

**6550 LEOPARD STREET
CORPUS CHRISTI, TX 78409**

SALE PRICE:

\$1,800,000

FABRICATION, REPAIR & FLEET SERVICE FACILITY WITH
FENCED YARD, WASH BAY & COVERED WORK CANOPY
IN CORE NORTHSIDE INDUSTRIAL CORRIDOR



MATTHEW CRAVEY,
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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	\$1,800,000
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OFFERING SUMMARY

Property Type:	Industrial Warehouse Fabrication Facility
Building Size:	20,048 SF Total (3 Bldgs)
Light Industrial Bldg. Area:	14,596 SF
Office Space:	1,692 SF Showroom with Counter
Wash Bay:	3,760 SF (Built 1982)
Lot Size:	3.07 Acres (133,860 SF)
Price / SF:	\$89.78
Year Built:	1962
Zoning:	IL (Light Industrial)
Submarket:	Northwest

PROPERTY OVERVIEW

This ±20,048 SF industrial warehouse and fabrication facility along Leopard Street sits on a fully gated ±3.07 acre concrete yard. Historically operated as Woody's Fabrication and Tank Repair, the property is purpose-built for heavy industrial service use, featuring multiple drive-through and drive-in configurations designed to accommodate large trucks, equipment and industrial workflows. The site benefits from IL (Light Industrial) zoning, providing flexibility for a wide range of industrial, fabrication and service-oriented users.

Improvements include three functional structures: a main shop building with dual rows of drive-through bays, a secondary building with three roll-up doors and a rear wash bay facility with covered/open-air configuration. A covered canopy work area at the north end of the main building enhances operational efficiency, while the storefront/office frontage provides a functional customer-facing component. The property's concrete yard supports heavy vehicle circulation and outdoor storage, making it well-suited for fleet, repair or fabrication operations.

PROPERTY HIGHLIGHTS

- 3 industrial buildings on a ±3.07 acre (133,860 SF) fully fenced & gated site; functional industrial service yard with concrete surface
- Main building includes 12 roll-up doors for efficient circulation and covered canopy work area for outdoor fabrication/storage
- Features front storefront & office component for customer-facing use & dedicated wash bay building with covered/open-air design
- Heavy-duty site layout suitable for truck & fleet operations in established industrial location along Leopard Street corridor with proximity to IH-37

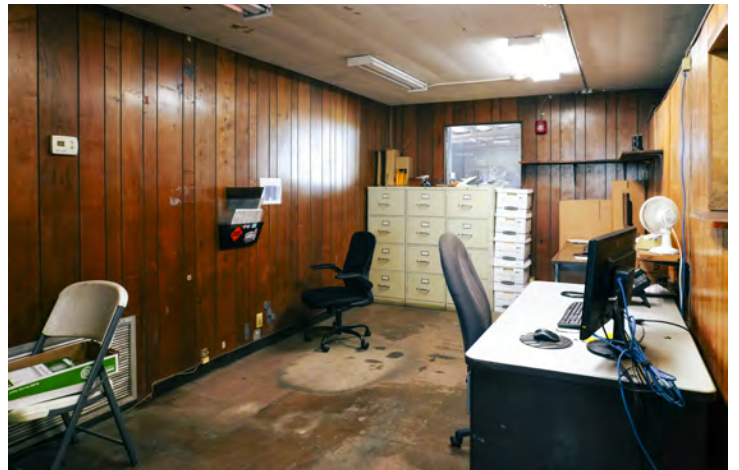
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SHOWROOM & OFFICE SPACE



