



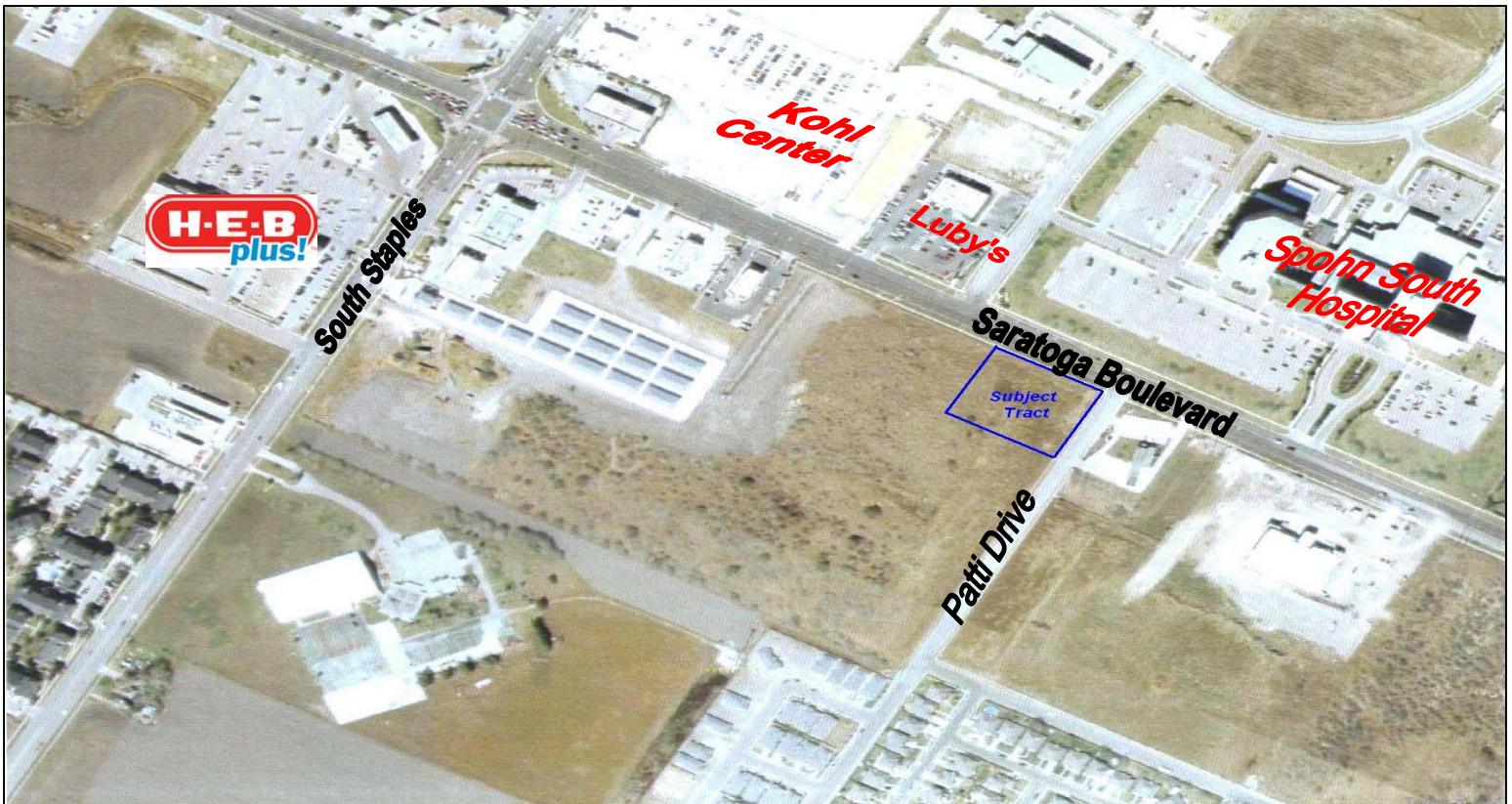
Cobb, Lundquist & Atnip, Inc.
 700 Everhart, Suite F-11
 Corpus Christi, Texas 78411
 AC 361 854-4448
 Fax 361 854-4498
 E-MAIL info@CLArealtors.com
www.CLArealtors.com



COMMERCIAL, INDUSTRIAL,
 FARM & RANCH PROPERTIES

SARATOGA NEAR STAPLES (GROUND LEASE or SALE)

- LOCATION:** SW corner of Saratoga Boulevard and Patti Drive
- LEGAL DESCRIPTION:** Lot 12A, Block 1, Saratoga Center
- SIZE:** 40,239sf with dimensions of 161FF ± on Saratoga x 250' deep on Patti Drive
- ZONING:** B-4 (General Business District)
- LEASE PRICE:** \$5,400/monthly, triple net **SALE PRICE:** \$695,000.00
- COMMENTS:** Property is platted and has all utilities. The Saratoga/Staples intersection is one of the highest traffic counts in the city excluding South Padre Island Drive. Long Term lease is possible. There is a cross access agreement with the adjoining owners.
- CONTACT:** **WAYNE LUNDQUIST**
Wayne@CLArealtors.com



This information has been secured from reliable sources, and although we do not guarantee it, we believe it to be correct. Offering is subject to prior sale, change or withdrawal without notice.