



BARNES & NOBLE

5201 BLANCHE D. MOORE DRIVE | CORPUS CHRISTI, TX

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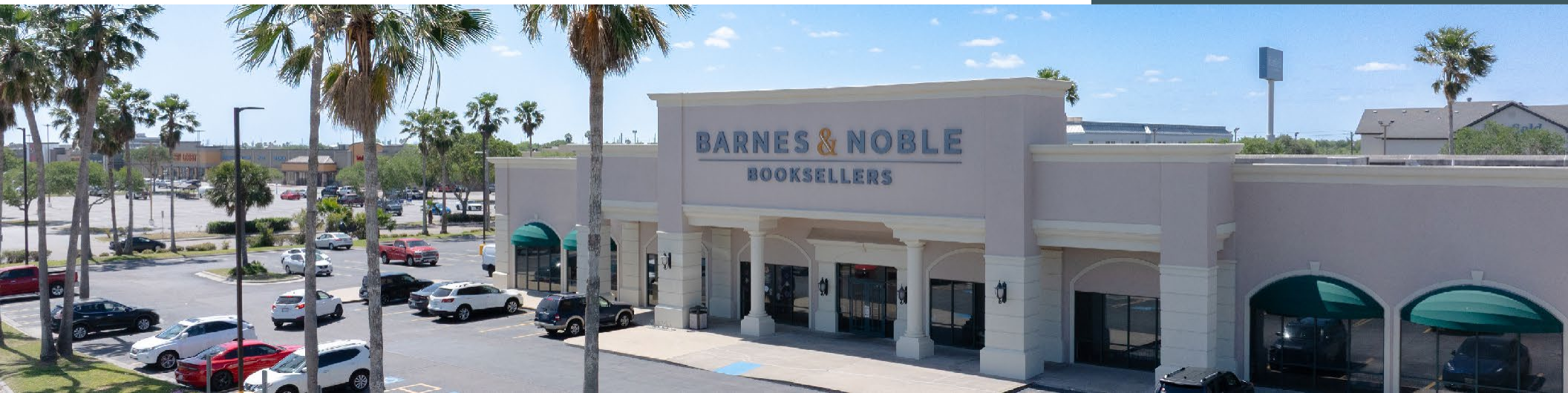
BARNES & NOBLE

Barnes & Noble's leadership has revitalized the company and its bookstores by combining the power of a big chain with the pleasure of a beloved independent bookshop. By shifting control of the process to individual store managers across the country, Barnes & Noble gives its local booksellers discretion over purchasing, placement and even pricing.

As a privately held company, Barnes & Noble doesn't report financial results, but the chain's strong results are allowing it to expand to the tune of 57 new stores in 2024 and at least 60 in 2025.

This location ranks in the top 10% of all Barnes & Noble stores in Texas for sales performance and is within the top 20% across the U.S. These figures reflect the store's alignment with the brand's strategic shift toward localized operations, which has driven measurable results across key markets.

Barnes & Noble stores are seeing **higher traffic & sales** by being more **inviting & locally focused**.



Property Specifications



LIST PRICE	\$6,225,000
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NOI	\$420,000
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CAP RATE	6.75%
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LEASE TYPE	NNN
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ADDRESS	5201 BLANCHE D. MOORE DRIVE CORPUS CHRISTI, TEXAS 78411
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TRAFFIC COUNTS	BLANCHE D MOORE DR – 7,186 VPD S. PADRE ISLAND DR – 110,860 VPD
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GLA	25,000 SF
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ACREAGE	2.98 AC
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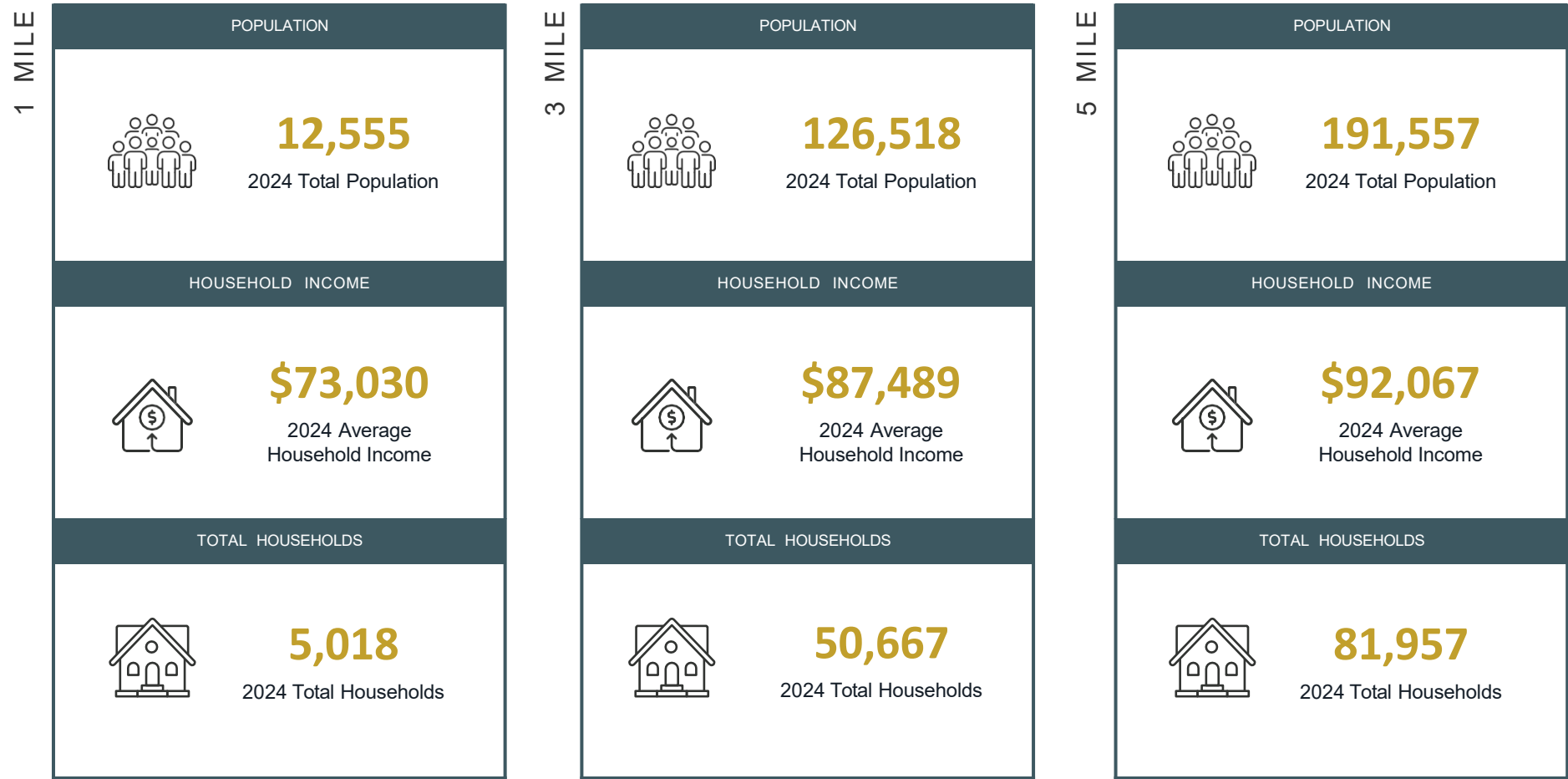
YEAR BUILT	1996
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EXPIRATION	JANUARY 31, 2029
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RENEWAL OPTION	ONE SEVEN (7) YEAR OPTION AT \$462,000/YEAR
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ZONING	CG-2, GENERAL COMMERCIAL DISTRICT
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Demographics



