

5541 BEAR LANE CORPUS CHRISTI, TX 78405

MULTI-TENANT FLEX OFFICE INVESTMENT
OPPORTUNITY WITH OFFICE, WAREHOUSE &
VALUE-ADD LEASING POTENTIAL

SALE PRICE:
CALL FOR
PRICING



LYNANN PINKHAM

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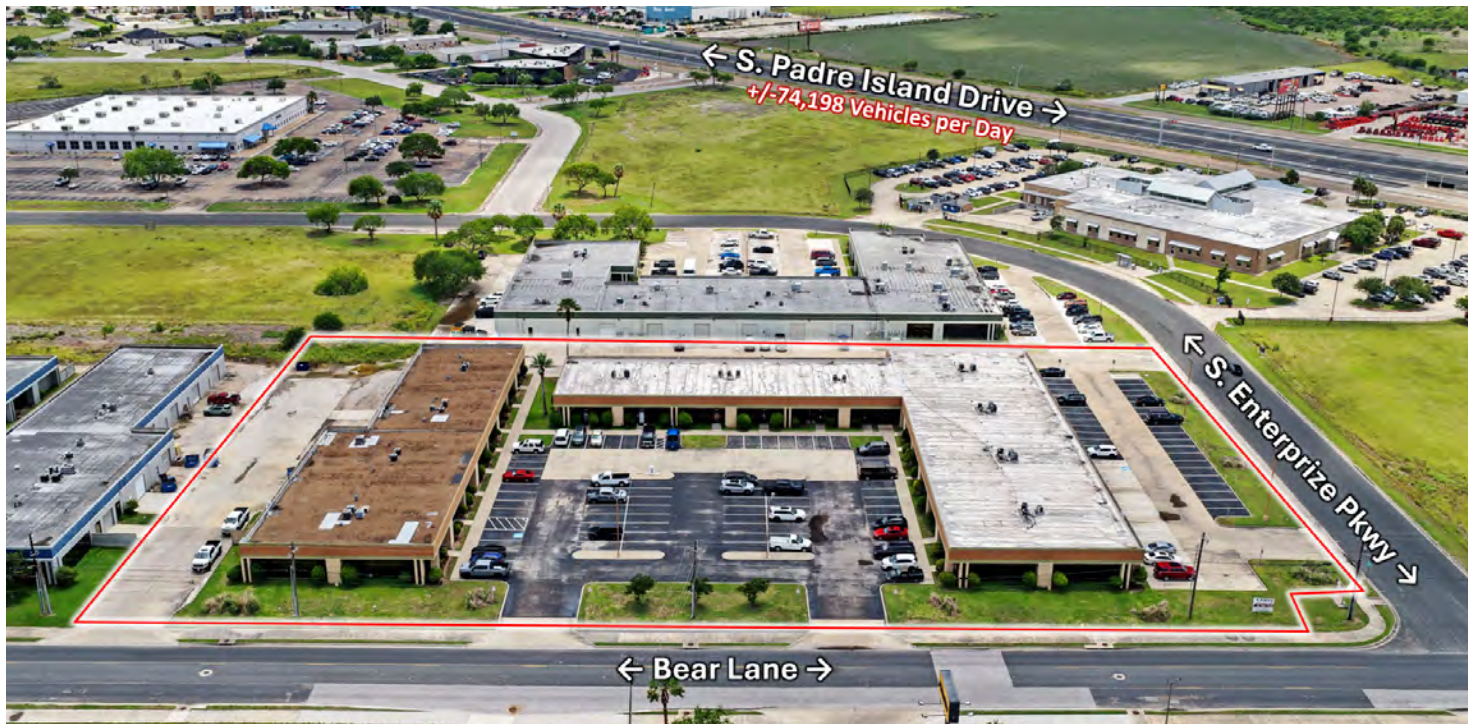
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



Sale Price

**OFFERING CAP
RATE: 6.75%****OFFERING SUMMARY**

Property Type:	Flex Office Building
Building Size:	44,914 SF Total
Lot Size:	3.38 Acres
Year Built:	1984
Roof - Bldg. 1:	Brand New TPO Roof
Roof - Bldg. 2:	Recently Replaced
Occupancy:	84%
Parking Ratio:	±2.85/1000
Zoning:	IL (Light industrial)
Submarket:	West Side

