

6944 LEOPARD STREET CORPUS CHRISTI, TX 78409

LIGHT INDUSTRIAL FACILITY
2,400 SF OFFICE SPACE | 6,000 SF WAREHOUSE
1,500 SF WASH BAY | 5-TON & 2-TON CRANES

SALE PRICE:

\$1,825,000



MATTHEW CRAVEY,
SIOR, CCIM
361.221.1915
matt@craveyrealstate.com

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 | \$1,825,000 |
|------------|-------------|

OFFERING SUMMARY

| | |
|------------------|------------------------|
| Property Type: | Industrial Warehouse |
| Building Size: | 9,900 SF Total |
| Lot Size: | 2 Acres Fully Fenced |
| Warehouse Space: | 6,000 SF Warehouse |
| Office Space: | 2,400 SF Office |
| Wash Bay: | 1,500 SF Covered |
| Overhead Cranes: | (1) 5-ton & (1) 2-ton |
| Roll-up Doors: | 5 Total (4 drive-thru) |
| Price / SF: | \$184.34 |
| Year Built: | 2012 |
| Zoning: | IL (Light Industrial) |

PROPERTY OVERVIEW

This 9,900 SF industrial facility on 2 acres offers a well-designed, functional layout ideally suited for a range of light industrial users. Built in 2012, the property includes 2,400 SF of office space featuring private offices, a conference room and break area, along with 6,000 SF of warehouse and a 1,500 SF covered, drive-thru wash bay. Office furniture that conveys with sale includes 8-9 desks, a large conference table and a few kitchen tables. The warehouse is equipped with a 5-ton overhead crane, an additional 2-ton crane in the wash bay, and multiple grade-level overhead doors on both sides and the rear, allowing for efficient drive-thru access and workflow. The fully fenced site features extensive improvements, including 43,000+ SF of concrete paving and an additional ±24,000 SF of stabilized yard, providing ample space for equipment storage, laydown yard or fleet operations.

Strategically located in the heart of the city's west side industrial corridor, the property benefits from proximity to key logistics routes and surrounding industrial users. Positioned along Leopard Street with convenient access to major thoroughfares, the property's modern improvements, ample yard area and location outside the flood plain make it a strong opportunity for investors seeking a versatile, high-demand industrial asset.

PROPERTY HIGHLIGHTS

- **Available for Immediate Occupancy**
- **9,900 SF Industrial Facility:** 2,400 SF office; 6,000 SF warehouse with multiple drive-thru overhead doors; 1,500 SF covered drive-thru wash bay
- **5-Ton Overhead Crane** in warehouse & **2-Ton Overhead Crane** in covered wash bay
- **Large Concrete & Crushed Yard:** ±43,000 SF concrete and ±24,000 SF crushed rock for equipment, storage or fleet operations

