

3231 S ALAMEDA ST CORPUS CHRISTI, TX 78404

MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY IN
ESTABLISHED MEDICAL CORRIDOR NEAR H-E-B,
HOSPITALS & DENSE RESIDENTIAL NEIGHBORHOODS

SALE PRICE:
CALL FOR
PRICING &
DETAILS



LYNANN PINKHAM
361.288.3102
lynann@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



OFFERING SUMMARY

Sale Price:	Call for Pricing & Details
Property Type:	Neighborhood Retail Center
Building Size:	±29,946 SF Total
Lot Size:	1.98 Acres
Year Built:	1961
Occupancy:	100%
Parking Ratio:	±5.8/1000
Zoning:	CG-2
Market:	Corpus Christi
Submarket:	Mid-City

PROPERTY OVERVIEW

Positioned in the heart of an established medical and retail corridor, 3231 S. Alameda Street presents an exceptional opportunity to acquire a ±29,946 SF multi-tenant retail property within the well-known Morningside Shopping Center. Situated on 1.98 acres with abundant on-site parking (±5.8 spaces per 1,000 SF), the property offers strong visibility and accessibility along S. Alameda Street, which sees approximately 16,505 vehicles per day. Current tenants include Jersey Mike's Subs, WB Liquors & Wine, Freedom Fitness and a nail salon, providing a dynamic mix of service, retail and consumer traffic drivers.

The property benefits from its **strategic location adjacent to H-E-B and near both Doctor's Regional Hospital and Driscoll Children's Hospital**, as well as numerous surrounding medical office buildings and dense residential neighborhoods. Continued investment in the area, including Driscoll's North Pavilion expansion featuring outpatient surgery and pediatric ICU facilities, further strengthens the long-term fundamentals of the corridor. Additionally, the former office build-out within the Gordon Street portion of the property provides flexibility for future professional or medical office users, creating added value and leasing versatility for investors.

PROPERTY HIGHLIGHTS

- Strong tenant mix including Jersey Mike's Subs, WB Liquors & Wine and Freedom Fitness
- Excellent visibility along S. Alameda Street with approximately 16,505 VPD (TxDOT)
- Near both Doctor's Regional Hospital and Driscoll Children's Hospital medical campuses; **adjacent to H-E-B Grocery Store** and surrounded by dense residential neighborhoods
- Centrally located with convenient access to major Corpus Christi thoroughfares; area experiencing continued medical corridor expansion and investment

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NEAR DOCTOR'S REGIONAL & DRISCOLL CHILDREN'S HOSPITAL



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AERIAL VIEWS



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PROPERTY PHOTOS



Freedom Fitness is the tenant leasing space adjacent to the Dollar Tree. (Dollar Tree is not included in this offering.)



The Morningside Shopping Center office space facing Gordon Street (510 Gordon Street) is included in this offering.



The contiguous spaces that front S. Alameda Street are leased by WB Liquors & Wine, Jersey Mike's Subs and Freedom Fitness.

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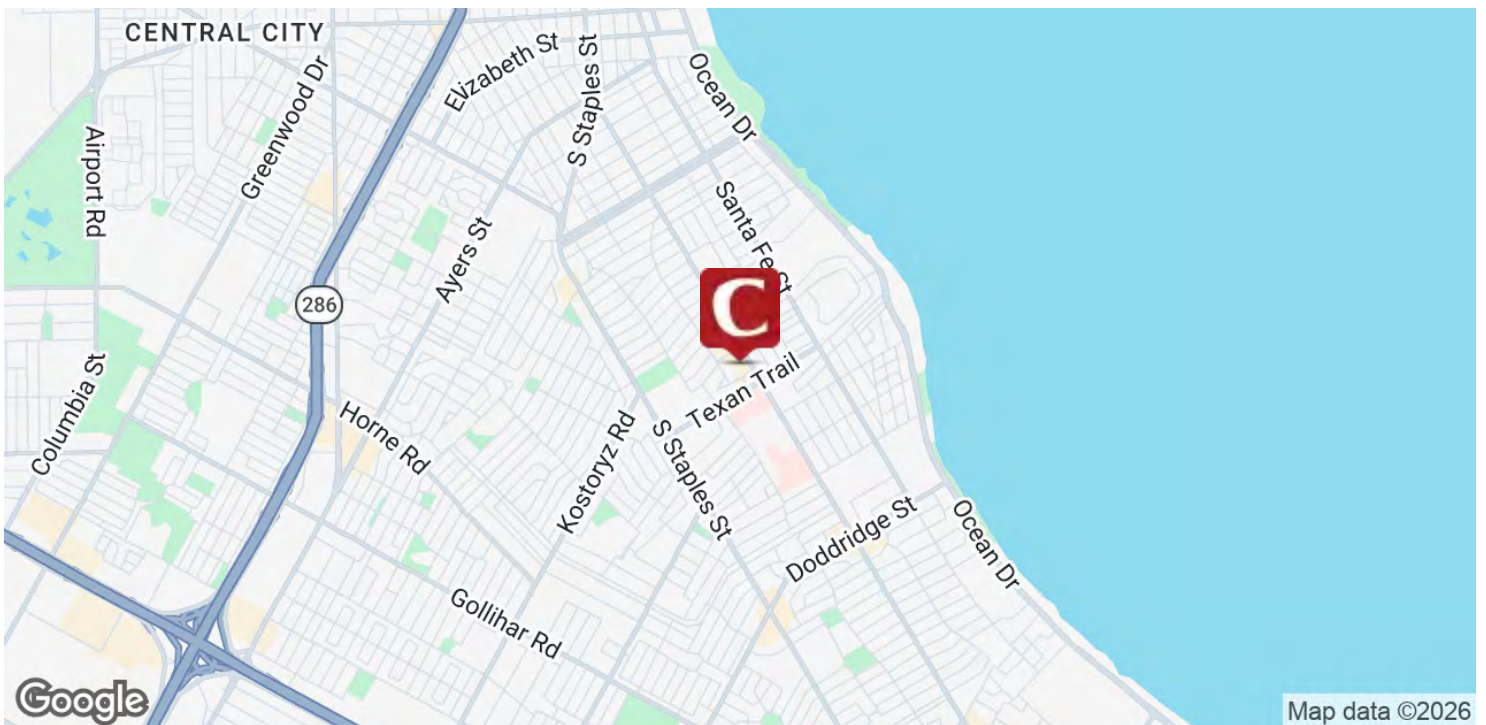
RETAILER MAP



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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.

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
Lynann Pinkham	TX #319336	lynann@craveyrealestate.com	361.288.3102
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date