

FOR SALE



4242 BALDWIN BLVD

Corpus Christi, TX 78405

HUGHES MARINO

# Property Information



**Address:**  
4242 Baldwin Blvd  
Corpus Christi, TX 78405



**Available:**  
Immediate



**Sale Type:**  
Investment/Owner-User



**Building RBA:**  
106,081 SF



**Land Area:**  
6.29 Acres



**Zoning:**  
Light Industrial



**Asking Price:**  
\$6,500,000



# Building Highlights

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**Building Type:**  
Industrial - Distribution & Manufacturing



**Year Built:**  
1973



**Power:**  
TBD



**Clear Height:**  
25'



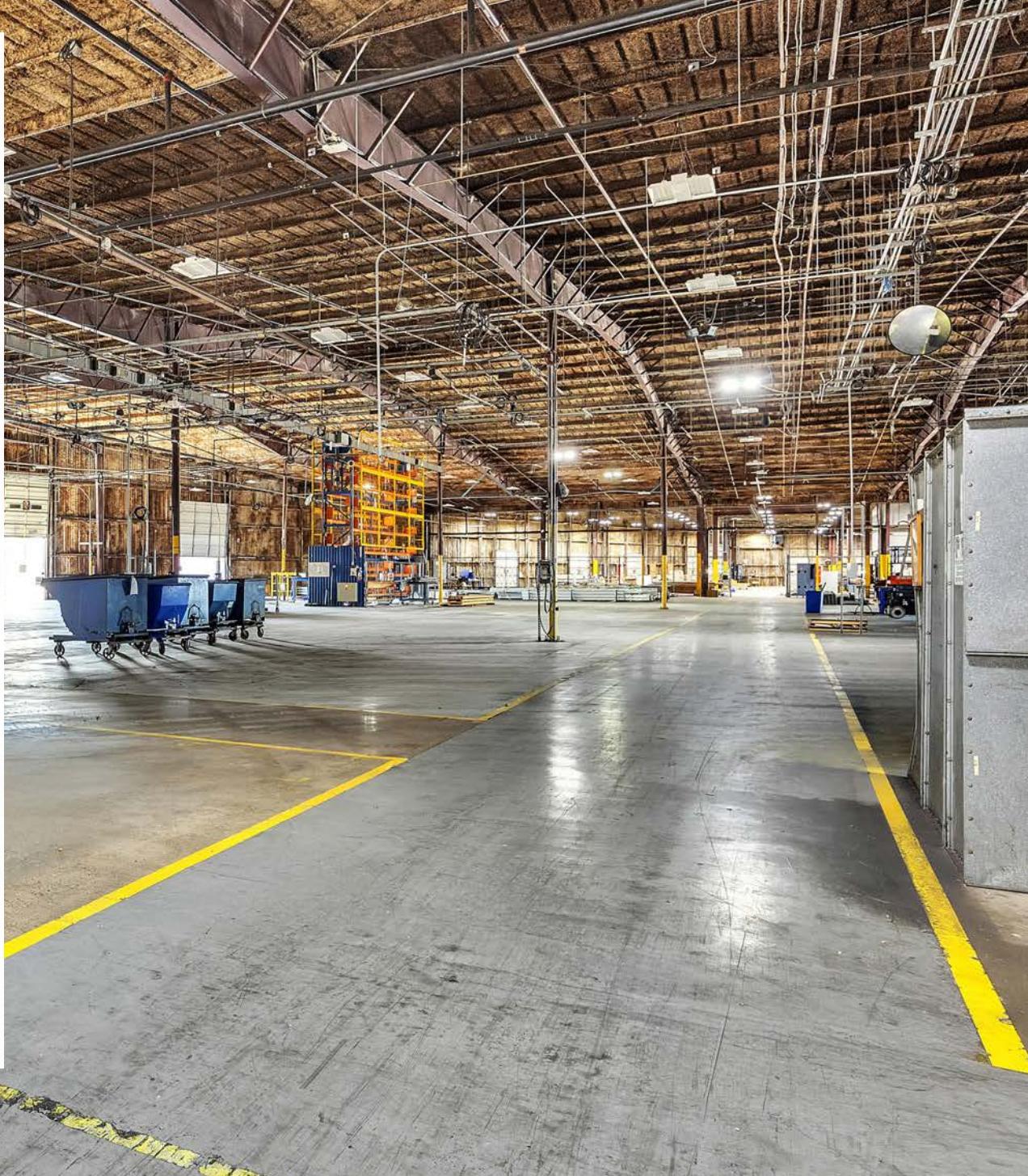
**Loading:**  
Dock: 4  
Grade: 19



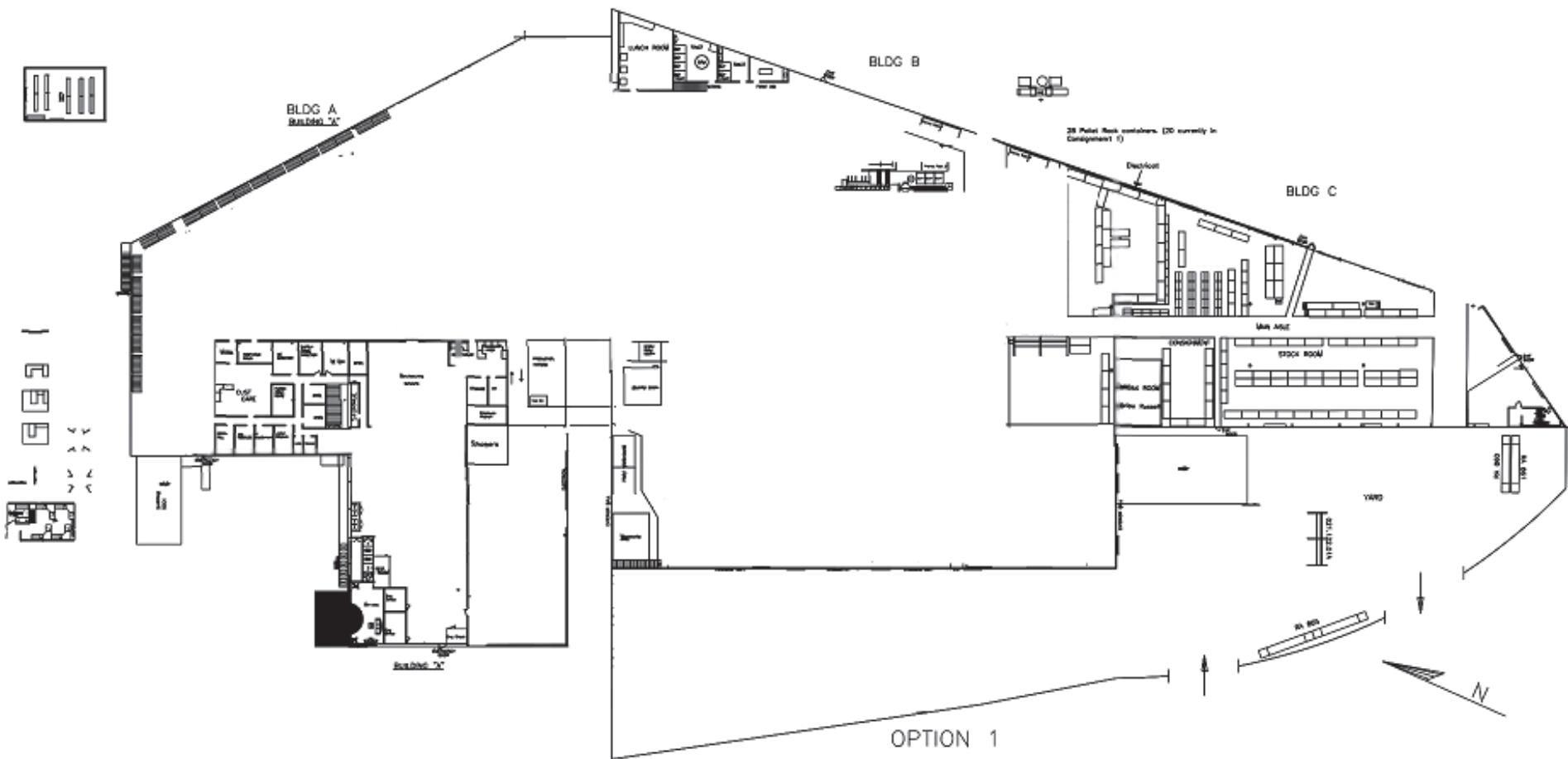
**Parking:**  
150 surface spaces, securely fenced parking and yard space