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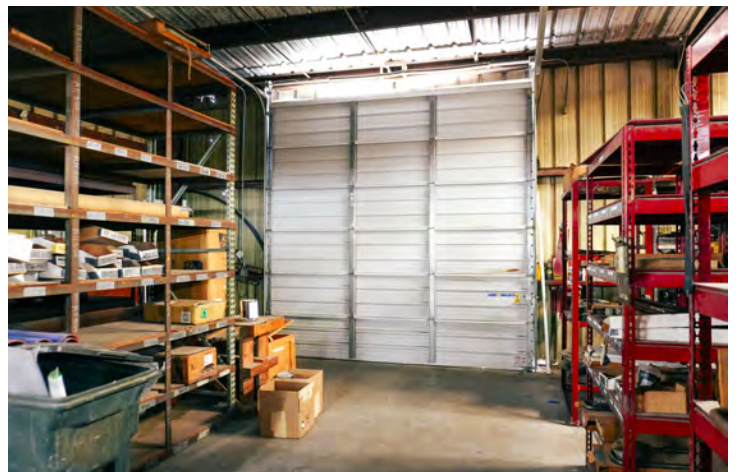
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INTERIOR INDUSTRIAL SPACE



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YARD & EXTERIOR PHOTOS



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AERIAL VIEW