MATTHEW CRAVEY, SIOR, CCIM

361.221.1915
matt@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

5 ROLL-UP DOORS (4 DRIVE-THRU)



MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

1,500 SF COVERED WASH BAY & FENCED YARD



MATTHEW CRAVEY, SIOR, CCIM

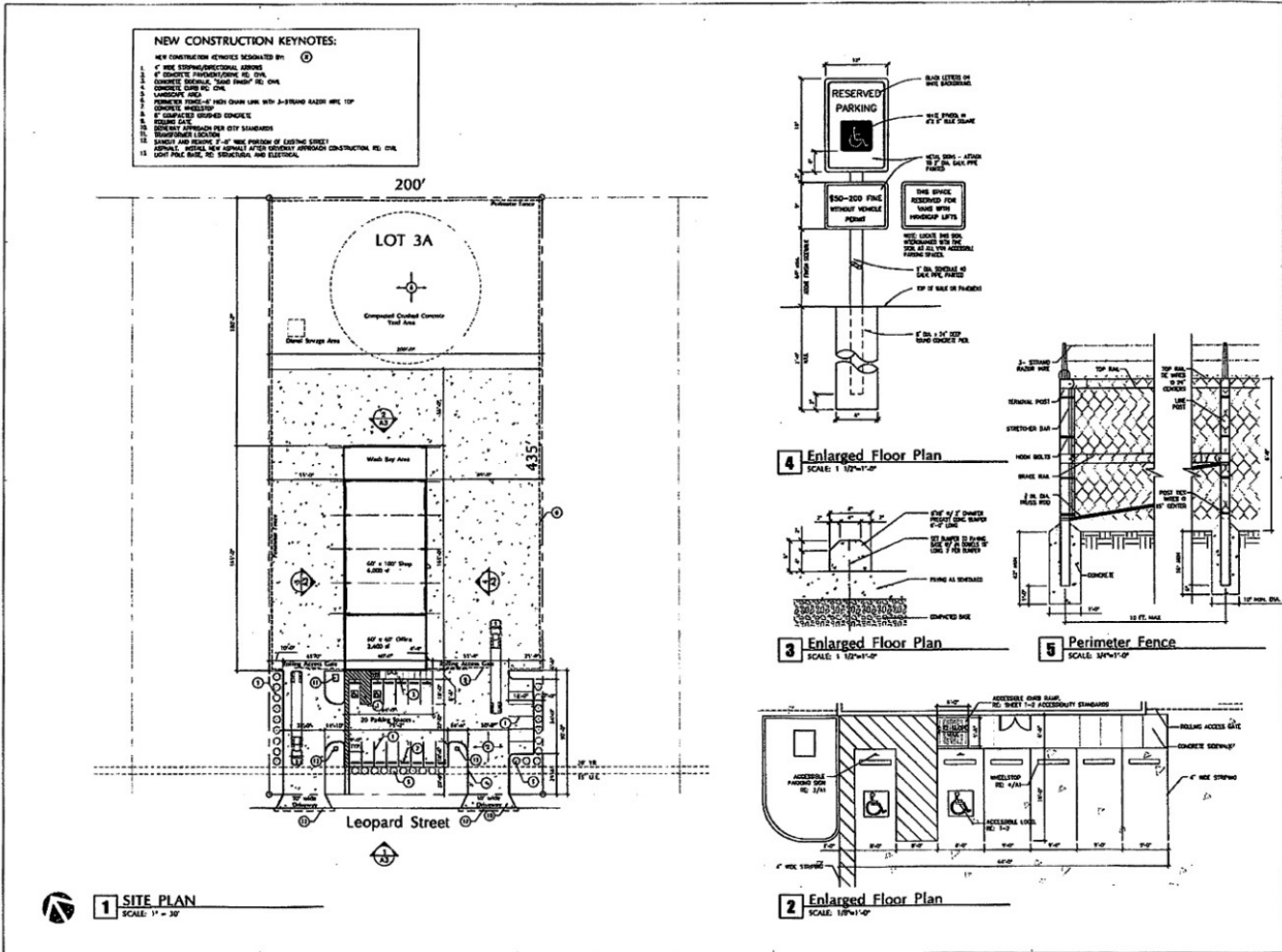
361.221.1915
matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

SITE PLAN



LUDDEKE

A New Facility for
Black Gold Rental Tools, Inc.

SITE PLAN

Scale: as noted
Date: 10-11-11
Project No: 4-11051

A-1

MATTHEW CRAVEY, SIOR, CCIM

361.221.1915
matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.

