

# FOR SALE

## 2977 CR 37/JURICA RD, CORPUS CHRISTI, TX 78417



Gene Guernsey

(361) 960 -7653

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www.geneguernsey.com

Sale Price:

\$580,000



The information provided is from sources deemed reliable but not guaranteed. All information should be verified prior to purchase or lease.

**FOR SALE**

**2977 CR 37/Jurica Rd**

**PROPERTY SUMMARY**



**Sales Price**

**\$580,000**

**PROPERTY DESCRIPTION**

<b>Lot Size:</b>	6.71 Acres
<b>Lot Size SF:</b>	292,505
<b>Price / Acre:</b>	\$86,438.15
<b>Price / Lot SF:</b>	\$1.98
<b>Building SF:</b>	6,624 SF
<b>Zoning</b>	OCL

This versatile 6.71-acre homestead in Corpus Christi offers excellent flexibility for residential, commercial, or light industrial use. The site includes two residences, a large garage with five roll-up doors, and an additional single-story building suitable for office or operational space. This property is ideal for contractors, service companies, equipment storage, and mixed-use live/work operations.

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**6.71 ACRES**



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**US Department of Agriculture, Rural Development  
Initial Eligibility Determination**

 **Matched Address**

2977 CR 37 Corpus Christi Nueces County TX 7841



**User Located**

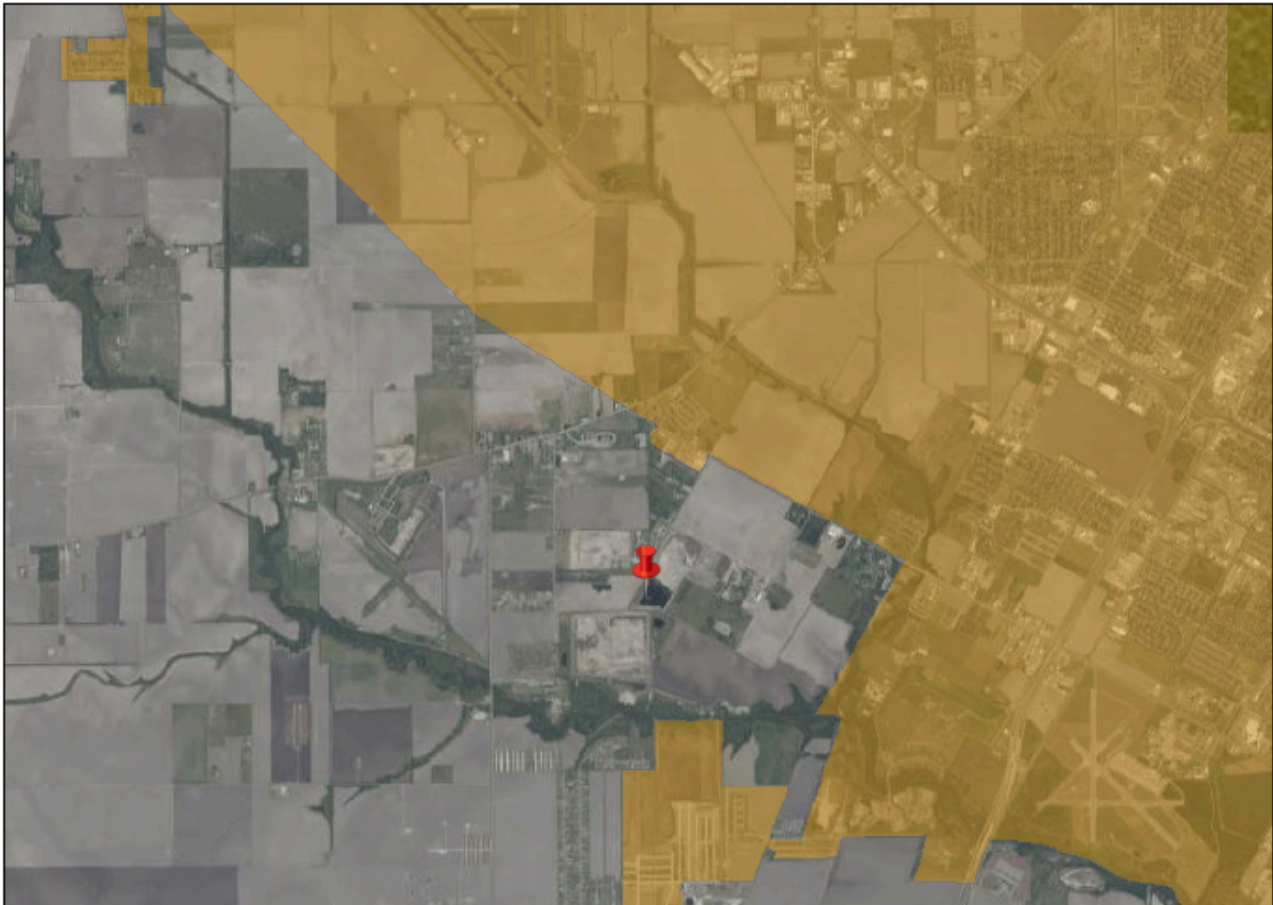
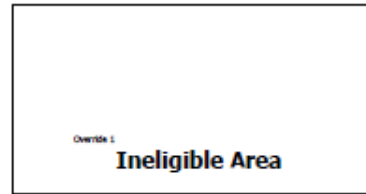
User Entered Point:

**Latitude**  
27.7216485  
**Longitude**  
-97.4864653

This address IS located in an eligible area.

This address IS located in an eligible area. for properties in the US

\* Keep in mind that this is only an initial determination on the eligibility of your address. There are other eligibility factors for this program which cannot be confirmed through this tool.



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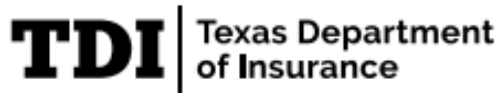
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**2977 CR 37/Jurica Rd**



**Certificate of Compliance  
WPI-8**

**Location of Property to be Insured**

**Street:** 2977 CR 37

**Block:**

**City:** Corpus Christi

**Lot:**

**Tract or Addition:**

**County:** NUECES

Inside City Limits

Inland I - International Residential Code, 2006 Edition (Amended with 2006 Texas Revisions)

**Date of Construction:** 12-17-2018

**Application ID:** 2145169

**Occupancy Type:** Residential

**Certificate Number:** 2145169

**Building Type:** Detached Garage Apartment

**Roof** Partial Re-Roof January 10, 2019 **Appointed Qualified Inspector**

**Location of Re-Roof:** Rear, Number of Squares: Approx. 14 Squares

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the ongoing improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 – 5.4011.

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