



**COMMERCIAL PROPERTIES**

Brokerage • Management • Investments • Accounting



Jennifer R. Vitera, MBA  
281.923.4998  
[vitera@dhrp.us](mailto:vitera@dhrp.us)

## ±380 AC LAND PARCEL

FM 1694 Callicoatte Road | Corpus Christi, TX 78380

**PRICE REDUCED**



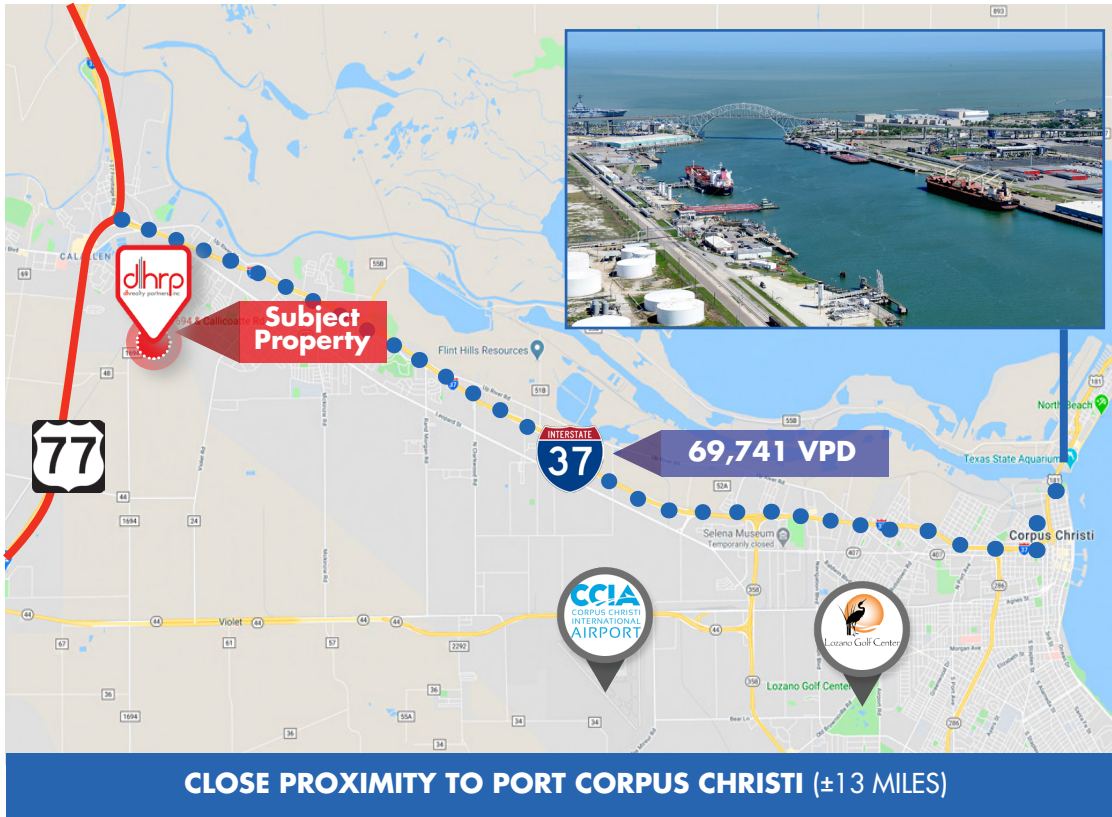
**Subject  
Property**

**GREAT FOR MIXED USE DEVELOPMENT (COMMERCIAL, RESIDENTIAL AND MULTIFAMILY)**

# FOR SALE

## ± 380 AC MIXED-USE PARCEL

FM 1694 & Callicoatte Road | Corpus Christi, TX 78380



### LOCATION

Land parcel is located at FM 1694 & Callicoatte Road. Conveniently situated between IH-69E & IH-37.

### DESCRIPTION

Commercial land tract ideal for mixed-use development from commercial to residential and/or multifamily purposes.

### LAND SIZE

± 380 AC

### HIGHLIGHTS

Property is 13 miles away from Port Corpus Christi. Port Corpus Christi is the 4th largest port in the United States in total tonnage. Strategically located on the western Gulf of Mexico with a 36-mile, 47 foot (MLLW) deep channel, Port Corpus Christi is a major gateway to international and domestic maritime commerce. The Port has excellent railroad and highway network connectivity via three North American Class-1 railroads and two major interstate highways.

