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COMMERCIAL, INDUSTRIAL,
 FARM & RANCH PROPERTIES

FOR SALE: DOWNTOWN COMMERCIAL PROPERTY

LOCATION: 401, 405, 413 North Chaparral Street, Corpus Christi, Texas 78401

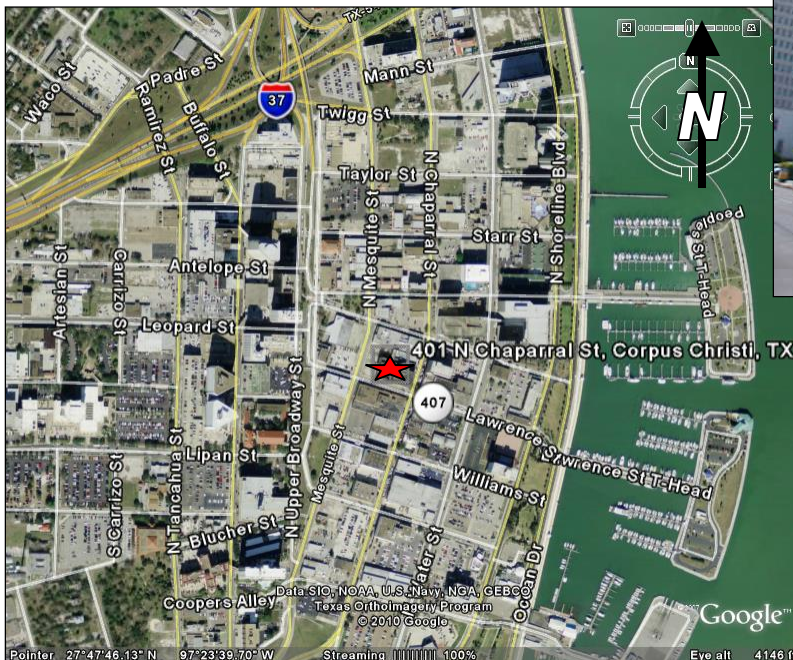
LEGAL DESCRIPTION: Beach, Lot 1A and Lot 4, Block 12

PROPERTY DESCRIPTION: Total building is approximately 130,254/sf and is five (5) stories tall. The lot has approximately 200' along Chaparral & Mesquite Streets and 290' along Lawrence Street.

ZONING: B-6
 (Primary Business Core District)

TAXES: \$34,462.26 ± (2009) NCAD

PRICE: \$1,300,000.00 (\$9.98/psf)



COMMENTS: The main building was constructed in 1941 and was known as Lichtenstein's Department Store. It closed in 1986 and since then the main building has remained vacant. The main building is currently in a shell condition, having the interior walls, asbestos abatement and the removal of hazardous materials completed in 2007. 413 North Chaparral (9,500sf ±) is occupied with a tenant that is paying on a month-to-month basis. A complete marketing package is available.

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