



**406 NAVIGATION BLVD
CORPUS CHRISTI, TX**

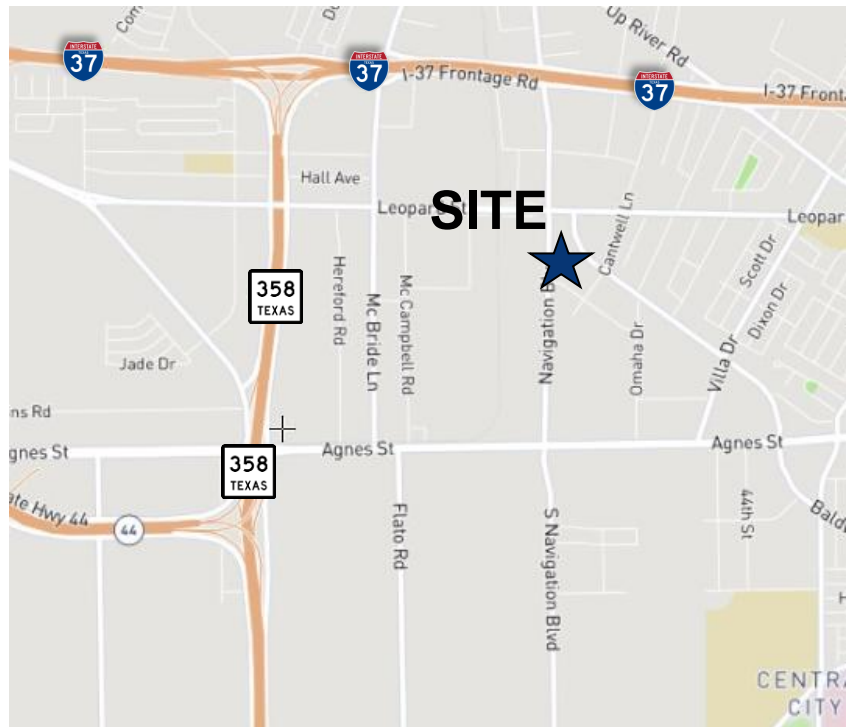


**ADJACENT UNIT AVAILABLE, LEASE TOGETHER OR SEPARATELY
ADDITIONAL LAND ALSO AVAILABLE**

PROPERTY SUMMARY

- Approx. 4,000 SF Total
- Approx. 0.59 AC
- Partially Stabilized, Gated and Fenced Yard
- Easy Access within the West-Side Industrial Corridor
- Minutes from Port of Corpus Christi, Int'l Airport
- Zoning IL – Light Industrial

\$4,250/Month, NNN



THE GAINES ORGANIZATION, INC.
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
Josh@GainesOrg.com | www.GainesOrg.com



The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice.