## Additional Highlights

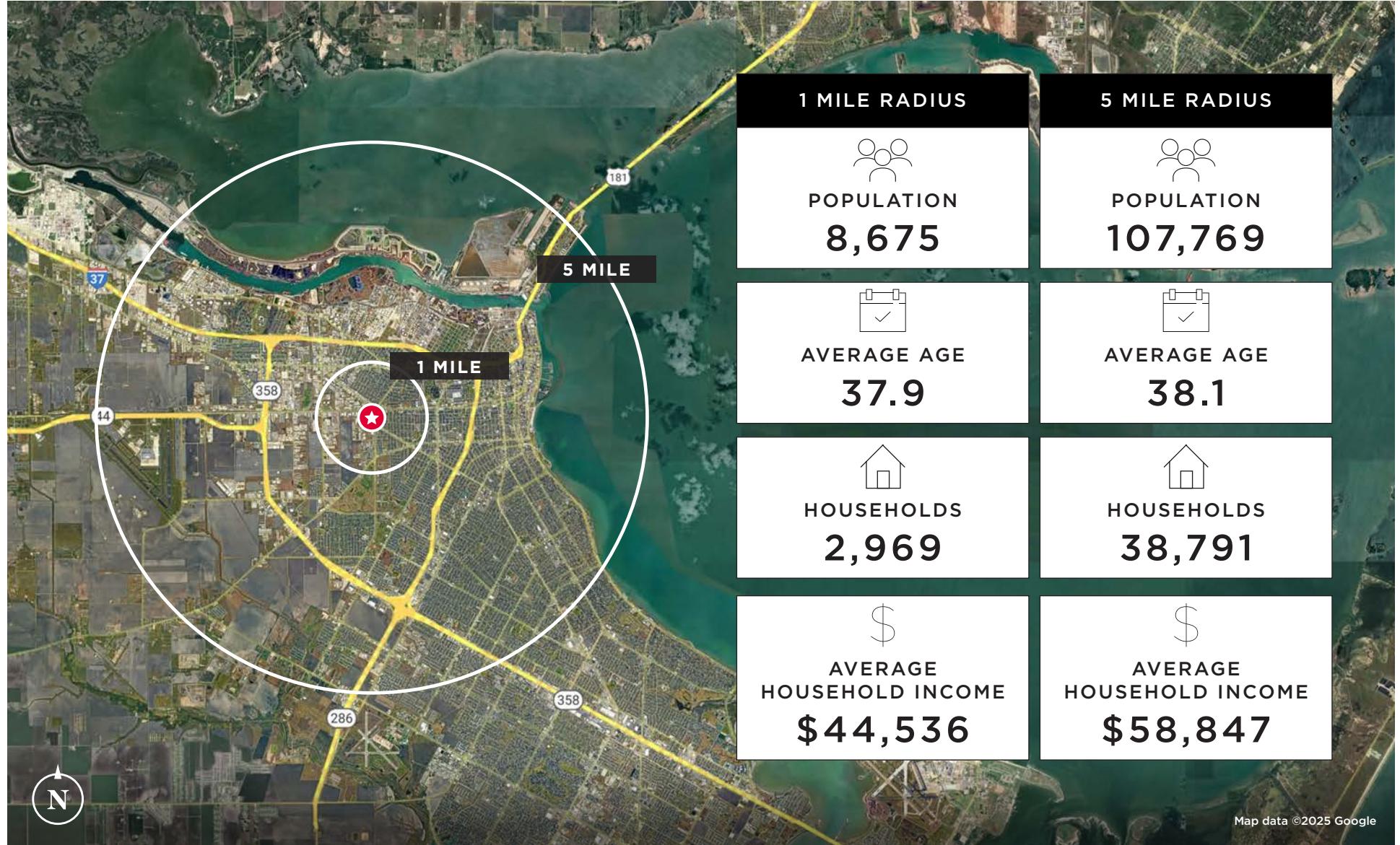
Unique opportunity for investor to multi-tenant and subdivide the building into three separate suites, as each building is separately metered.