Northeast Aerial



This aerial view shows a large retail shopping center, likely a big-box store complex, situated along a major highway (358). The central building is highlighted with a red roof and labeled 'BARNES & NOBLE'. The surrounding area is densely packed with various retail stores, including Target, H-E-B, Office Depot, JCPenney, Dillard's, and PetSmart. The parking lot is filled with cars, indicating a high volume of traffic. The surrounding area includes residential neighborhoods and other commercial buildings.

Labels for various stores and locations include:

- Target
- H-E-B
- Office Depot
- JCPenney
- Dillard's
- PetSmart
- Marshall's
- Old Navy
- Pet Supplies Plus
- Burlington
- Spark by Hilton
- Fairfield by Marriott
- Residence Inn by Marriott
- The Home Depot
- Barnes & Noble
- On the Border
- James Wavery
- Half Price Books
- Starbucks
- Spec's
- The Vitamin Shoppe
- BJ's Restaurant & Brewhouse
- Surfing Side
- Gas Prices

Location photos



Corpus Christi Market Overview



#1

Retirement Destination
in the U.S. (2023)



10+M

Annual Visitors



~\$1.5B

In Economic Impact
(2023)



In 2024, Corpus Christi ranked No. 1 in the highest move-in-to-out ratio, reflecting strong in-migration. Due to its moderate cost of living, the Corpus Christi area ranks No. 1 in Texas and No. 4 in the nation for purchasing power, and the area ranks as one of the most affordable markets in the country to buy a home.



In terms of business and employment, Corpus Christi is a center for petrochemical manufacturing, large-scale fabrication, marine research, maritime shipping and tourism. The tropical climate, exceptional outdoor opportunities and premier health care facilities create a perfect community in which to live and operate a business.



Corpus Christi offers many assets for business development that have attracted businesses from all over the world. Additionally, the City is a major trade gateway for Mexico and Latin America. The Port of Corpus Christi is the fifth-largest U.S. port in cargo tonnage.



 CORPUS CHRISTI

The Barnes & Noble in Corpus Christi benefits from a **visible, accessible** location in the midst of the market's **strongest retail** trade area

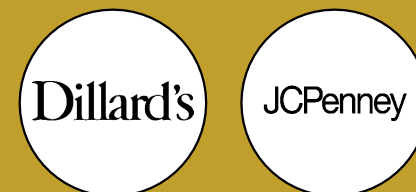
THE BOOKSTORE OCCUPIES AN ANCHOR POSITION AS PART OF A REGIONAL-DRAW MIX ALONG THE CORRIDOR THAT INCLUDES:



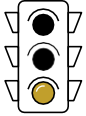
HOSPITALITY OPTIONS DIRECTLY LOCATED NEXT TO THE BARNES & NOBLE INCLUDE:



THE LOCATION IS ALSO PERIPHERAL TO LA PALMERA, ANCHORED BY:



The location serves a **dense, well off** trade area



Traffic counts in the area reflect its position at key thoroughfares, with total traffic counts of approximately **159,000 vehicles per day**.



Due to its strength as a key corridor for retail, commercial and residential activity, the **total daytime population** within the radius is **117,286**.

Daytime population totals are a metric that retailers and businesses use to determine traffic throughout the day.

3 MILE RADIUS

126,518
residents

50,667
households

\$87,439
average household income

Barnes & Noble has experienced a return to profitability and growth in recent years thanks to a strategy of revamping its nearly **600 stores** nationwide to adopt the community- focused selection and service of local bookshops.



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.



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. **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
 - 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.

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