### INVESTMENT PRICE

~~\$25,000.00~~ \$19,500 / AC

**DH Realty Partners, Inc. Recommends that Prospective Buyer(s) take the following actions:**

1. Consult with an Engineer to verify the location, accessibility and capacity of all the property's utilities.
2. Obtain an Environmental Site Assessment; and
3. Purchase a written Zoning Verification Letter from the appropriate Governmental Authority

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

## ± 380 AC MIXED-USE PARCEL

FM 1694 & Callicoatte Road | Corpus Christi, TX 78380

### AERIAL VIEW



### POINTS OF INTEREST

- AutoZone
- Bank of America
- Burger King
- Calallen East Elementary School
- Calallen High School
- Calallen Middle School
- Churchill Square Apartments
- Corpus Christi Medical Center
- Dairy Queen
- Denny's
- Discount Tire
- Domino's Pizza
- Five Points Shopping Center
- H-E-B
- McDonald's
- Northwest Terrace Apartments
- Ross Dress for Less
- Stripes
- Walgreens
- Walmart Supercenter
- Wells Fargo Bank
- Whataburger
- Wilma Magee Elementary School
- Woodland Creek Apartments

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

## ± 380 AC MIXED-USE PARCEL

FM 1694 & Callicoatte Road | Corpus Christi, TX 78380

### LOCATION INFORMATION

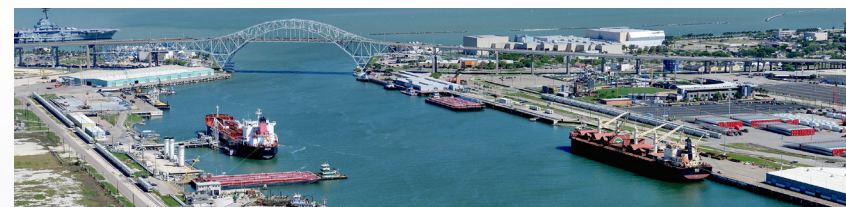
#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,505	23,948	41,941
Households	835	8,582	14,747
Avg Household Income	\$112,254	\$90,840	\$92,561
Median Household Income	\$102,238	\$77,562	\$75,795

Source: ESRI, 2022

#### TRAFFIC COUNTS

Street Name	Vehicles Per Day
Callicoatte Road & Leopard Street	15,824 VPD
IH-37 & US HWY 77	69,741 VPD



**CLOSE PROXIMITY TO PORT CORPUS CHRISTI (± 13 MILES)**



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

## ± 380 AC MIXED-USE PARCEL FM 1694 & Callicoatte Road | Corpus Christi, TX 78380

### CORPUS CHRISTI MARKET OVERVIEW

#### TRAVEL STATISTICS

- **24,000 Hospitality Employees**  
**WELCOMING**
- **10+ Million Visitors**  
**SPENDING**
- **\$1.5 Billion Per Year**  
**GENERATING**
- **\$22 Million In Sales Tax Revenues**  
**CONTRIBUTING**
- **26% Of Citywide Sales Tax**

Source: <https://www.visitcorpuschristi.com/about-us/annual-report/>

**W**ith \$50 billion in capital investment since 2010, the Corpus Christi region ranks as one of the largest industrial and energy-related project magnets in the world.

The roll call of heavyweight investors reads like a Who's Who of big business: ExxonMobil, SABIC, Citgo, Talen Energy, Magellan, Air Liquide, Haliburton, Valero, Cheniere, Kiewit, TPCO, LyondellBasell and Howard Energy, just to name a few.

The growth wave is not subsiding anytime soon either. Three years into the 5-year strategic plan of the Corpus Christi Regional Economic Development Corp., the organization has tallied \$30 billion in capital investment, 2,200 new jobs and \$151 million in payroll.

"We are a relatively congestion-free deepwater port on the Gulf of Mexico. We have the pipeline infrastructure to handle massive amounts of product. We have an experienced and technically proficient workforce, and we are doubling our capacity for our process technology program in our local college," says Iain Vasey, president and CEO of the CCREDC. "We will double the number of graduates from that program this year, and then we plan to double it again in another two years. We are not standing pat."

Source: <https://siteselection.com/cc/corpuschristi/>

#### MAJOR EMPLOYERS

**Direct Economic Impact of Texas A&M University-Corpus Christi on the Coastal Bend**

For every 1,000 new students, the impact is \$51.3 million and 895 full-time jobs.

**\$**

The total economic benefit this year is **\$542.8 million.**

The employment benefit this year is **9,482 full-time equivalent jobs.**

**Driscoll CHILDREN'S HOSPITAL**

**The Region's Most Advanced Medical Center**

CHRISTUS Spohn has made a multi-million dollar investment in the health of South Texas. Our new CHRISTUS Spohn Hospital Corpus Christi - Spohn expansion is a state-of-the-art medical center - bringing services like Level II Trauma, Heart Surgery and Neurology all under one roof. Caring for our community. It's our promise.

**H-E-B**

**MAS CORPUS CHRISTI TEX**

Source: <https://siteselection.com/cc/corpuschristi/>

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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.

<u>DH Realty Partners, Inc.</u>	<u>147342</u>	<u>www.dhrp.us</u>	<u>(210)222-2424</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Daniel Briggs</u>	<u>311372</u>	<u>danielbriggs@dhrp.us</u>	<u>(210)222-2424</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michael D. Hoover</u>	<u>391636</u>	<u>hoover@dhrp.us</u>	<u>(210)222-2424</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jennifer R. Vitera</u>	<u>597840</u>	<u>vitera@dhrp.us</u>	<u>(210)222-2424</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205

Phone: (210)222-2424

Fax: (210)271-0183

Untitled

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)