# Floor Plan



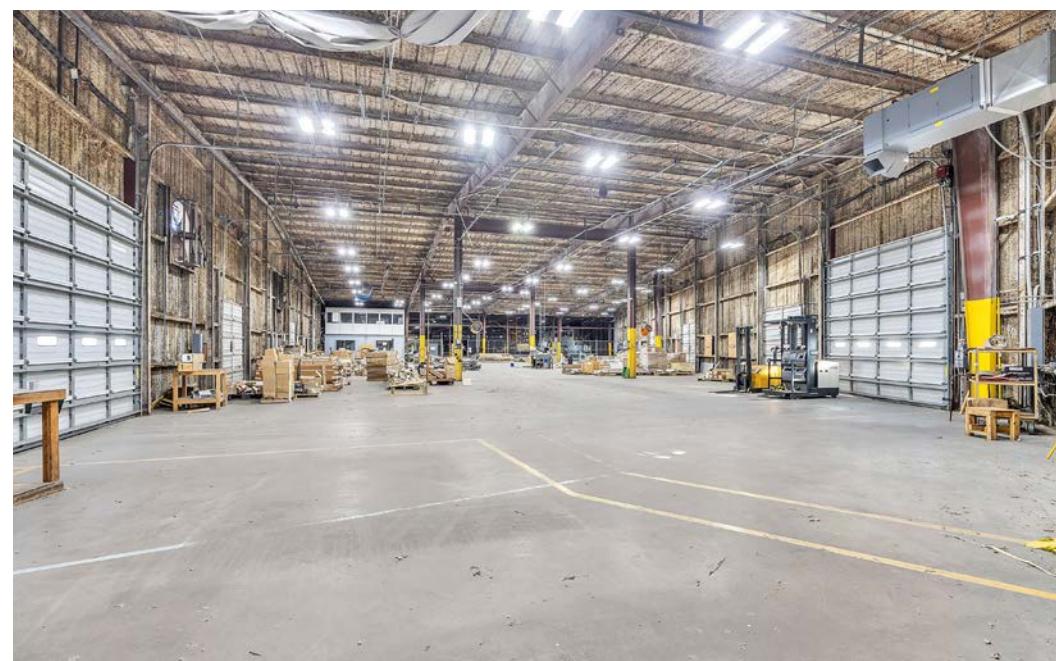
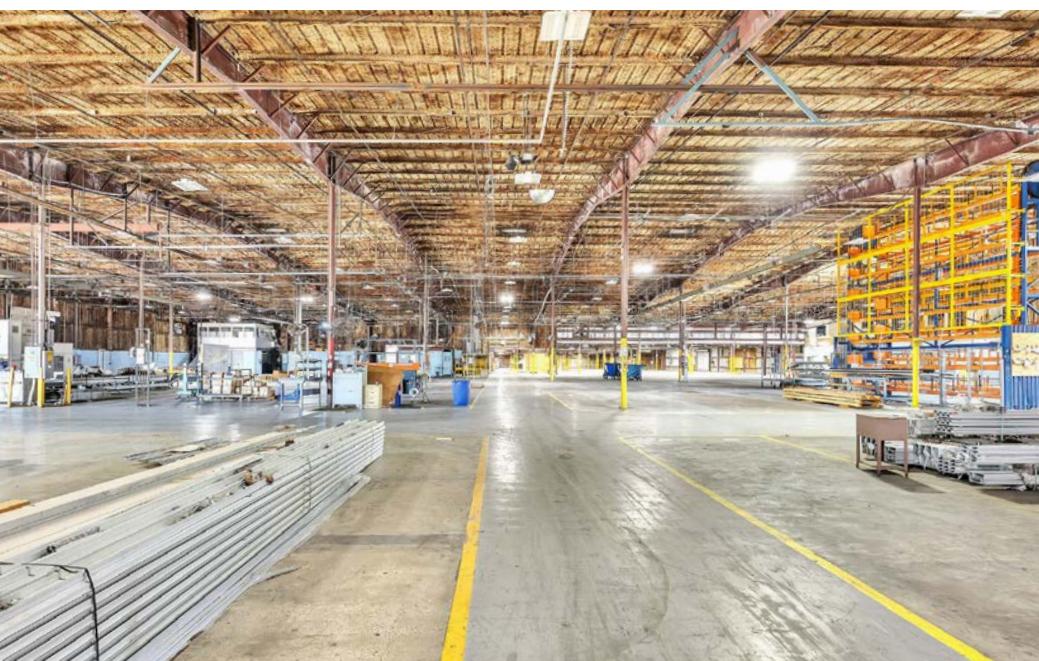