PROPERTY OVERVIEW

Positioned along one of Corpus Christi's primary industrial and commercial corridors, 5541 Bear Lane offers investors the opportunity to acquire a well-maintained, multi-tenant flex office asset with a diverse and established tenant mix. The 44,914 SF property consists of traditional office suites and flex office/warehouse spaces across two single-story buildings situated on 3.38 acres. Currently 84% occupied, the property provides immediate in-place cash flow while also offering meaningful upside through lease-up of the remaining vacancy. Tenants include regional and national users such as Texas Parks & Wildlife, Eaton Electric, Cravey Real Estate Services, Brite Star Services and Aeronautical Systems.

Designed for functionality and tenant convenience, the property features abundant parking with approximately 126 shared spaces, 12 grade-level overhead doors and flexible suite configurations that accommodate a variety of office and light industrial users. Bldg. #1 has a brand new TPO roof, and Bldg. #2's roof was recently replaced. Located ±1,000 feet from S. Padre Island Dr. (±74,198 VPD), the property offers exceptional access to SPID, Crosstown Expressway and I-37, providing efficient connectivity throughout the Corpus Christi market and surrounding communities.

PROPERTY HIGHLIGHTS

- ±44,914 SF multi-tenant flex office investment opportunity on ±3.38 acres; ideal for investors seeking stable in-place income with value-add leasing potential
- Diverse mix of traditional office and office/warehouse suites plus 12 grade-level overhead doors serving warehouse/flex tenants
- Approximately 84% occupied with 6,858 SF available for lease-up upside
- Excellent visibility and accessibility near South Padre Island Drive (±74,198 VPD); convenient access to SPID, Crosstown Expressway and I-37

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HIGH-QUALITY, LONG-TERM TENANTS

Cravey Real Estate Services	Tenant since 1988
Eaton Electric	Tenant since 2006
Brite Star Services	Tenant since 2015
Aeronautical Systems	Tenant since 2019
Schneider Electric	Tenant since 2019
LineTec	Tenant since 2019
Air Specialty & Equipment	
VFP Fire Systems	
South Texas Fire (new business) as a part of North Texas Fire	
Emerson Fisher Rosemount Systems	
K2 Summit Enterprises (franchisee for Floor Coverings International)	

The tenant roster at 5541 Bear Lane reflects the property's long-standing reputation as a reliable and functional business location for a diverse range of office, industrial and service-oriented users. Several tenants have maintained occupancy at the property for decades, demonstrating strong tenant satisfaction, operational stability and the property's ability to support evolving business needs over time. State of Texas Parks & Wildlife has occupied space at the property since 1983, while Cravey Real Estate Services has been a tenant since 1988. Eaton Electric has maintained occupancy since 2006, further reinforcing the property's history of attracting established regional and national users.

The property's flexible suite configurations, abundant parking, grade-level overhead doors and strategic central location continue to appeal to a wide variety of tenants including industrial suppliers, engineering and technology firms, fire protection companies and logistics-related businesses. More recent tenants such as Schneider Electric, Aeronautical Systems, LineTec and Brite Star Services further demonstrate the property's continued relevance within the Corpus Christi industrial and commercial market. Additional tenants including Emerson Fisher Rosemount Systems, Air Specialty & Equipment, VFP Fire Systems, South Texas Fire and K2 Summit Enterprises contribute to a well-diversified tenant mix with representation across multiple industries.



- Long-standing tenant history with several occupants operating at the property for decades
- Diverse tenant mix spanning government, industrial, engineering, logistics and service-related industries
- 22 total suites offering multi-tenant diversification and leasing flexibility
- Approximately 126 shared parking spaces providing ample parking for employees and visitors
- Excellent regional accessibility for employees commuting from multiple Corpus Christi submarkets
- Approximately 10 minutes from Corpus Christi International Airport
- Zoned I-2 (Light Industrial), supporting a broad range of industrial and commercial uses
- Strong history of tenant retention reflects operational functionality and convenient location
- Combination of traditional office and flex industrial space appeals to a broad tenant base

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AERIAL IMAGES



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AMPLE PARKING + EFFICIENT INGRESS/EGRESS



Traditional office suites fronting S. Enterprise Parkway are served by a shared west-side parking area offering approximately 50 parking spaces.