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RETAILER MAP



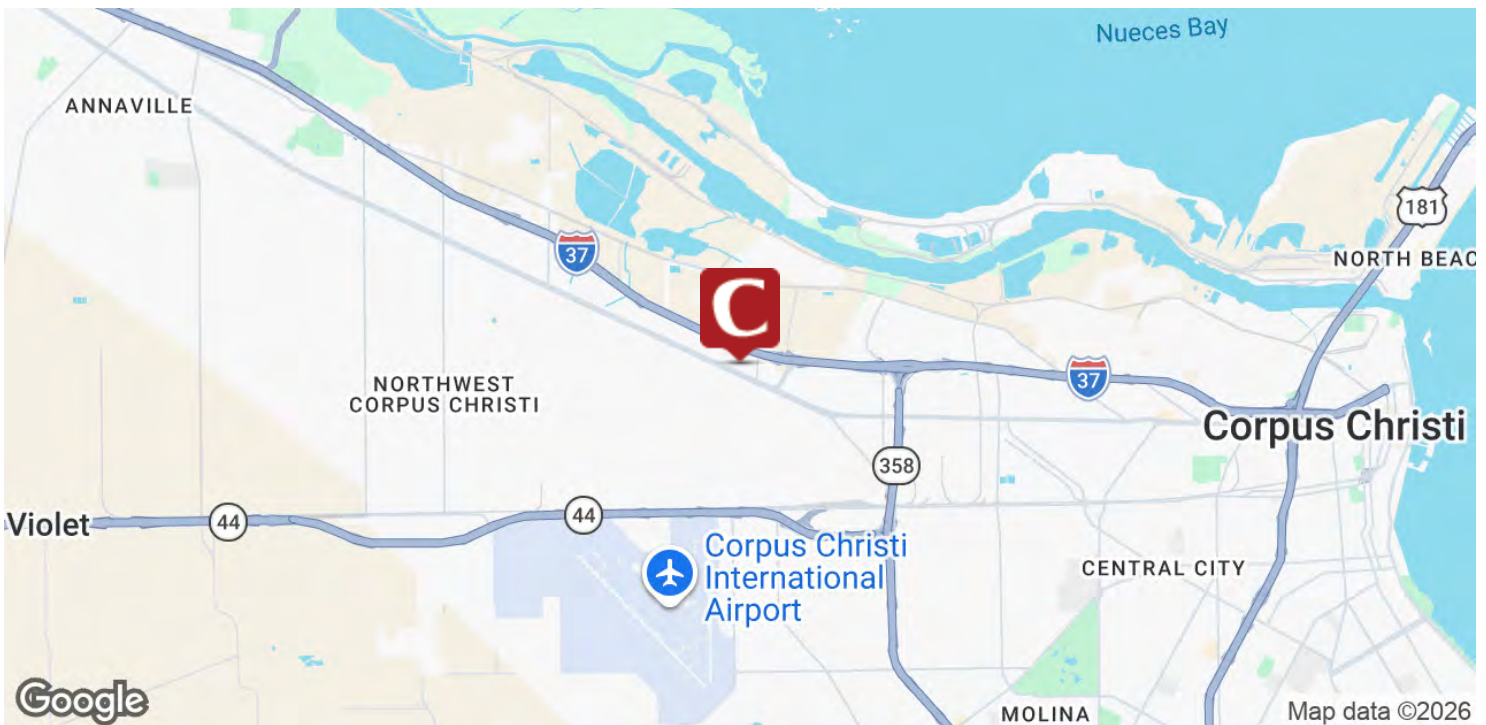
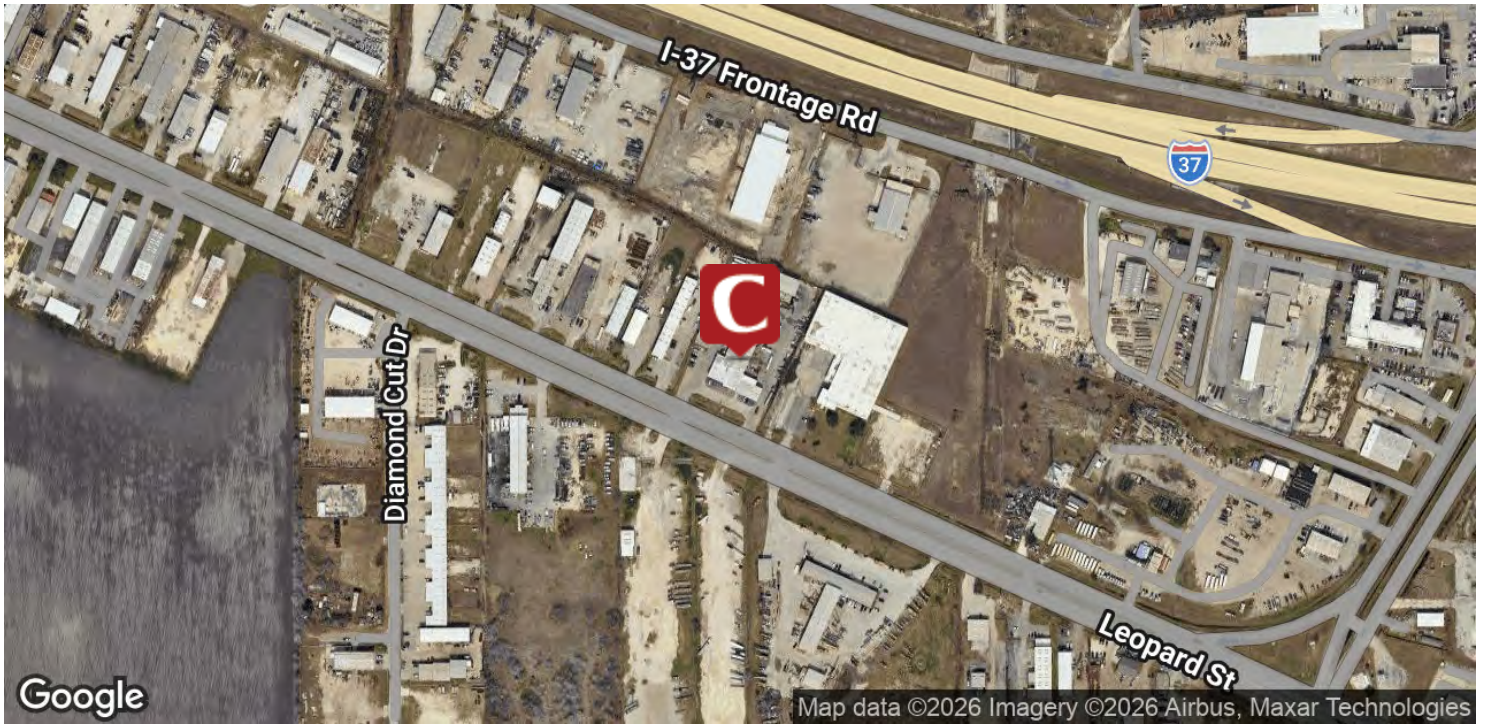
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LOCATION MAP



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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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date