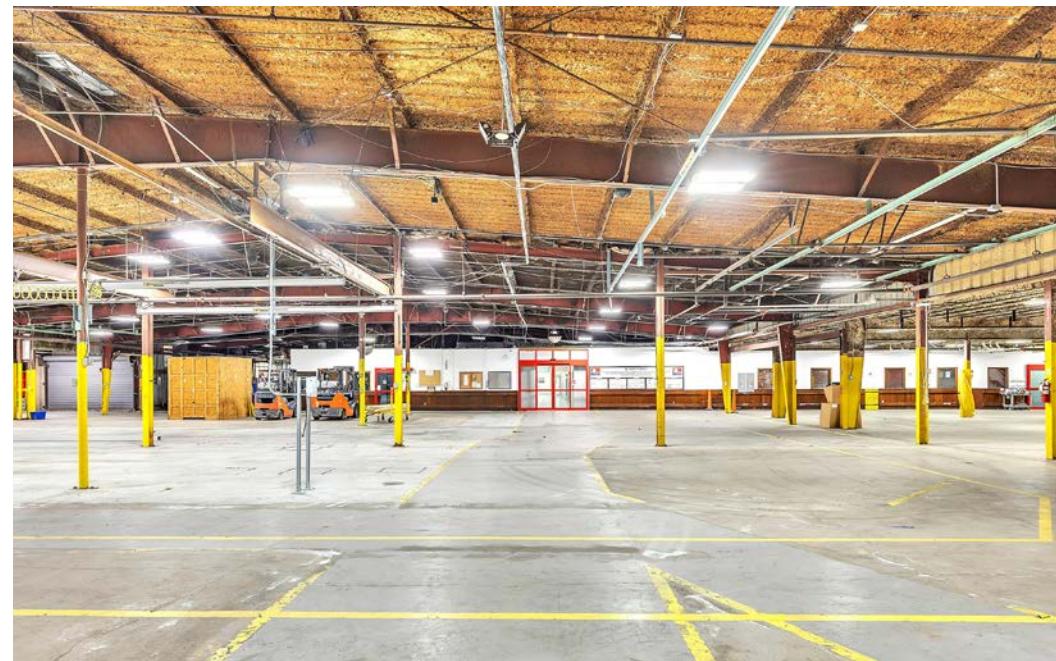
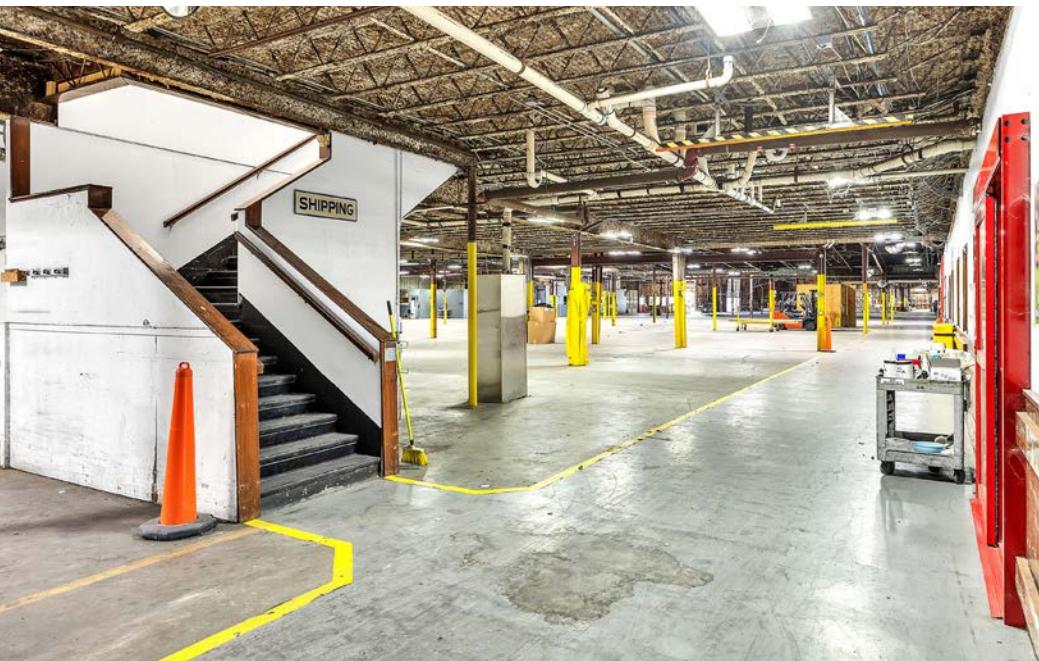
# Demographics Overview