The flex office/warehouse suites are centered around a spacious interior parking court in a horse-shoe configuration offering approximately 76 parking spaces.



The property features five points of ingress/egress, providing efficient access to both parking areas as well as convenient rear access to the overhead doors.

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FOR SALE

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12 GRADE-LEVEL REAR OVERHEAD DOORS



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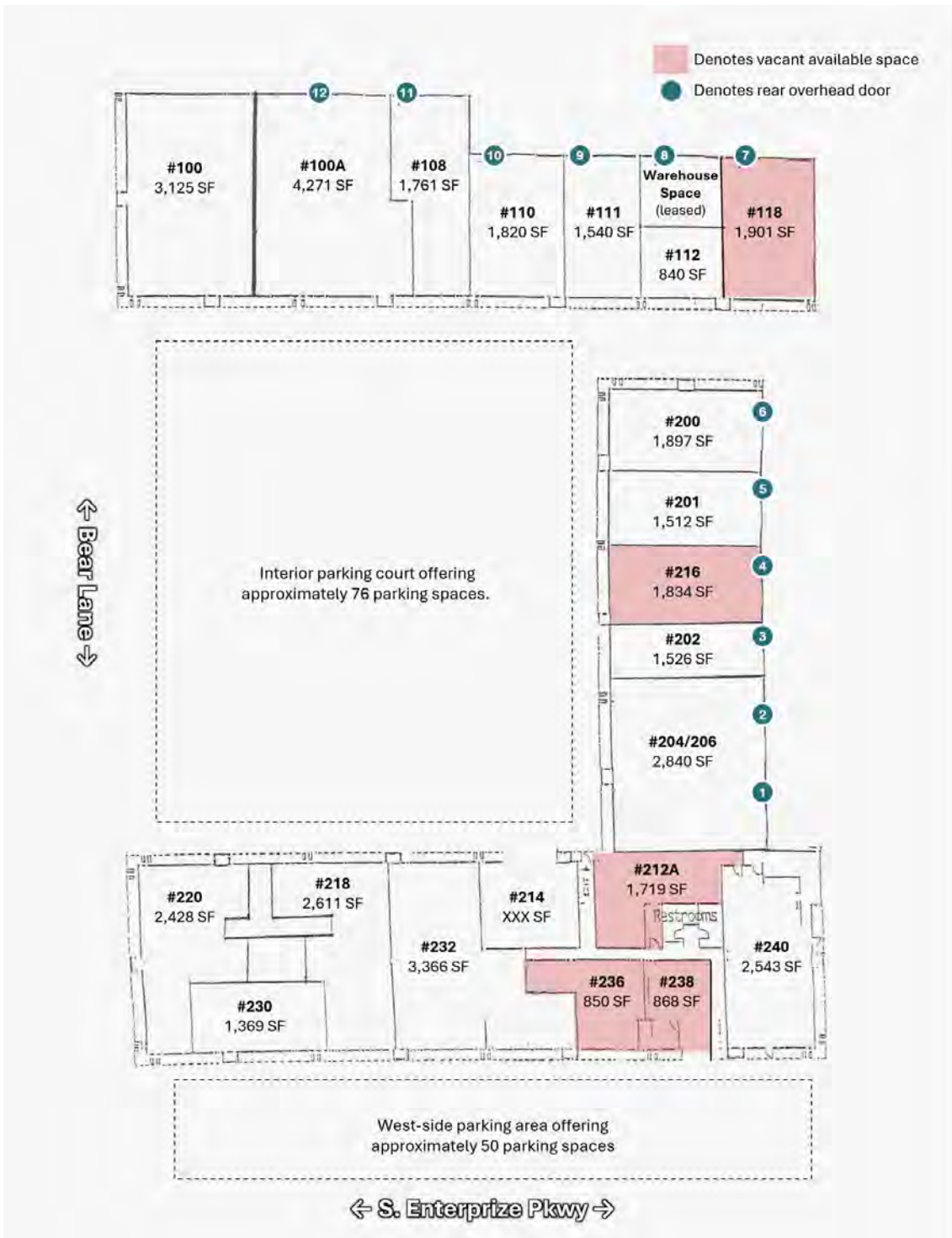
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SITE PLAN



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LOCATION MAP



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials

Date