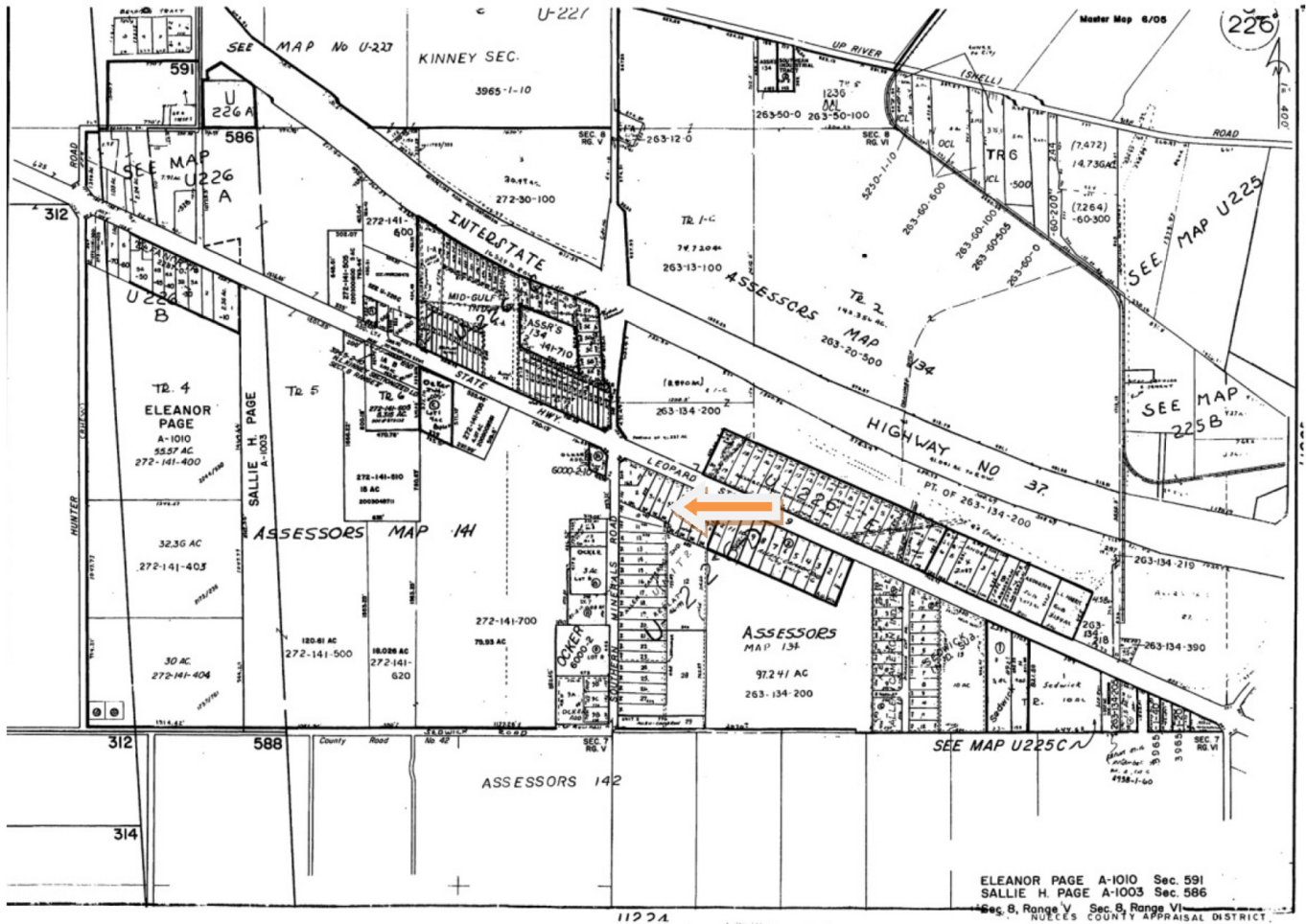
361-289-5168

Corpus Christi, TX

PLAT MAP

SITE DESCRIPTION

The subject site at 6944 Leopard Street (Thirty Seven Industrial Park, Lot 3A, Block 1) is located among concentrated light industrial use on the west side of Corpus Christi. The site is situated in the relatively newer Thirty Seven Industrial Park subdivision on the north side of Leopard Street, just east of Southern Minerals Road.