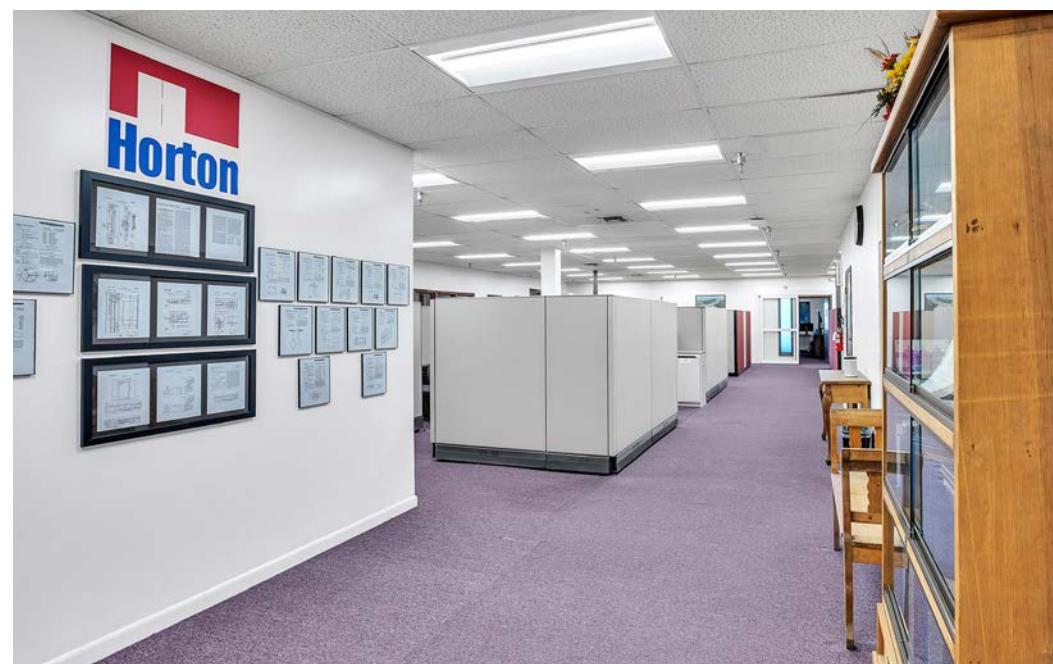
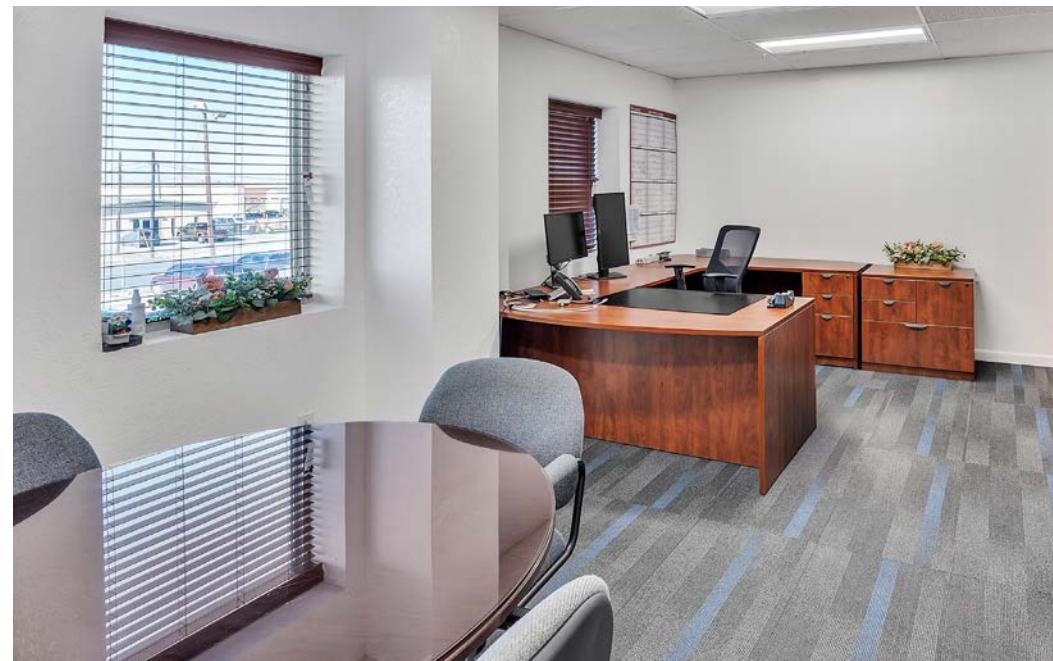


