

OFFERED  
FOR SALE

**DOLLAR TREE**

Corpus Christi, Texas

14,100 People in 1 Mile Radius

Brand New 5 Year Renewal | Opened 2012

Traffic Count: 23,000 Cars Per Day

3217 S Alameda, Corpus Christi, Texas 78404

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**



# OFFERING SUMMARY

## PRICING SUMMARY:

Asking Price: **\$1,547,200**

CAP: **7%**

New Roof 2013, Warranty through April 2028

Building Size: 9,418 SF

Annual Rent: \$108,307

Annual Rent /SF: \$11.50

Lot Size: 28,637

Parking Spaces: 10



## TENANT SUMMARY:

Tenant Name: Dollar Tree Inc.

Lease Type: <sup>\*</sup> Double Net  
Landlord responsible for roof, slab, structure, foundation

Lease Term: Tenant Exercised 5 Year  
Renewal Until September  
30th of 2027

Options/Increases:

October 1, 2028 \$113,016

October 1, 2033 \$117,725

\*Third party management in place for shopping center, provides landlord CAM statements to be reconciled annually. Tenant pays monthly 1/12 estimates for full pro-rata share of taxes, insurance, utilities, parking lot, trash plus 10% administrative fee



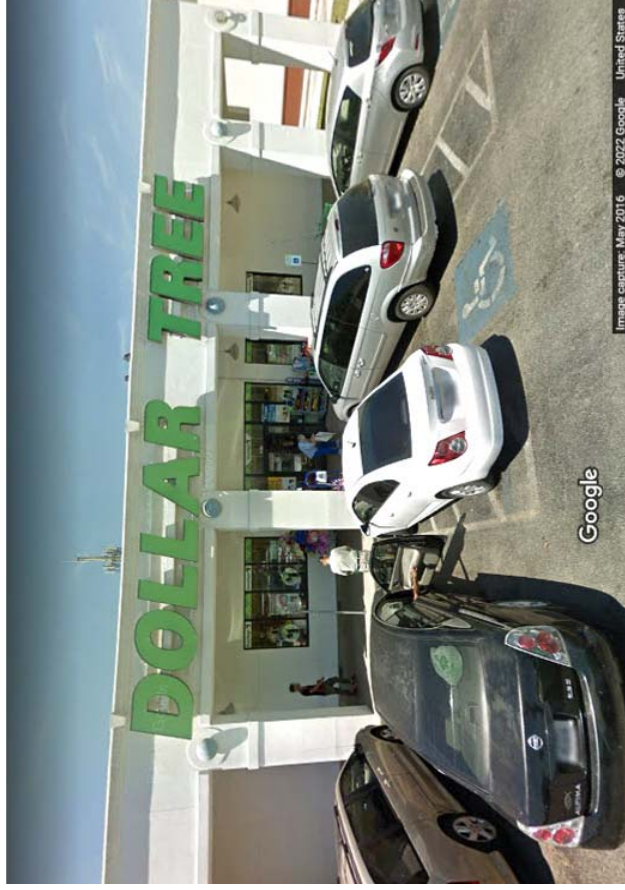




# MAP

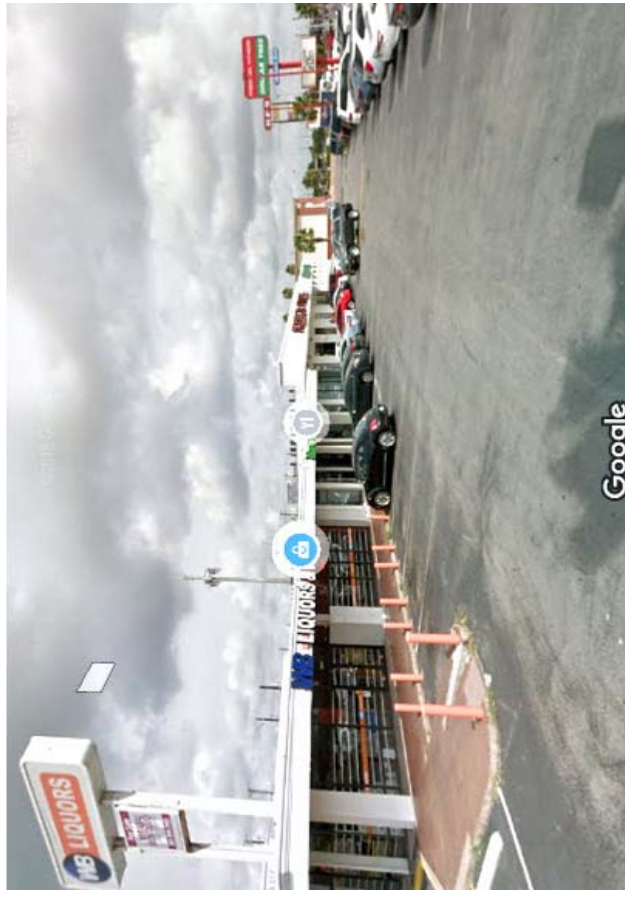






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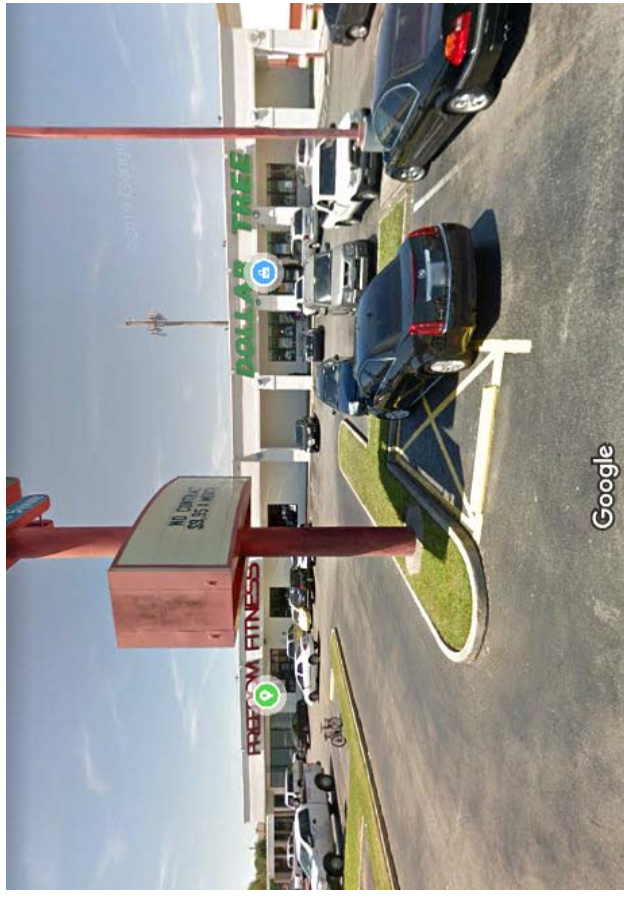
Image capture: May 2016 © 2022 Google United States



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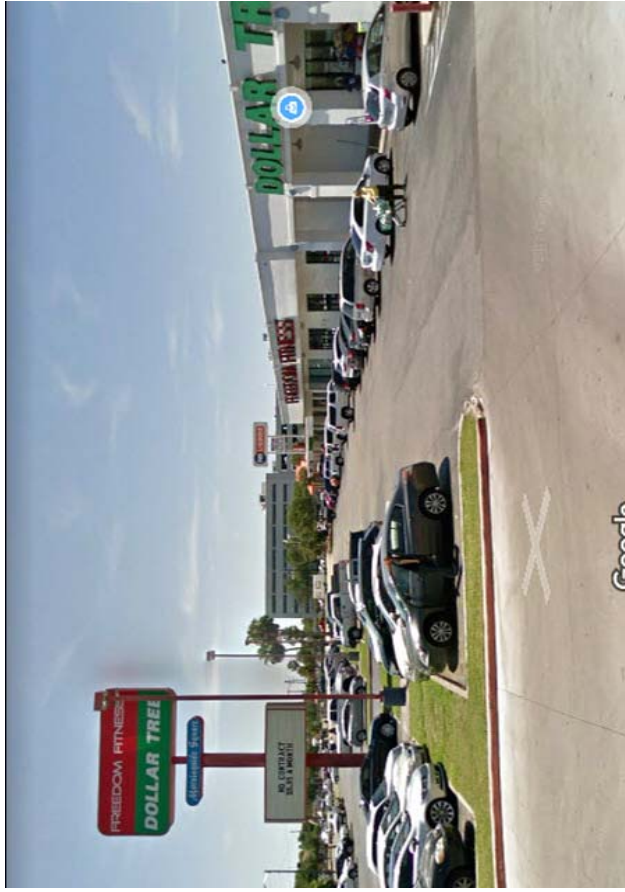


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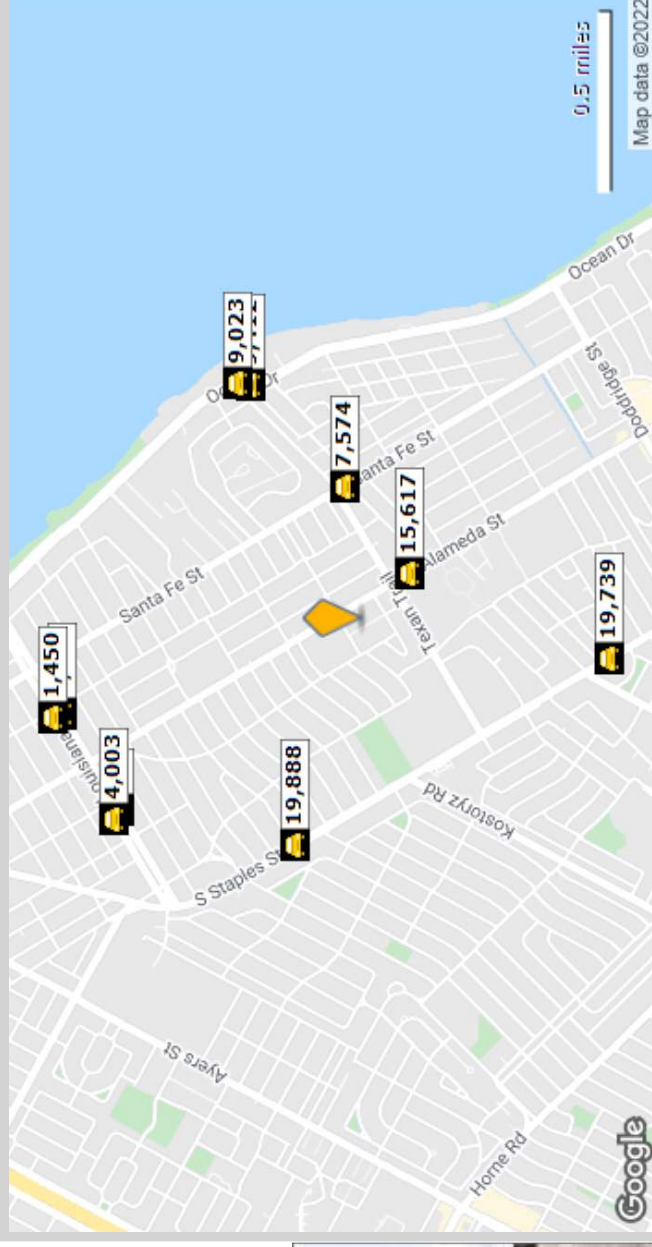




