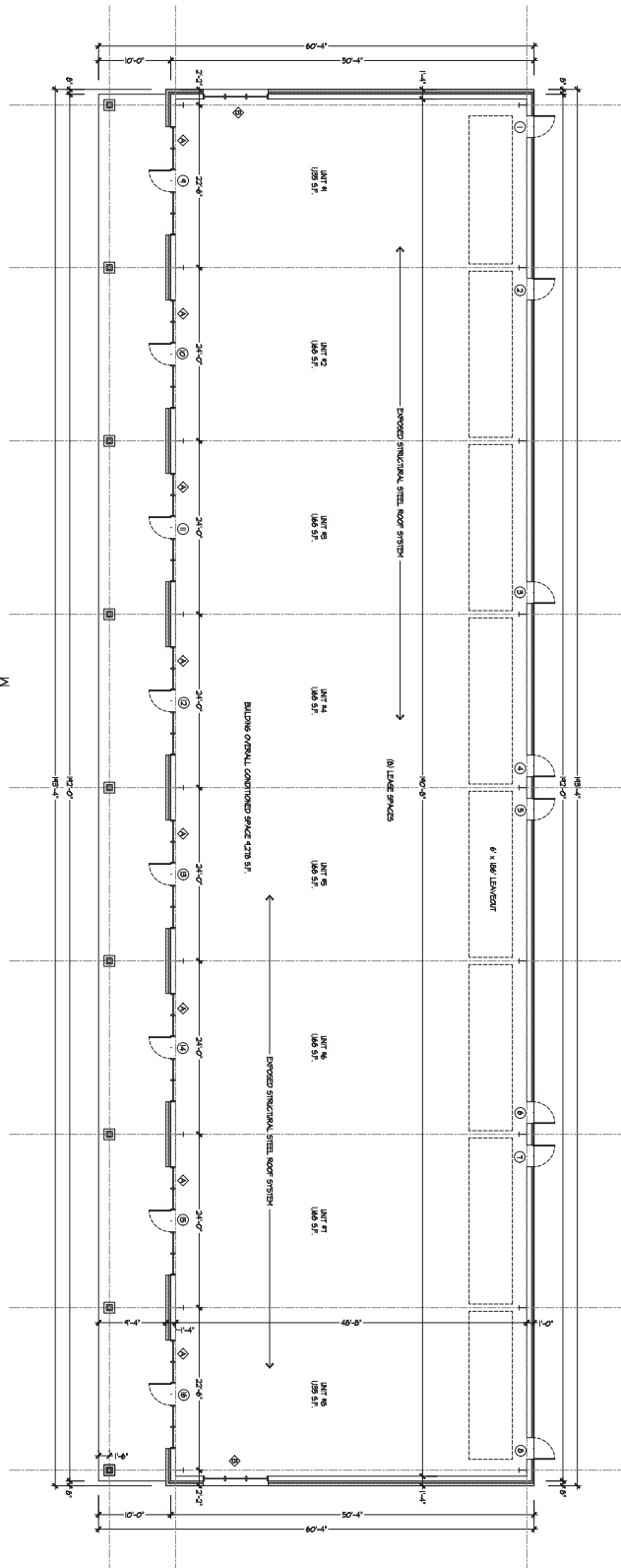
**AFTER  
VIRTUAL STAGING  
-  
OFFICE DESIGN**



*IMAGES HAVE BEEN VIRTUALLY STAGED TO BETTER SHOWCASE THE POTENTIAL OF THE SPACE AND ARE NOT REPRESENTATIVE OF ACTUAL INTERIOR.*



**AFTER  
VIRTUAL STAGING  
-  
STOREFRONT DESIGN**



① FLOOR PLAN  
SCALE: 1/8"=1'-0"



© 2023 DICKSON BUILDERS, INC.

DBR3425

SHEET NO.  
**A1**  
OF SHS

DRAWN  
CHECKED  
CD  
DATE  
5/11/2023  
SCALE  
AS NOTED

Moore Retail Lease Spaces  
6940 South Padre Island Drive  
Corpus Christi, Texas

**DICKSON**  
BUILDERS, INC.  
11198 Up River Road  
Corpus Christi, Texas 78410  
(361) 241-4292




# 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.

<b>The Gaines Organization, Inc.</b>	<b>9003379</b>	<b>N/A</b>	<b>(361)442-2825</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Gaines</b>	<b>525644</b>	<b>josh@gainesorg.com</b>	<b>(361)442-2825</b>
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](http://www.trac.texas.gov)  
IABS 1-0 Date**