LEASED INDIVIDUALLY OR SEPARATELY

406 NAVIGATION BLVD

- Approx. 4,000 SF
- Approx. 0.59 AC
- \$4,250/Month, NNN

414 NAVIGATION BLVD

- Approx. 4,000 SF
- Approx. 0.49 AC
- \$4,250/Month, NNN

ADDITIONAL LAND AVAILABLE

Inquire for Pricing





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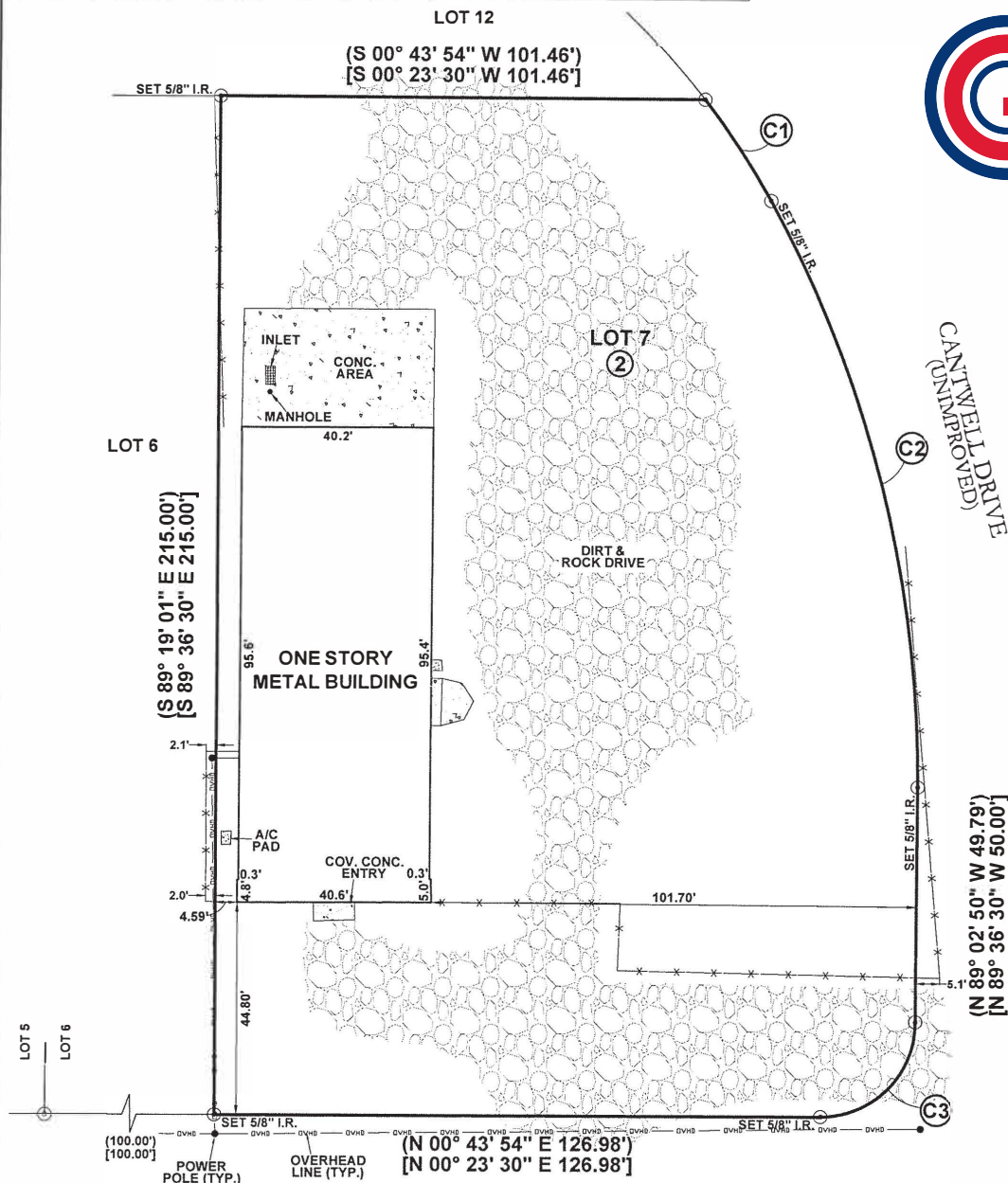


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CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING & LENGTH
					MEASURED
C1	167.10'	25.41'	08° 42' 46"	12.73'	S 57° 19' 52" W 25.39'
C2	257.50'	129.06'	28° 43' 01"	65.92'	S 76° 02' 00" W 127.71'
C3	20.00'	31.42'	90° 00' 00"	20.00'	N 44° 36' 30" W 28.28'

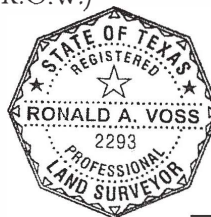


406 NAVIGATION BOULEVARD (60' R.O.W.)

I, Ronald A. Voss, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property shown hereon under my direction and supervision; that it is my knowledge and belief; that there are no apparent encroachments or overlapping of improvements with the deed lines except as shown hereon. This Survey was performed without the benefit of a Title Policy or Title Opinion.

NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY, WHICH IS VOID AFTER SIX MONTHS FROM THE DATE OF THIS SURVEY.

BUYER: VICTORY INVESTMENT PORTFOLIO, LLC



NOTES:
(1.) Found 5/8" I.R. @ all lot corners unless noted otherwise.
(2.) House Ties are to the foundation.
(3.) Bearings are based on NAD83-2011 Texas South 4205 Coordinate System.

This property lies within Zone X, according to FIRM 2022 which is NOT within the 100 year Flood Plain.

Memo 3/6/25

Registered Professional Land Surveyor State of Texas No. 2293

DATE: 03/05/2025
REVISION:
CREW: RS & CM
OFFICE: RV & PP
GF#: 240248068
JOB#: 25-5027

Lot 7, Block 2, Navigation Industrial Park Unit 2,
Volume 27, Page 90 (M.R.N.C.T.)
Corpus Christi, Nueces County, Texas

KEY: WOOD FENCE
(MEASURED) WIRE FENCE
(RECORDED) VINYL FENCE



FIRM NO. F-166
6838 GREENWOOD DRIVE,
CORPUS CHRISTI, TEXAS 78415-9760
Phone: (361) 854-6202
FAX: (361) 853-4696



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>The Gaines Organization, Inc.</u>	<u>9003379</u>	<u></u>	<u>(361)442-2825</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Joshua Gaines</u>	<u>525644</u>	<u>Josh@GainesOrg.com</u>	<u>(361)442-2825</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
Name of Sales Agent/Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

The Gaines Organization, Inc., 555 N. Carancahua, Suite 830 Corpus Christi TX 78401
Joshua Gaines

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www.jwolf.com

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