

# FOR SALE

Retail/Office Space Available  
3818 S. Staples St., Corpus Christi, TX 78411

Will Douglas **MUST** be present for showing,  
please call ahead to schedule.



Available: 10,280 square foot building  
Price: **Sale price:** \$1,100,000 (\$107/SF)  
Legal Description: POPE PLACE LT 16 BK B-1  
Zoning: B-4/B-1  
Comments: This 10,280 SF building rests on .7234 acres of land, has excellent visibility with primary ingress and egress from S. Staples Street and Weber Road. This facility is suitable for medical, retail or professional office with the appropriate parking for each. The building was constructed with cinder block in 1973. Out-right sale with possible short-term lease-back option.

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**Joe Adame & Associates, Inc.**  
FULL SERVICE COMMERCIAL & INDUSTRIAL REAL ESTATE  
[www.joeadame.com](http://www.joeadame.com)

For more information please contact:

**Will Douglas, CCIM, SIOR**

361-880-5888

361-549-1913 cell

[wdouglas@ccim.net](mailto: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.*

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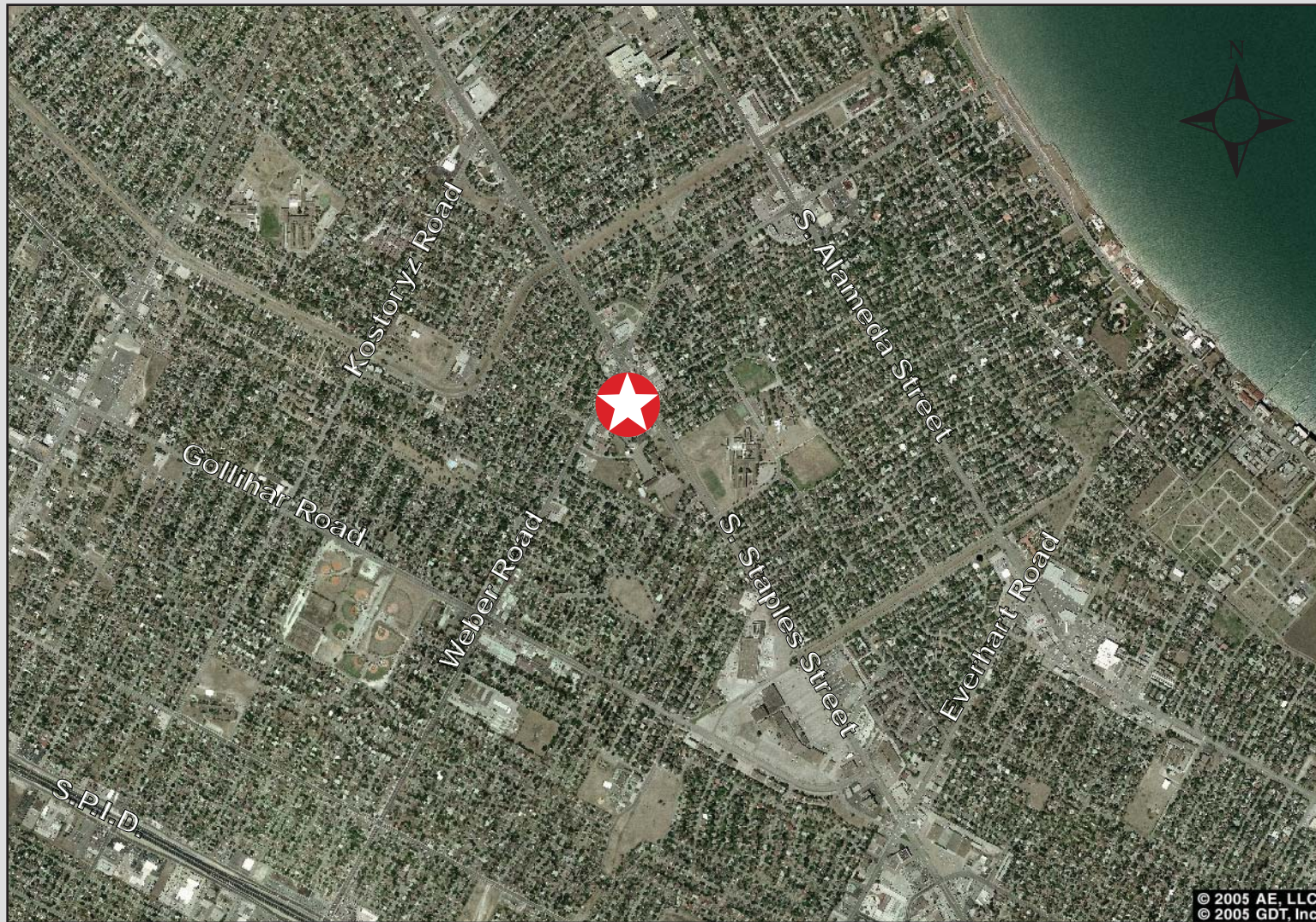
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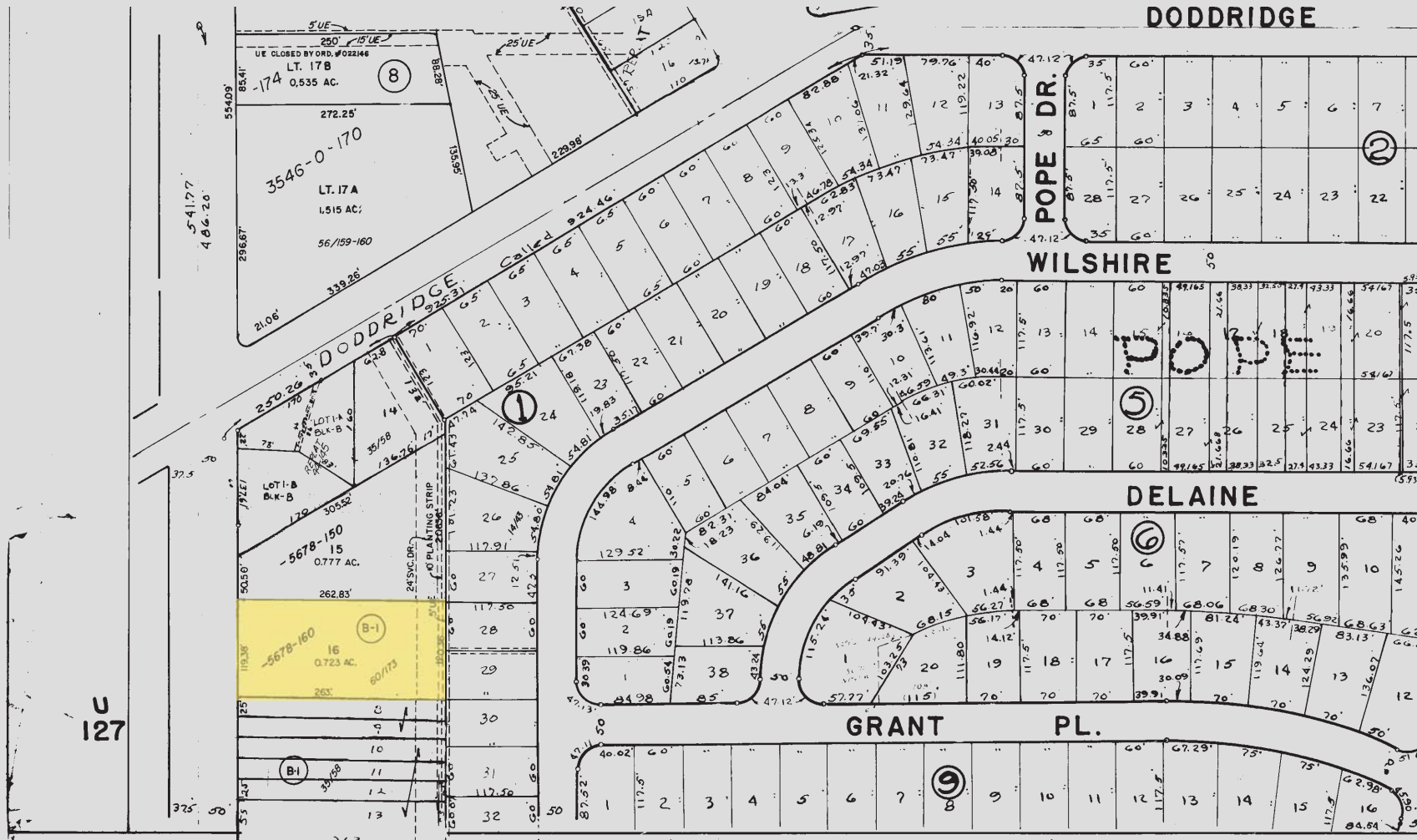
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DEMOGRAPHIC DATA	1 mile	3 miles	5 miles
2009 Population	16,051	110,001	206,670
2009 Households	6,226	40,634	75,581
Median Age	36.4	34.1	33.5
2009 Median Household Income	\$47,721	\$43,701	\$44,125
Traffic Counts for South Staples Street	19,345 cars per day		
Traffic Counts for Weber Road	17,307 cars per day		



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