



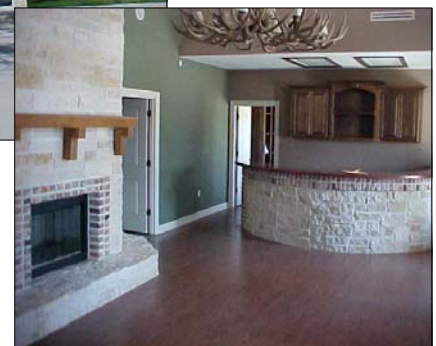
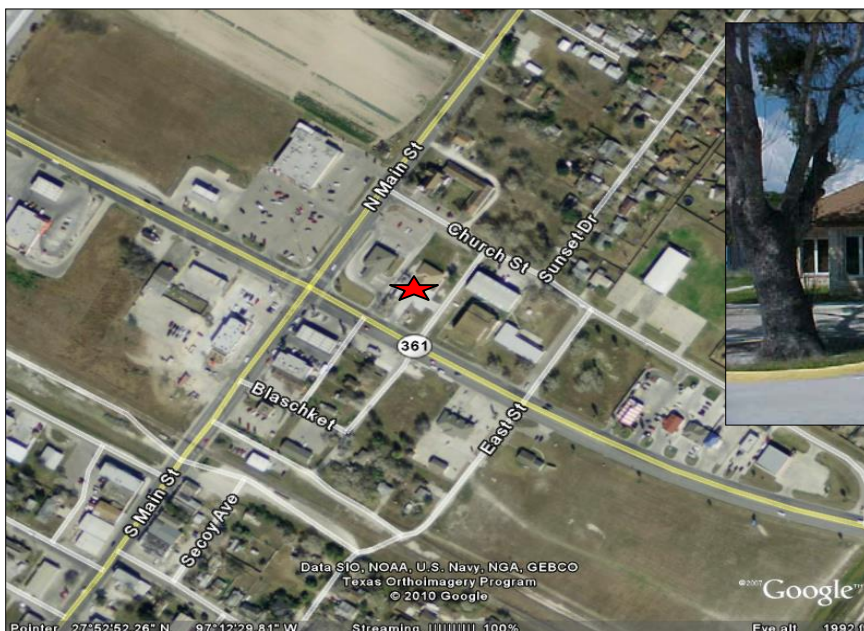
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COMMERCIAL, INDUSTRIAL,
 FARM & RANCH PROPERTIES

COMMERCIAL OFFICE PROPERTY FOR SALE INGLESIDE, TEXAS

- LOCATION:** 2560 Highway 361, Ingleside, Texas (San Patricio County), having frontage on Hwy. 361 at the south of the property, on the east by Gussie Street and on the north by Church Street.
- LEGAL DESCRIPTION:** Lots 1 thru 7 (save and except the NE 20 feet of Lot 7), Block 3, Blaschke's Highland Addition, Ingleside, San Patricio County, Texas.
- PROPERTY DESCRIPTION:** 35,632 ± sf of land consisting of 7 platted lots on the north line of Hwy. 361. There is 123.5 FF ± on Hwy. 361 x 295' on Gussie Street, less a 20' wide x 40' strip on the NE side of the site. Building size is 3,209 total square feet, having 3,001sf of office space with a 208sf covered entry.
- ZONING:** "C-2" (General Commercial), Flood Hazard Zone "C" – not in 100 year flood area.
- TAXES:** \$8,568.83 (2009)
- PRICE:** \$425,000.00
- COMMENTS:** Prime location with great visibility and easy access. The building is exceptionally well built and beautifully finished out. Formerly used as a chiropractic facility. There is a concrete entry apron and 6,000 ± sf of concrete parking. All utilities are available. The area surrounding the property is a combination of residential and retail use, mostly being general business uses.
- CONTACT:** WAYNE LUNDQUIST, Wayne@CLArealtors.com

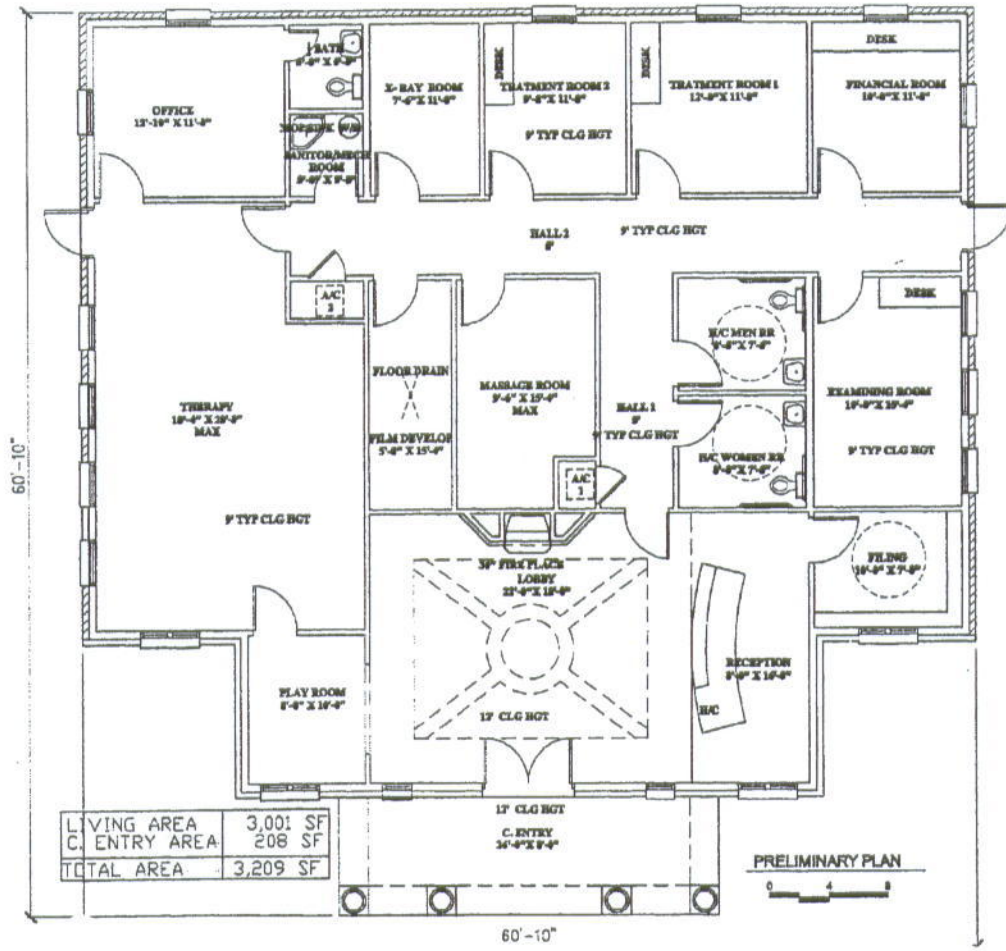


This information has been secured from reliable sources, and although we do not guarantee it, we believe it to be correct. Offering is subject to prior sale, change or withdrawal without notice.

2560 Highway 361, Ingleside, Texas



FLOOR PLAN



LIVING AREA	3,001 SF
C. ENTRY AREA	208 SF
TOTAL AREA	3,209 SF

PRELIMINARY PLAN

0 4 8

2560 Hwy. 361, Ingleside, Texas

