

FOR SALE

1402 & 1420 Holly Road

Corpus Christi, TX 78417



partners

OFFERING DETAILS



SALE PRICE

Contact Broker For Pricing



BUILDOUT

8,000 SF OFFICE

8,700 SF WAREHOUSE W/ 10 TON

BRIDGE CRANE

5,630 SF WAREHOUSE

2,352 SF WAREHOUSE



TOTAL BUILDING SIZE

24,613 SF



LOT SIZE

7.91 AC



YEAR BUILT

1960 | 1997 | 2005

PRIME INDUSTRIAL OPPORTUNITY | HOLLY ROAD COMPLEX | CORPUS CHRISTI, TX

PROPERTY OVERVIEW

Versatile 7.91 -acre heavy industrial-zoned complex for sale, perfect for manufacturing, logistics, distribution, or multi-tenant operations. Buyers can operate on-site with the flexibility to generate revenue by leasing additional divisible spaces and land as needed.

INVESTMENT SYNERGY | REVENUE-READY ASSET

Acquire and operate with the ability to generate income streams from rentals. Capitalize on an asset that allows you to be flexible with your business strategy.

BUILDOUT | WAREHOUSES, OFFICES, LAND

- **Warehouse with a Bridge Crane** ($\pm 8,700$ SF): $\pm 2,750$ SF renovated offices (3 privates, breakroom/conference, storage); $\pm 5,950$ SF warehouse with 10-ton crane, 7 overhead doors, additional mezzanine
- **Additional Warehouse** ($\pm 5,630$ SF)
- **Main Office** ($\pm 8,000$ SF): 15 private offices, large rooms for cubicles/conferences, multiple restrooms, dedicated parking. Suited for admin or operational use
- **Flex Building** ($\pm 2,352$ SF): Multiple roll-up doors with adjacent open yard, perfect for light industrial, equipment storage, or seamless integration.

REVENUE-GENERATING AMENITIES

- Stabilized and secured yards for outdoor storage/laydown
- Divisible configurations for leasing together or separately
- Integrates warehouse, office, and yard spaces for synergy
- Heavy industrial zoning supports broad applications

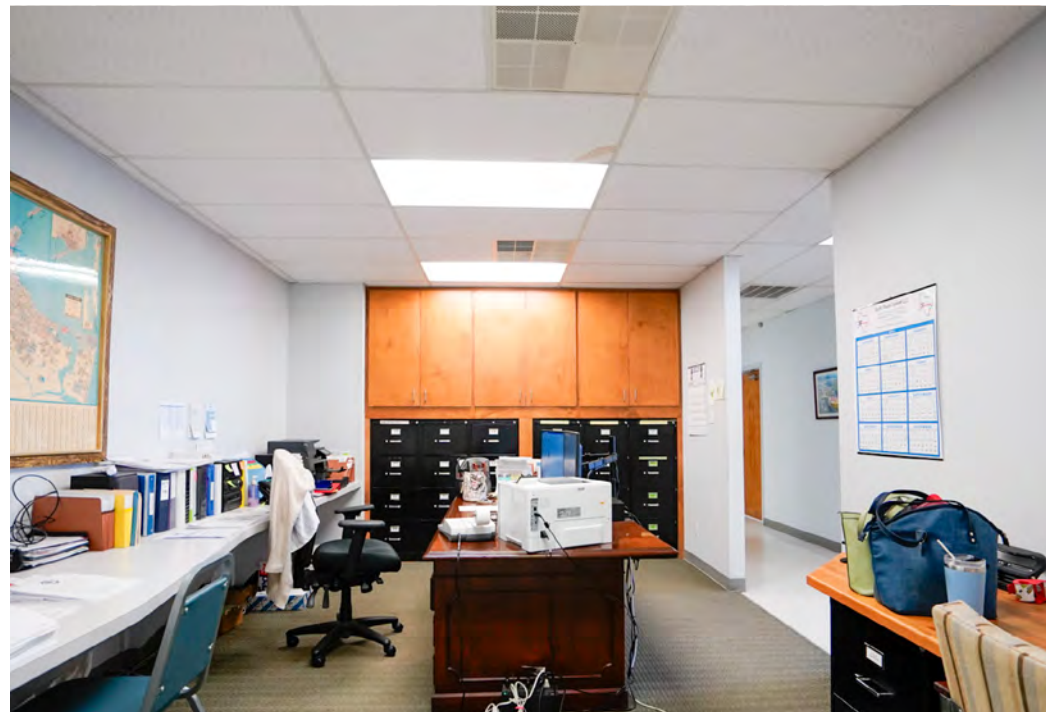
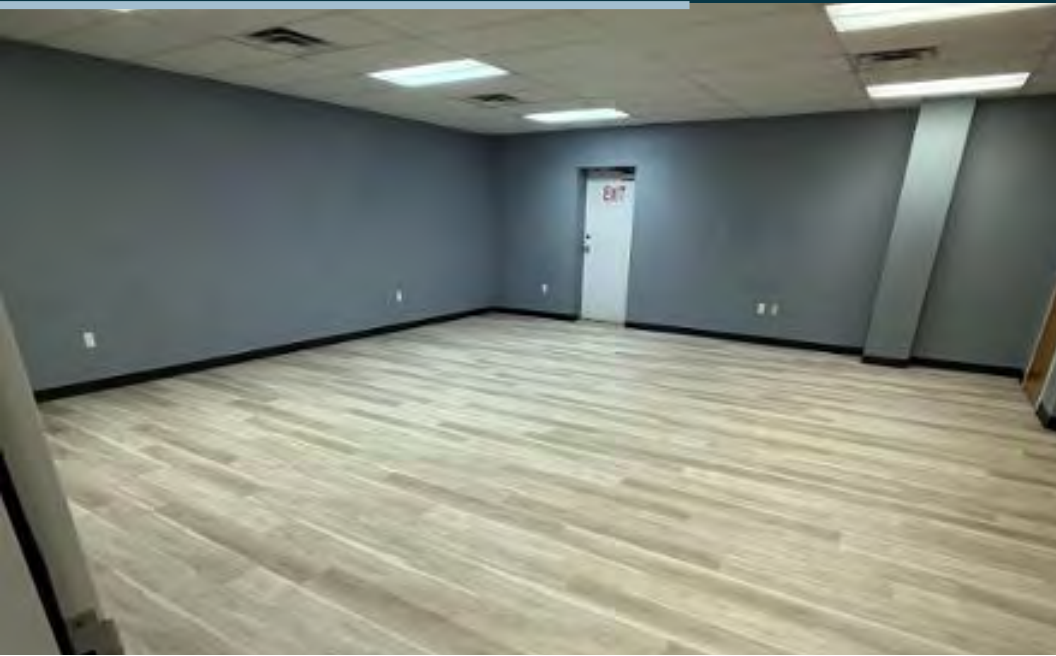
STRATEGIC LOCATION | CORPUS CHRISTI

