

# TEXAS PARKS & WILDLIFE DEPARTMENT

## CORPUS CHRISTI, TX



Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the property located at 1409 Waldron Road, Corpus Christi, Texas (the "Property").

### INVESTMENT HIGHLIGHTS

- MISSION CRITICAL FACILITY
- STATE OF TEXAS LEASE / AAA CREDIT
- LONG-STANDING HISTORY
- BUILD-TO-SUIT / INSTITUTIONAL QUALITY CONSTRUCTION
- LONG-TERM LEASE / ANNUAL INCREASES

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 **\$3,700,000**

 **8.00%**

 **\$296,131**  
NOI

 **11,896 SF**  
(Three Buildings)

 **1.52 AC**  
Total Land Area

 **2022**  
Year Built