



Now Accepting Offers
Offers due 12/05/2025

For Sale

with ATM Leaseback

Free-Standing Building • Multiple Drive-Thru Lanes with Canopy

14050 Northwest Blvd.
Corpus Christi, TX 78410

Property Details


- 100% Vacant
- 6,621 RSF building with attached drive-thru lanes
- 2.34 Acres

Andrew Cornwell

Vice President

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 **JLL** SEE A BRIGHTER WAY

Property Survey

PARKING INFORMATION

32 STANDARD PARKING SPACES
2 HANDICAP PARKING SPACES
34 TOTAL PARKING SPACES

LAND AREA

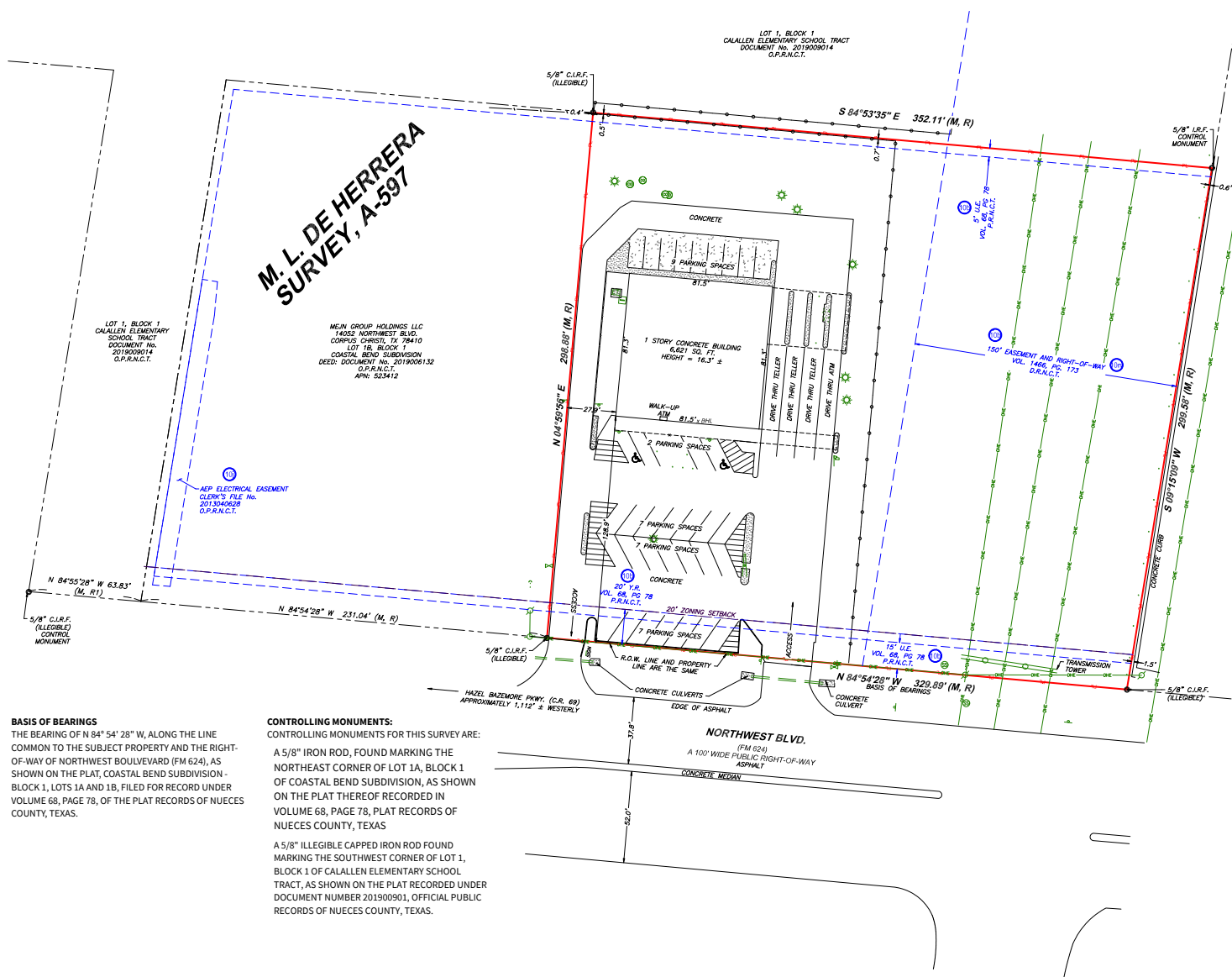
101904 SQUARE FEET (M, R)
2.34 ACRES (M, R)

BUILDING AREA

6,621 SQUARE FEET
(SEE SURVEYOR'S NOTE 9 IN BOX 11)

BUILDING HEIGHT

16.3 FEET ±
(SEE SURVEYOR'S NOTE 8 IN BOX 11)



BASIS OF BEARINGS

THE BEARING OF N 84° 54' 28\" W, ALONG THE LINE COMMON TO THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF NORTHWEST BOULEVARD (FM 524), AS SHOWN ON THE PLAT, COASTAL BEND SUBDIVISION - BLOCK 1, LOTS 1A AND 1B, FILED FOR RECORD UNDER VOLUME 68, PAGE 78, OF THE PLAT RECORDS OF NUECES COUNTY, TEXAS.

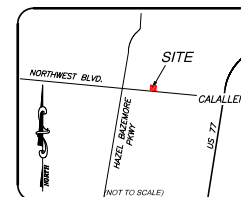
CONTROLLING MONUMENTS:

CONTROLLING MONUMENTS FOR THIS SURVEY ARE:

A 5/8\" IRON ROD, FOUND MARKING THE NORTHEAST CORNER OF LOT 1A, BLOCK 1 OF COASTAL BEND SUBDIVISION, AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 68, PAGE 78, PLAT RECORDS OF NUECES COUNTY, TEXAS

A 5/8\" ILLEGIBLE CAPPED IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF CALLEEN ELEMENTARY SCHOOL TRACT, AS SHOWN ON THE PLAT RECORDED UNDER DOCUMENT NUMBER 20190901, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

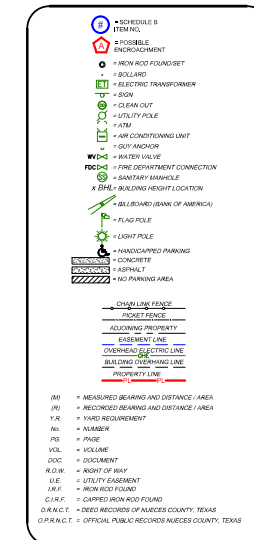
VICINITY MAP



NORTH ARROW / SCALE

0 10 20 30 40 50

LEGEND



Trade Area



Demographics

	1 mi.	3 mi.	5 mi.
Est. Total Population	3,450	17,637	37,791
Est. Total Households	1,252	6,530	13,863
Avg. Household Income	\$149,722	\$121,958	\$103,686
Daytime Population	4,409	15,328	31,384



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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.

11-2-2015



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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Cornwell	NA	Andrew.Cornwell@jll.com	512-368-7122
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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