# Traffic Count Report

## Alameda Shopping Center 3217 S Alameda St, Corpus Christi, TX 78404

Building Type: **General Retail**  
 Secondary: -  
 GLA: **22,336 SF**  
 Year Built: **1960**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Alameda St	Texan Trl	0.06 NW	2018	15,617	MPSI	.18
2 Santa Fe St	Beverly Dr	0.01 SE	2018	7,574	MPSI	.38
3 S Staples St	Harrison St	0.01 NW	2018	19,888	MPSI	.67
4 S Staples St	Campbell St	0.00	2018	19,739	MPSI	.70
5 Ocean Dr	Alta Plz	0.01 S	2018	9,412	MPSI	.75
6 Ocean Dr	Alta Plz	0.05 S	2018	9,023	MPSI	.77
7 Louisiana Ave	S Brownlee Blvd	0.04 N	2018	832	MPSI	.89
8 Louisiana Ave	Lawnview St	0.02 NE	2018	3,407	MPSI	.91
9 Louisiana Ave	S Brownlee Blvd	0.04 NE	2018	4,003	MPSI	.92
10 Louisiana Ave	Lawnview St	0.02 NE	2018	1,450	MPSI	.93



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3/30/2022



## Demographic Summary Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	14,104		95,938		184,173	
2021 Estimate	14,433		97,786		186,479	
2010 Census	15,510		103,065		189,697	
Growth 2021 - 2026	-2.28%		-1.89%		-1.24%	
Growth 2010 - 2021	-6.94%		-5.12%		-1.70%	
<b>2021 Population by Hispanic Origin</b>	9,262		75,274		138,317	
<b>2021 Population</b>	14,433		97,786		186,479	
White	13,457	93.24%	90,817	92.87%	169,607	90.95%
Black	453	3.14%	3,839	3.93%	9,824	5.27%
Am. Indian & Alaskan	111	0.77%	952	0.97%	1,788	0.96%
Asian	190	1.32%	796	0.81%	2,456	1.32%
Hawaiian & Pacific Island	25	0.17%	102	0.10%	240	0.13%
Other	197	1.36%	1,279	1.31%	2,563	1.37%
U.S. Armed Forces	0		55		251	
<b>Households</b>						
2026 Projection	5,714		34,968		67,567	
2021 Estimate	5,854		35,651		68,424	
2010 Census	6,334		37,668		69,802	
Growth 2021 - 2026	-2.39%		-1.92%		-1.25%	
Growth 2010 - 2021	-7.58%		-5.35%		-1.97%	
Owner Occupied	3,223	55.06%	19,917	55.87%	36,984	54.05%
Renter Occupied	2,630	44.93%	15,734	44.13%	31,439	45.95%
<b>2021 Households by HH Income</b>	5,853		35,652		68,425	
Income: <\$25,000	1,303	22.26%	11,278	31.63%	19,246	28.13%
Income: \$25,000 - \$50,000	1,456	24.88%	8,347	23.41%	16,485	24.09%
Income: \$50,000 - \$75,000	1,082	18.49%	5,431	15.23%	10,833	15.83%
Income: \$75,000 - \$100,000	507	8.66%	4,083	11.45%	8,601	12.57%
Income: \$100,000 - \$125,000	835	14.27%	2,812	7.89%	5,637	8.24%
Income: \$125,000 - \$150,000	231	3.95%	1,449	4.06%	3,102	4.53%
Income: \$150,000 - \$200,000	233	3.98%	1,227	3.44%	2,643	3.86%
Income: \$200,000+	206	3.52%	1,025	2.88%	1,878	2.74%
<b>2021 Avg Household Income</b>	\$70,935		\$61,580		\$64,302	
<b>2021 Med Household Income</b>	\$53,781		\$43,376		\$47,190	



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## Information About Brokerage Services

*Texas law requires all real estate license holders 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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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