



NEW SOUTHERN  
COMMERCIAL REAL ESTATE



**SALE**

**326 SOUTH ENTERPRIZE  
PKWY**

*326 South Enterprize Parkway  
Suite A & B  
Corpus Christi, Texas 78405*

326 South Enterprize Pkwy is an 11,475 sqft constructed using concrete tilt wall technology. It is currently 100% leased by Compassus Home Health (2 year renewal 03/01/23) and API- American Pipeline Inspection (3 year lease 11/01/23).

**PURCHASE PRICE:  
\$1,510,000.00**

**Land Size: 1.09 Acres  
Property Size: 11,475 Sq. Ft.  
Year Built: 1986**

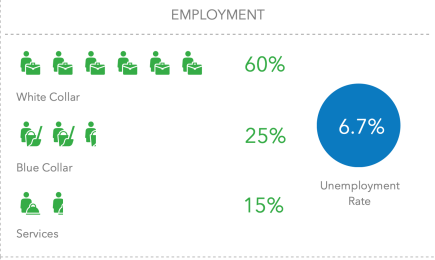
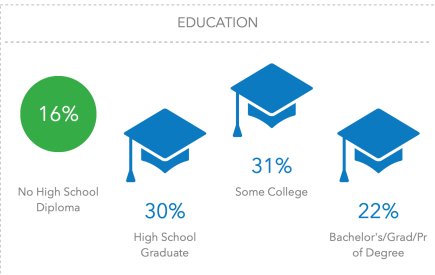
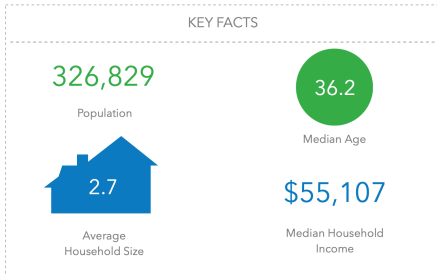
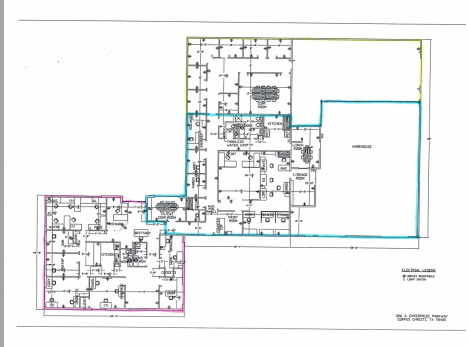
Contact:

**361-834-6333**

**WADE SPENST**

CCIM, BROKER  
License: 677021

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**Households By Income**

The largest group: \$50,000 - \$74,999 (16.2%)  
The smallest group: \$200,000+ (3.8%)

Indicator	Value	Difference
<\$15,000	13.4%	+0.4%
\$15,000 - \$24,999	10.3%	+0.2%
\$25,000 - \$34,999	9.8%	+0.4%
\$35,000 - \$49,999	12.0%	+0.3%
\$50,000 - \$74,999	16.2%	-0.1%



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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