# Demographics Summary

DEMOGRAPHIC SUMMARY REPORT - HORTON AUTOMATICS 4242 Baldwin Blvd					
Radius	1 Mile Radius Totals		3 Mile Radius Totals		5 Mile Radius Totals
<b>Population</b>					
2029 Projection	8,573		61,645		106,902
2024 Estimate	8,675		61,914		107,769
2020 Census	9,154		62,942		111,611
Growth 2024-2029	-1.18%		-0.43%		-0.80%
Growth 2020-2024	-5.23%		-1.63%		-3.44%
<b>2024 Population by Hispanic Origin</b>	7,982		51,354		86,953
<b>2024 Population</b>	8,675		61,914		107,769
White	2,285	26.34%	19,046	30.76%	35,109 32.58%
Black	267	3.08%	3,599	5.81%	5,223 4.85%
Am. Indian & Alaskan	35	0.40%	362	0.58%	610 0.57%
Asian	8	0.09%	263	0.42%	745 0.69%
Hawaiian & Pacific Island	14	0.16%	59	0.10%	87 0.08%
Other	6,066	69.93%	38,586	62.32%	65,995 61.24%
U.S. Armed Forces	0		19		73
<b>Households</b>					
2029 Projection	2,931		21,954		38,493
2024 Estimate	2,969		22,038		38,791
2020 Census	3,153		22,344		40,089
Growth 2024-2029	-1.28%		-0.38%		-0.77%
Growth 2020-2024	-5.84%		-1.37%		-3.24%
Owner Occupied	1,829	61.60%	10,926	49.58%	21,453 55.30%
Renter Occupied	1,140	38.40%	11,112	50.42%	17,338 44.70%
<b>2024 Households by HH Income</b>	2,969		22,040		38,791
Income: <\$25,000	836	28.16%	7,965	36.14%	11,449 29.51%
Income: \$25,000-\$50,000	1,339	45.10%	6,822	30.95%	11,157 28.76%
Income: \$50,000-\$75,000	439	14.79%	2,841	12.89%	6,189 15.95%
Income: \$75,000-\$100,000	195	6.57%	2,105	9.55%	4,396 11.33%
Income: \$100,000-\$125,000	72	2.43%	779	3.53%	2,010 5.18%
Income: \$125,000-\$150,000	58	1.95%	571	2.59%	1,465 3.78%
Income: \$150,000-\$200,000	0	0.00%	485	2.20%	1,041 2.68%
Income: \$200,000+	30	1.01%	472	2.14%	1,084 2.79%
<b>2024 Avg Household Income</b>	\$44,536		\$50,732		\$58,847
<b>2024 Med Household Income</b>	\$36,452		\$34,720		\$42,246

Source: 2025 CoStar Group











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CORPUS CHRISTI, TX 78405

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