

# FOR LEASE

## CIMARRON STATION

Cimarron & Saratoga Blvd. | Corpus Christi, Texas 78414



### PROPERTY INFORMATION

#### PROPERTY DESCRIPTION:

The proposed 13,000 SF retail center, Cimarron Station, will be located at the southeast corner of Cimarron and Saratoga Blvd., one of the major intersections in Corpus Christi. The site will be adjacent to Valero's / Stripes and across from Whataburger, McDonald's & the new Burger King. The last few years have seen growth in terms of retail development, new restaurants, residential subdivisions and apartment complexes. New development in the area is a response to the population growth of close to 10,000 residents from 2000 to 2006 within a 3 mile radius of Cimarron Station. The major intersection at Saratoga Blvd. and Cimarron Blvd. has a recorded traffic count of 35,500 VPD (City of Corpus Christi, 2005).

**SPACE AVAILABLE:** 1,200 – 6,000 SF

**BAY DEPTH:** 60' – 65'

**DEMOGRAPHICS:** 3 Mile Radius of Cimarron Station

Year	Population	Households
2000	76,056	29,074
2006	86,048	32,664
2011	91,041	34,584



### FOR MORE INFORMATION



**Burriss W. McRee, CPM®, CCIM**  
6000 S. Staples, Ste. 205 | Corpus Christi, TX 78413  
Phone: 361.992.9700 | Fax: 361.992.9790

Email: burris@gulftex.com

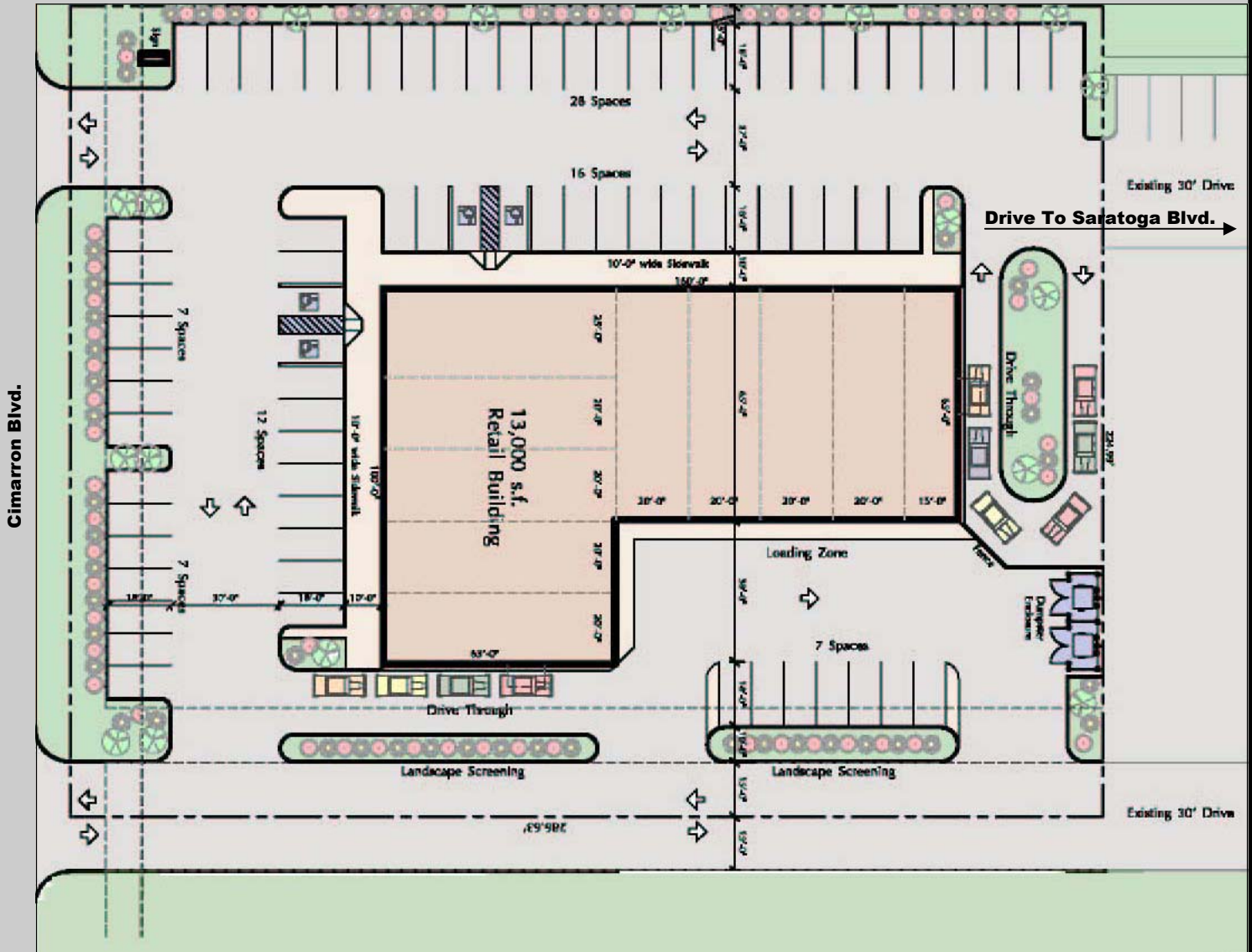
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# SITE PLAN

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