

FOR SALE OR GROUND LEASE

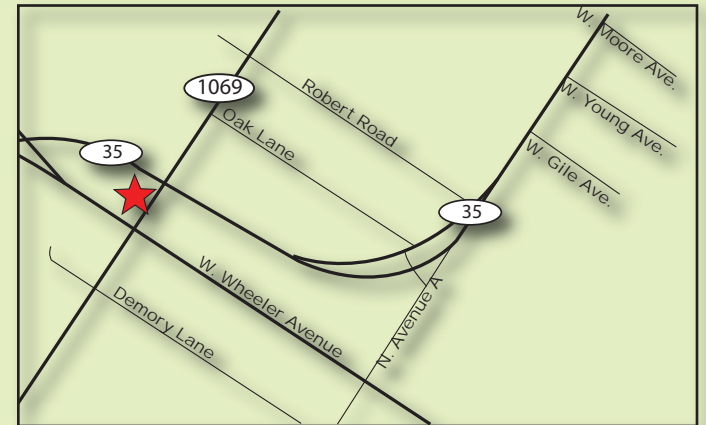
RETAIL OPPORTUNITY

Lowe's Pad, Near Corner of Bus. 35 & FM 1069, Aransas Pass, TX 78336

PRICE
REDUCED



- Size: Approximately 25,047 SF
- Price: Sale price: \$275,517.00 (\$11.00/SF) or
Lease price: \$28,000 annual ground lease with escalations
- Legal Description: Lowes Addn Lt 4 Blk 1
- Comments: Located just off the corner of Business 35 and FM 1069. Central location for surrounding area consumers. High visibility site. Lowe's pad with cross access and all necessary development needs negotiated for timely construction start.



Joe Adame & Associates, Inc.
FULL SERVICE COMMERCIAL & INDUSTRIAL REAL ESTATE

www.joeadame.com

For more information please contact:

