



GAINES
ORGANIZATION

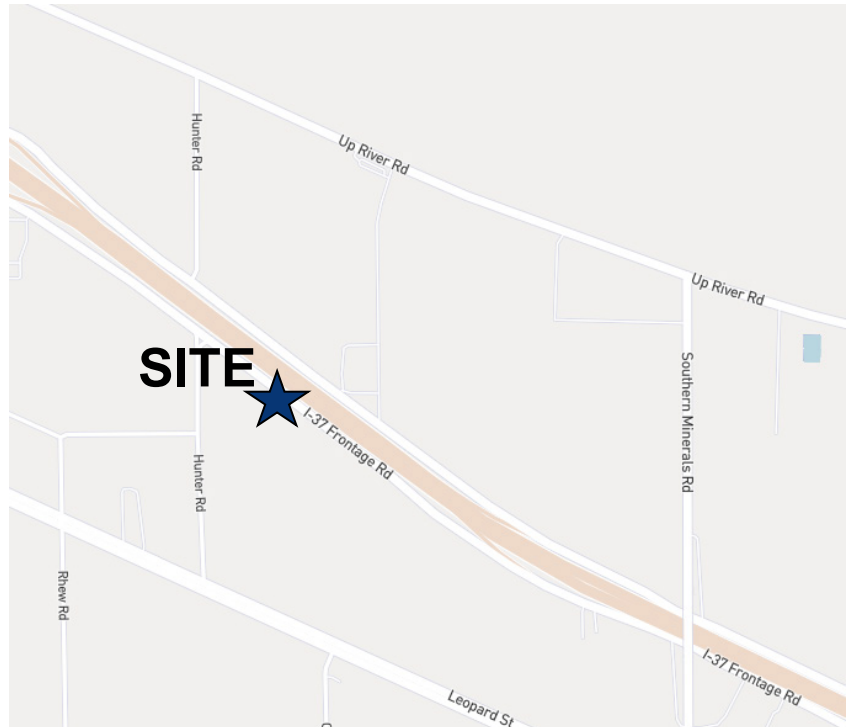
**IH 37, 6.312 ACRES
CORPUS CHRISTI, TX**



PROPERTY SUMMARY

- Approx. 6.312 Acres
- Vacant Land - Unplatted
- Approx. 600' Frontage on IH 37 Access Rd
- Quick Access between Suntide Rd & Southern Minerals Rd
- Minutes to Port of Corpus Christi, Flint Hills & Refinery Row
- Exposure to Over 71,000 Cars Per Day
- Zoned IL – Light Industrial

\$925,000 Asking Price



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 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.



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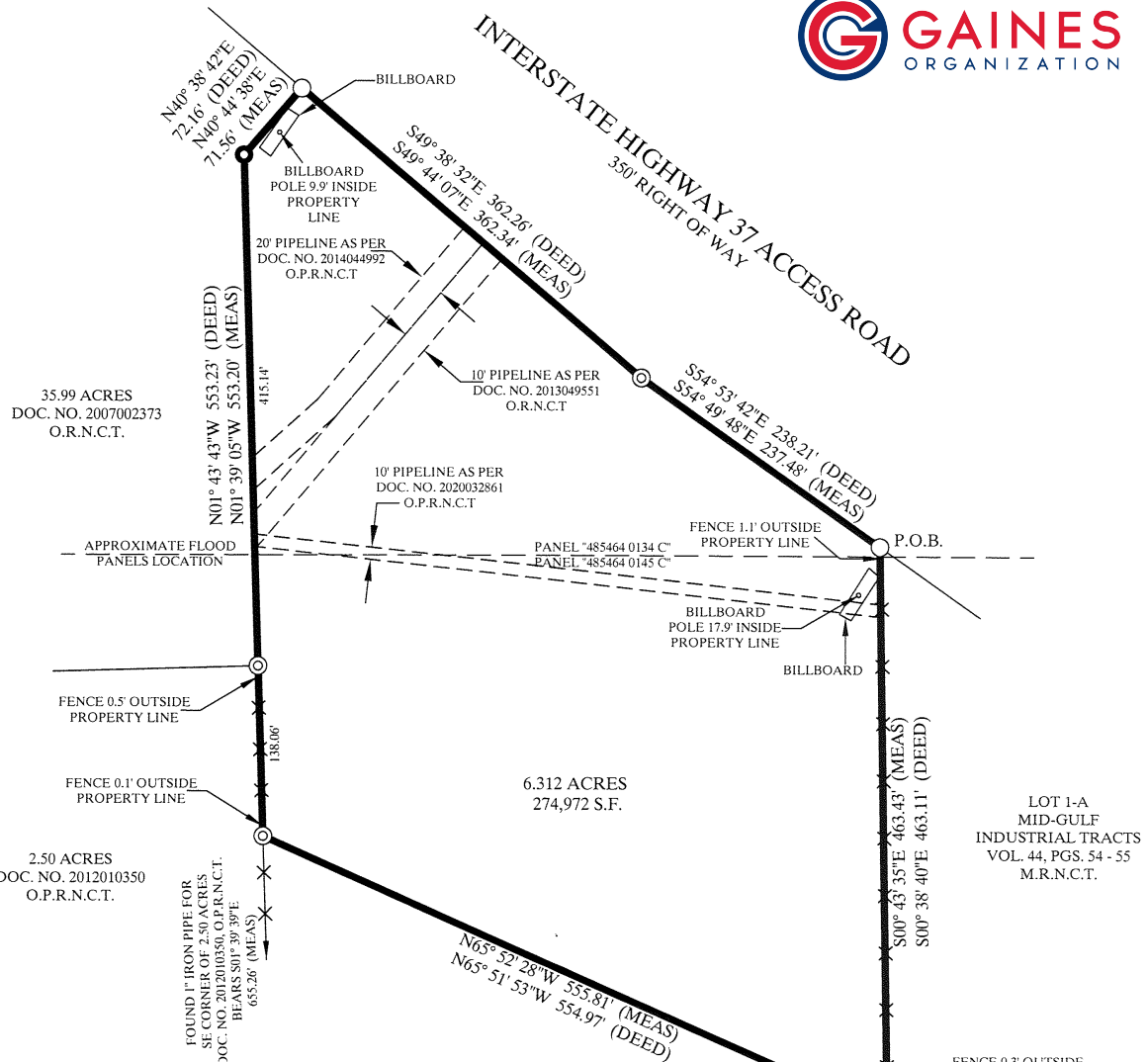