Offering easy access for heavy operations, logistics, and distribution. Ideal for businesses seeking scalability.

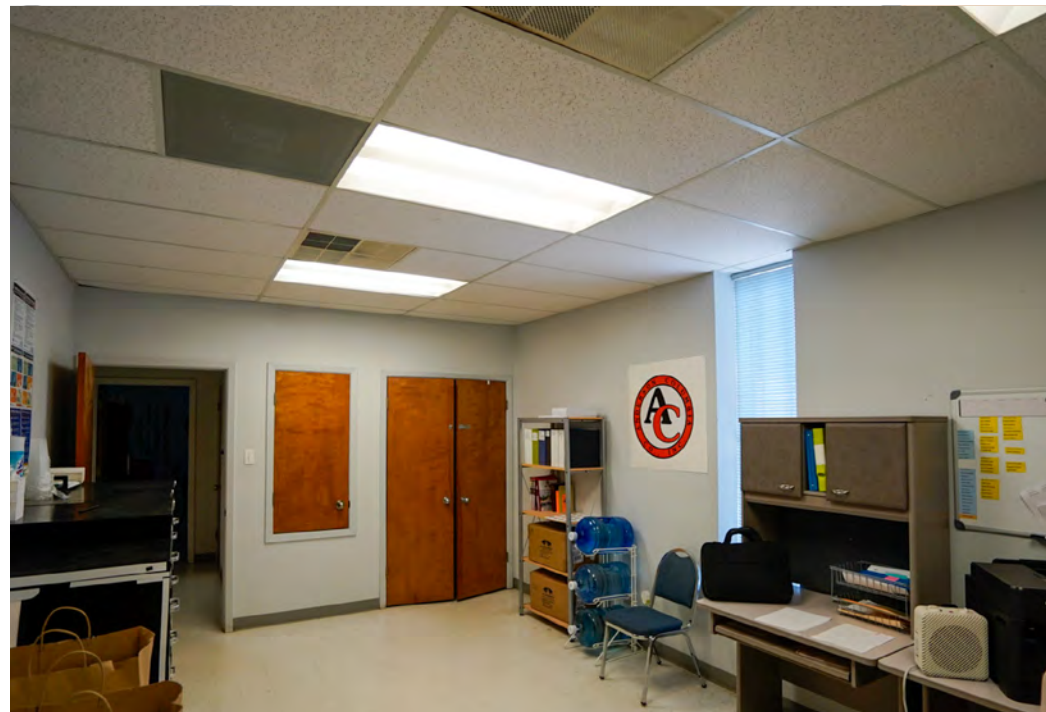




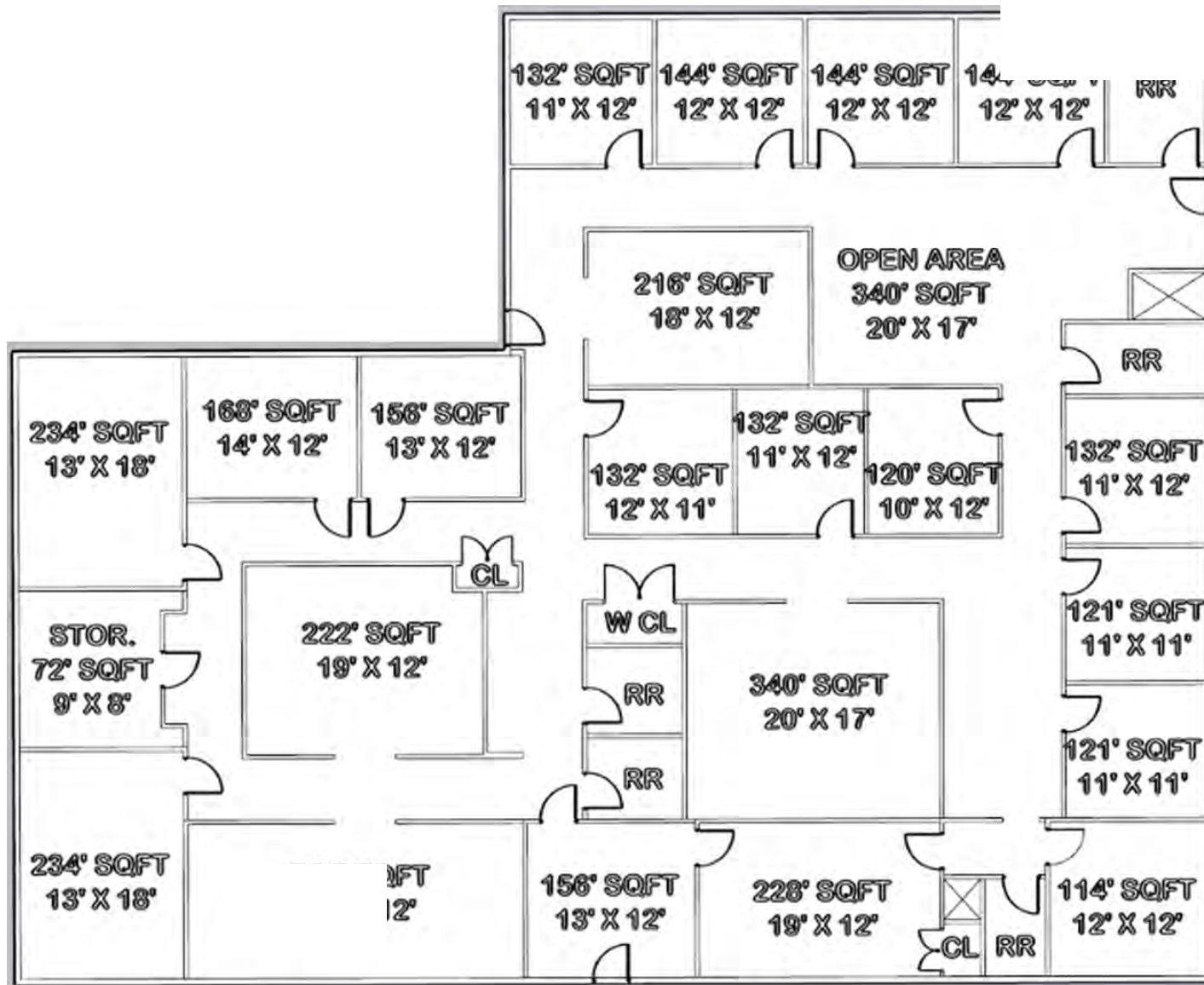
INTERIOR PHOTOS

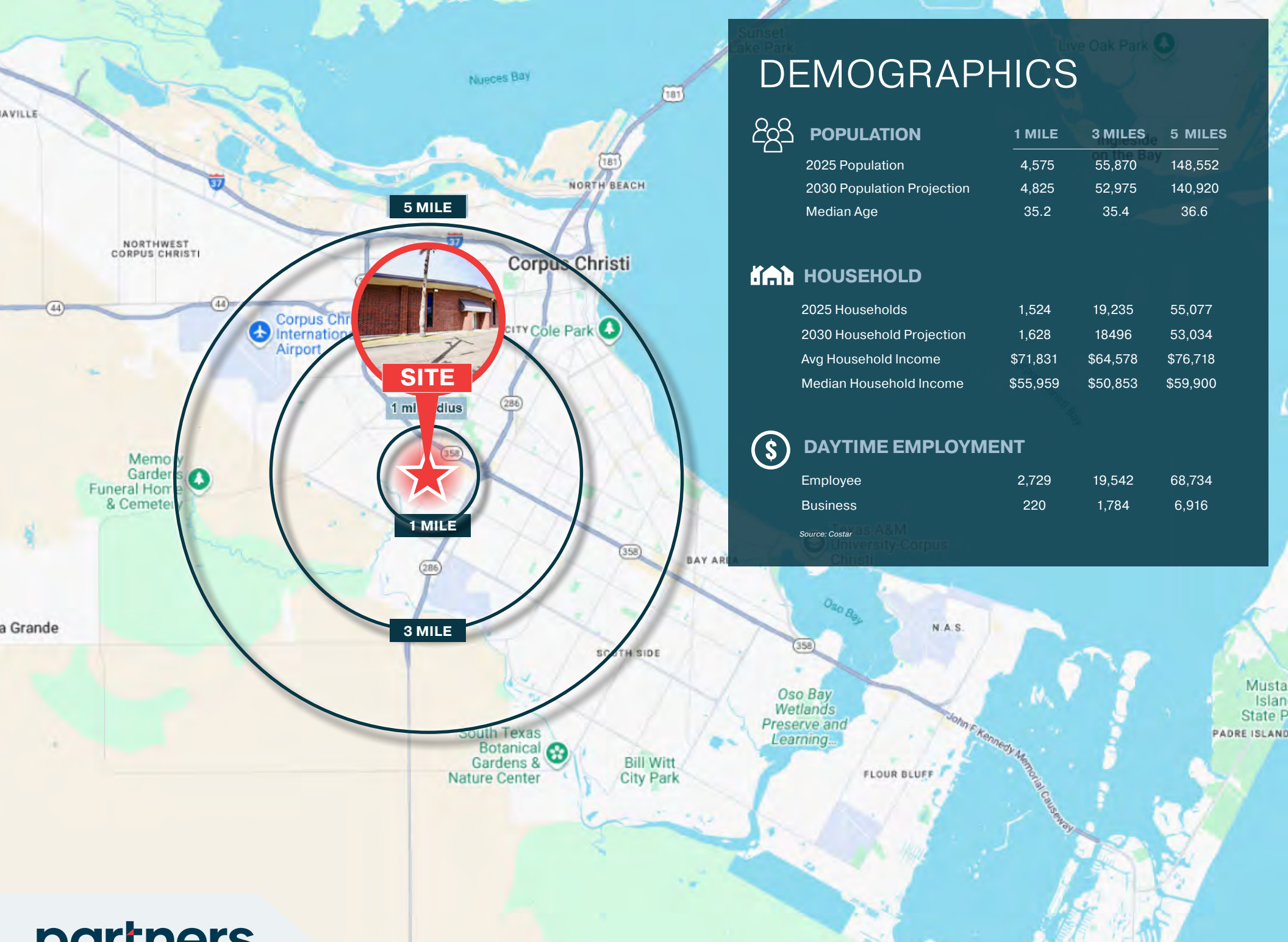


INTERIOR PHOTOS



FLOORPLAN | 8,000 SF OFFICE BUILDING





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population	4,575	55,870	148,552
2030 Population Projection	4,825	52,975	140,920
Median Age	35.2	35.4	36.6



HOUSEHOLD

2025 Households	1,524	19,235	55,077
2030 Household Projection	1,628	18,496	53,034
Avg Household Income	\$71,831	\$64,578	\$76,718
Median Household Income	\$55,959	\$50,853	\$59,900