Will Douglas, CCIM, SIOR

361-880-5888

361-549-1913 cell

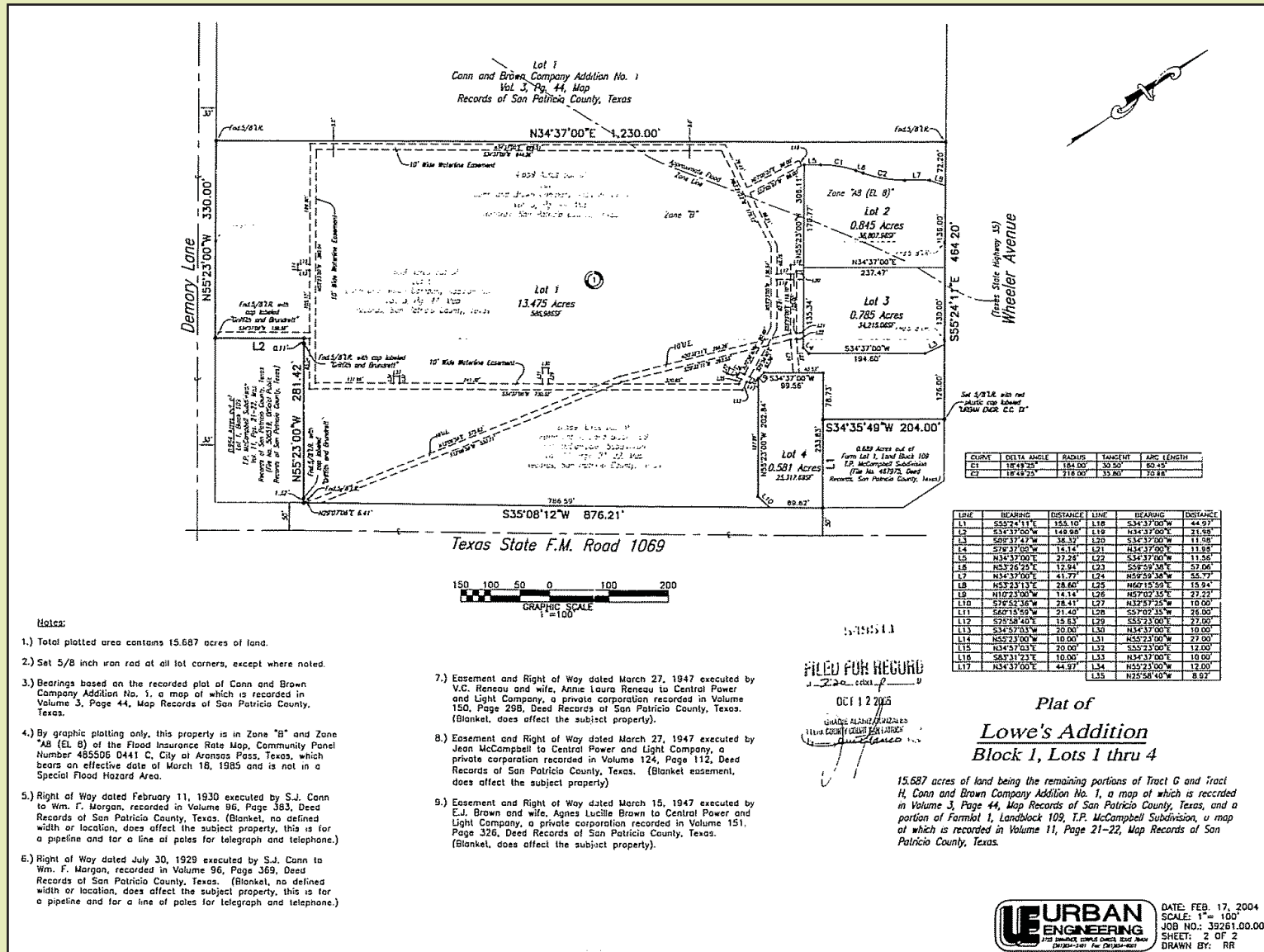
wdouglas@ccim.net

Full Service Commercial and Industrial Real Estate

◆ Land ◆ Retail ◆ Industrial ◆ Investment ◆ Office

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR SALE OR GROUND LEASE Lowe's pad, Near Corner of Bus. 35 and FM 1069, Aransas Pass, TX 78336



- Holes:
- Total plotted area contains 15.687 acres of land.
 - Set 5/8 inch iron rod at all lot corners, except where noted.
 - Bearings based on the recorded plat of Cann and Brown Company Addition No. 1, a map of which is recorded in Volume 3, Page 44, Map Records of San Patricio County, Texas.
 - By graphic plotting only, this property is in Zone "B" and Zone "AB (EL. 0)" of the Flood Insurance Rate Map, Community Panel Number 485505 0441 C, City of Aransas Pass, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
 - Right of Way dated February 11, 1930 executed by S.J. Cann to Wm. F. Morgan, recorded in Volume 96, Page 363, Deed Records of San Patricio County, Texas. (Blanket, no defined width or location, does affect the subject property, this is for a pipeline and for a line of poles for telegraph and telephone.)
 - Right of Way dated July 30, 1929 executed by S.J. Cann to Wm. F. Morgan, recorded in Volume 96, Page 369, Deed Records of San Patricio County, Texas. (Blanket, no defined width or location, does affect the subject property, this is for a pipeline and for a line of poles for telegraph and telephone.)

- Easement and Right of Way dated March 27, 1947 executed by V.C. Rensau and wife, Anne Laura Rensau to Central Power and Light Company, a private corporation recorded in Volume 150, Page 298, Deed Records of San Patricio County, Texas. (Blanket, does affect the subject property).
- Easement and Right of Way dated March 27, 1947 executed by Jean McCampbell to Central Power and Light Company, a private corporation recorded in Volume 124, Page 112, Deed Records of San Patricio County, Texas. (Blanket easement, does affect the subject property)
- Easement and Right of Way dated March 15, 1947 executed by E.J. Brown and wife, Agnes Lucille Brown to Central Power and Light Company, a private corporation recorded in Volume 151, Page 326, Deed Records of San Patricio County, Texas. (Blanket, does affect the subject property).

Will Douglas, CCIM, SIOR
361-880-5888
361-549-1913 cell
wdouglas@ccim.net

4550 Corona Drive, Corpus Christi, Texas 78411 Phone: 361-880-5888 Fax: 361-880-5883 www.joeadame.com



FOR SALE OR GROUND LEASE Lowe's pad, Near Corner of Bus. 35 and FM 1069, Aransas Pass, TX 78336



For more information please contact:

Will Douglas, CCIM, SIOR

361-880-5888

361-549-1913 cell

wdouglas@ccim.net



Joe Adame & Associates, Inc.
www.joeadame.com

4550 Corona Drive, Corpus Christi, Texas 78411 Phone: 361-880-5888 Fax: 361-880-5883 www.joeadame.com