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SCALE 1" = 100'

SURVEY OF
A 6.312 ACRE TRACT, CALLED PARCEL 10, DESCRIBED IN A DEED RECORDED
IN DOCUMENT NO. 1998039472, OFFICIAL RECORDS NUECES COUNTY, TEXAS.



35.99 ACRES
DOC. NO. 2007002373
O.R.N.C.T.

2.50 ACRES
DOC. NO. 2012010350
O.P.R.N.C.T.

6.312 ACRES
274,972 S.F.

5.15 ACRES
#13) TRACT D
DOC. NO. 1998039473
O.R.N.C.T.

LOT 1-A
MID-GULF
INDUSTRIAL TRACTS
VOL. 44, PGS. 54 - 55
M.R.N.C.T.

NOTES: SCHEDULE "B" ITEMS:

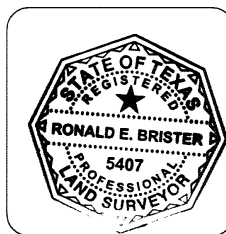
- 10.)
- l.) - n.) BLANKET EASEMENTS
- o.) PIPELINE EASEMENT APPLIES TO NORTH & EAST PROPERTY LINES
- p.) FILE NO. 115466 DOES NOT APPLY
- q.) FILE NO. 563846 BLANKET
- r.) FILE NO. 123393 DOES NOT APPLY
- s.) FILE NO. 160732 BLANKET
- t.) FILE NO. 160753 BLANKET
- u.) FILE NO. 178165 DOES NOT APPLY
- v.) FILE NO. 952894 BLANKET
- y.) - z.) EASEMENTS APPLY
- aa.) DOC. NO. 2013044395 AS SHOWN
- ab.) DOC. NO. 2013049551 AS SHOWN
- ac.) DOC. NO. 2020032961 AS SHOWN

- WIRE FENCE = X
- FOUND 5/8" RE-BAR = ⊙
- FOUND 5/8" RE-BAR INSIDE 3" PIPE = ⊙
- FOUND BROKEN CONCRETE MONUMENT = ⊙



Brister Surveying

4453 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbe.com
Firm Registration No. 10072800



BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE C AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANELS 485464 0134 C & 485464 0145 C. DATED JULY 18, 1985

AND IS IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

DATE JULY 1, 2022

JOB NO. 221575

- NOTES:
- 1.) TOTAL SURVEYED AREA IS 6.312 ACRES.
 - 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 - 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 - 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY INCLUDES ONLY THE RESEARCH, INVESTIGATION, OR LOCATIONS OF SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY AS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JUNE 27, 2022 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407



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