Nueces County Appraisal District Plat Map U 226

MATTHEW CRAVEY, SIOR, CCIM
361.221.1915
matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

RETAILER MAP



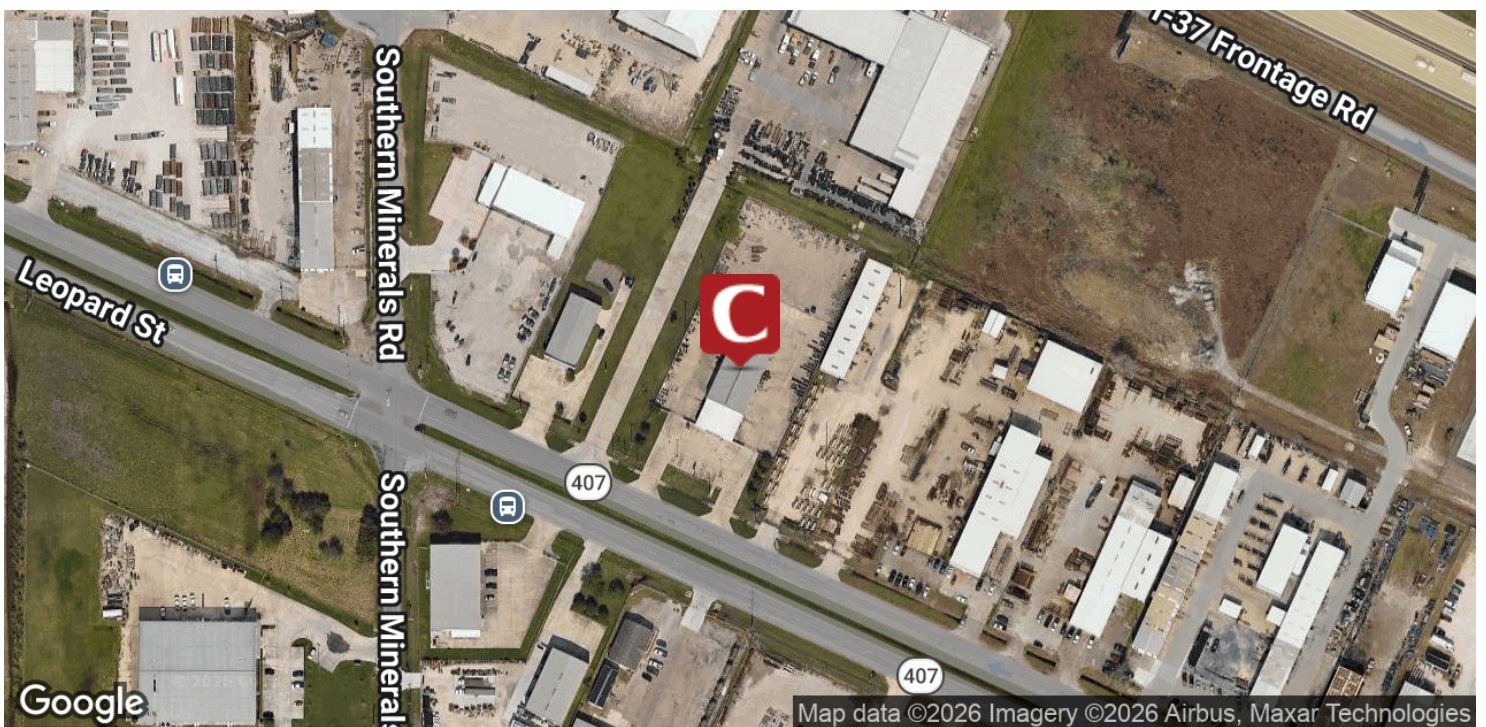
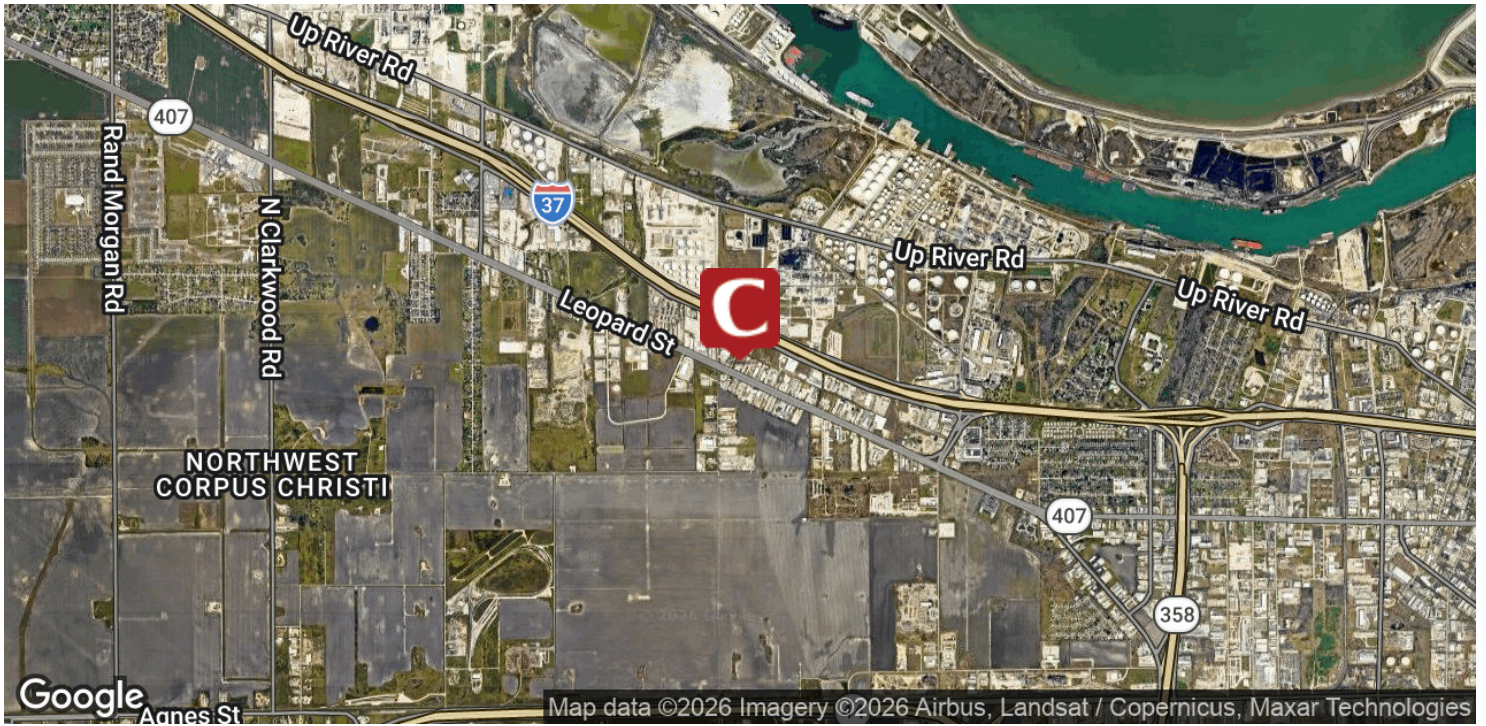
MATTHEW CRAVEY, SIOR, CCIM

361.221.1915
matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.

361-289-5168
Corpus Christi, TX

LOCATION MAP



MATTHEW CRAVEY, SIOR, CCIM

361.221.1915
matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX



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.

| | | | |
|--|--------------------|----------------------------------|---------------------|
| Cravey Real Estate Services, Inc. | TX #0409080 | matt@craveyrealestate.com | 361.289.5168 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| Matthew Cravey | 0203443 | matt@craveyrealestate.com | 361.289.5168 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Matthew Cravey | 0203443 | matt@craveyrealestate.com | 361.289.5168 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Matthew Cravey, SIOR, CCIM | TX #203443 | matt@craveyrealestate.com | 361.221.1915 |
| Name of Sales Agent/Associate | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date