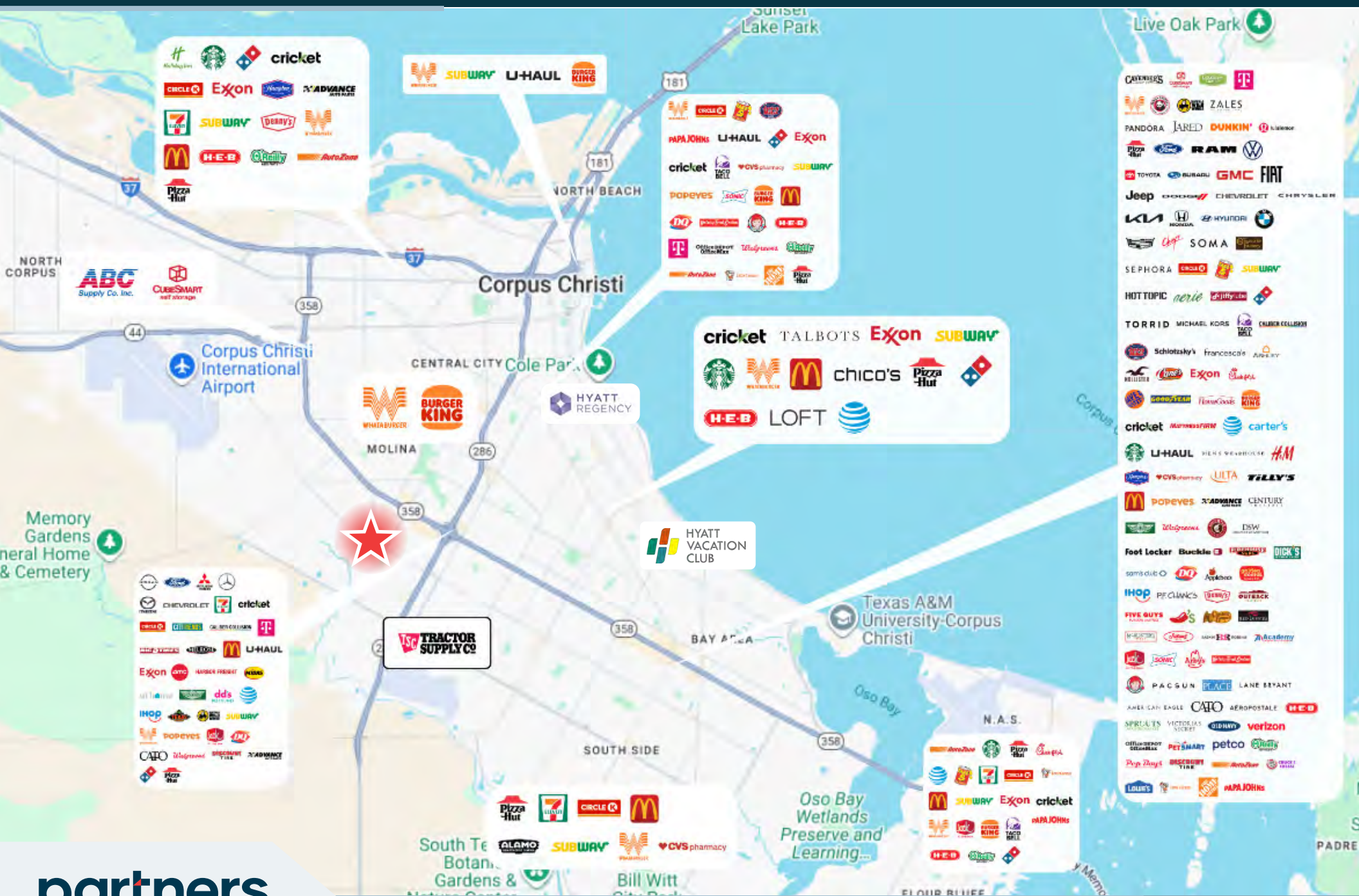


DAYTIME EMPLOYMENT

Employee	2,729	19,542	68,734
Business	220	1,784	6,916

Source: Costar

AERIAL OVERVIEW



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COMPLEX OVERVIEW

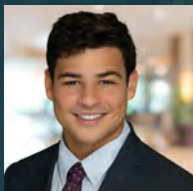


WAREHOUSE PHOTOS



EXCLUSIVELY LISTED BY:


PRIMARY CONTACT



Brian Heines

Associate

 **210.504.3590**


 brian.heines@partnersrealestate.com



Kyle Kennan

Senior Vice President

 **210.714.2196**

 kyle.kennan@partnersrealestate.com

PROPERTY AT A GLANCE

ADDRESS

1402 & 1420 HOLLY ROAD

CITY, STATE, ZIPCODE

CORPUS CHRISTI, TX 78417

COUNTY

NUECES

ZONING

IH (HEAVY INDUSTRIAL)

BUILDOUT

**OFFICE AND INDUSTRIAL WITH
OUTDOOR STORAGE**



DISCLAIMER

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