



FOR SALE

10901 Annaville Rd
Corpus Christi, TX 78410

**8 UNITS | $\pm 8,575$ SF
 ± 1.48 ACRES AVAILABLE**

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

SALE PRICE	\$1,299,000
TOTAL GLA	± 8,575 SF
LOT SIZE	± 1.48 acres
YEAR BUILT/RENOVATED	1967/2022

- 6 Units within last 4 years Renovated including new HVAC, electric, plumbing, drywall, sewer lines and finishes.
- 8 total detached single family fee-simple units.
- Fully Leased
- Each unit includes privacy fenced yards and a garage
- Units have individually metered utilities
- 13 Miles from Downtown Corpus Christi
- Minutes from HEB, Walgreens, Restaurants, Schools



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FINANCIALS

INCOME CURRENT

MONTHLY RENTAL INCOME **\$12,556**

ANNUAL GROSS INCOME **\$150,672**

EXPENSES:

REAL ESTATE TAXES **\$16,040**

INSURANCE **\$23,000**

MAINTENANCE **\$4,477**

MANAGEMENT FEE **\$7,470**

OPERATING EXPENSE **\$50,987**

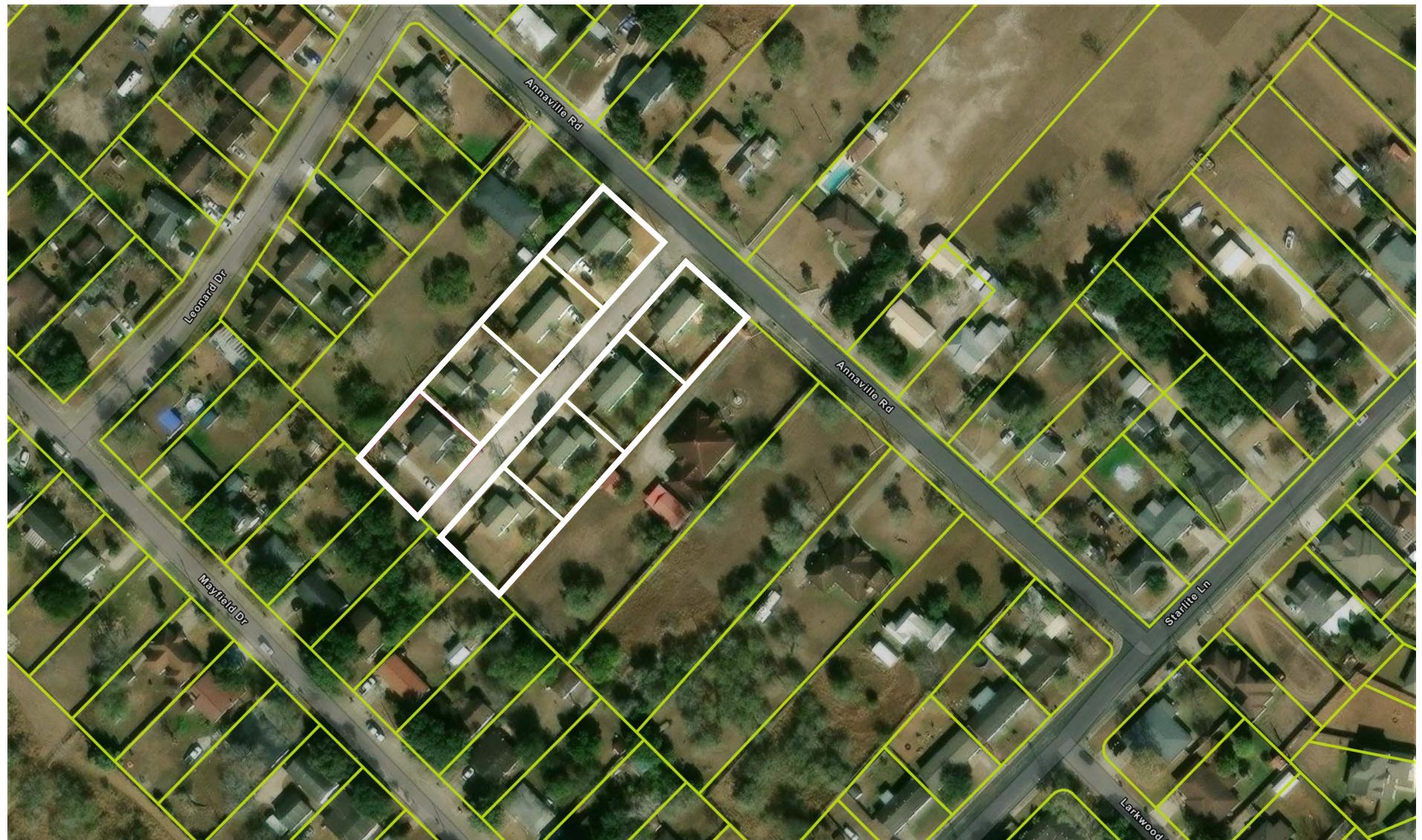
NET OPERATING INCOME **\$99,685**



RENT ROLL / 2025

UNIT #	MONTHLY RENT	RENTED/ VACANT	SQFT	FLOORPLAN
1	\$1,600.00	Rented	1,162.10	3Bd/2Bth
2	\$1,431.00	Rented	886.80	3Bd/1Bth
3	\$1,600.00	Rented	1,012.00	3Bd/2Bth
4	\$1,600.00	Rented	1012.00	3Bd/2Bth
5	\$1,550.00	Rented	1250.00	3Bd/2Bth
6	\$1,650.00	Rented	844.00	3Bd/2Bth
7	\$1,450.00	Rented	886.80	3Bd/1Bth
8	\$1,675.00	Rented	1,521.00	3Bd/2Bth
TOTALS	\$12,556		8,575	

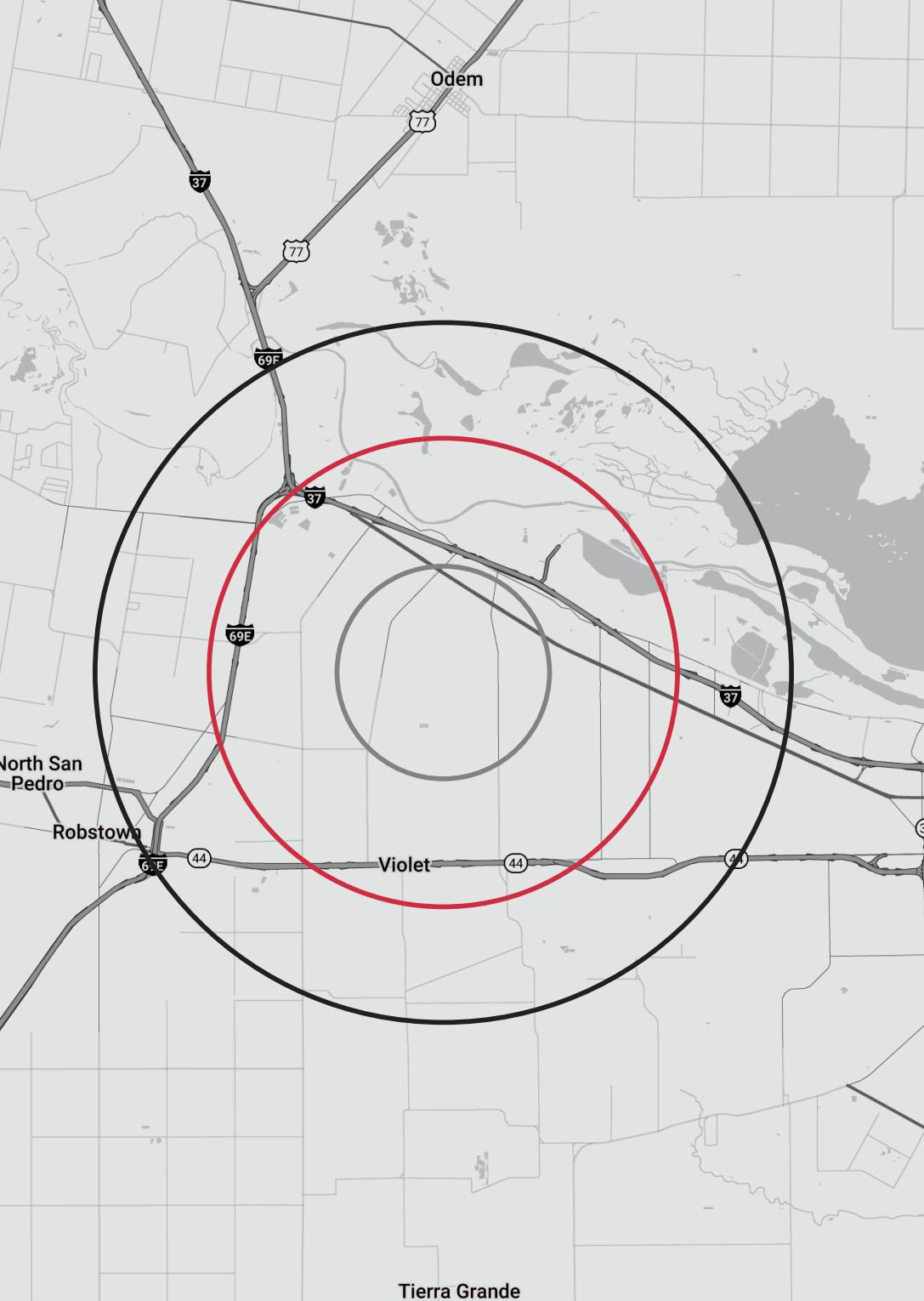
PARCEL MAP



AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	11,002	23,832	33,273
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	4,178	8,861	12,232
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$90,010	\$93,931	\$105,171

Traffic Counts

STREET	AADT
Leopard St	14,370
Violet Rd	17,035

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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