

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$5,000,000
(Dependent on Structure)

Property Type: Turnkey multifamily asset built around high-efficiency micro-unit design

Bldg. Size: 24,384 SF

Lot Size: 11,085 SF

Parking: 0.31 Acre Surface Parking (27 Surface Spaces)

Floors: 4

Units: 44 Micro-lofts

Unit Size: 265 - 500 SF Studios

Year Built: 1954 / 2018 Renovation

Zoning: CBD (Downtown Opportunity Zone)

PROPERTY OVERVIEW

Located in the heart of downtown Corpus Christi, this property is positioned to capture strong demand from the city's medical, legal, government and service-sector workforce. This building offers 44 fully renovated micro lofts with contemporary finishes, efficient layouts and strong tenant appeal. The property sits on a corner lot and includes a surface parking lot with 27 spaces located catty-corner from the building, guaranteeing valuable off-street parking in a dense urban submarket.

Why Micro-Units Work Here:

- Strong demand from traveling professionals
- Limited quality affordable options in immediate downtown area
- Lower turnover rates and lower operating costs
- Diversified tenant base reduces risk

Next Steps:

A high-level financial snapshot is available upon request. Full financials, rent roll and supporting documents can be provided after NDA execution. **Contact David Heitzman at 361.541.4417 or dheitzman@craveyrealstate.com**

PROPERTY HIGHLIGHTS

- Prime walkable location in the Downtown Business District
- Efficient micro-unit layout driving strong rent-per-square-foot potential
- Consistently strong occupancy history
- Clean, well-maintained condition with upgraded systems
- Multiple revenue strategies: furnished rentals, corporate housing, flexible leases

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Corpus Christi, TX

PROPERTY DESCRIPTION



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Originally constructed in 1954 and fully renovated in 2018, Studio 44 offers thoughtfully designed studio units ranging from 265 to 500 SF. With stabilized occupancy and a diversified tenant base, each unit features a full kitchen with modern appliances, a private bathroom with sliding barn doors and ample natural light. Community amenities include a first-floor lobby with a 24/7 coffee bar, mail center with parcel lockers, cold storage for grocery deliveries and a serene courtyard complete with a Zen garden, gas grill and fireplace.

The property is zoned CBD (Central Business District), allowing for flexible commercial and residential use, and is ideally positioned to benefit from the continued growth and revitalization of Downtown Corpus Christi. With unobstructed views of the Harbor Bridge and bayfront, and close proximity to entertainment, restaurants, employment centers and cultural venues, Studio 44 offers investors a stable income-producing asset in a thriving urban corridor. The location offers walkability, convenience and a strong renter demand from traveling professionals and the local workforce.

This is a strategic acquisition for any investor seeking a well-maintained, amenity-rich multifamily property in one of Corpus Christi's most walkable and desirable locations.

ADDITIONAL PROPERTY HIGHLIGHTS

- **Prime Downtown Location** – Situated in the heart of Corpus Christi's Central Business District with walkable access to restaurants, entertainment and the bayfront.
- **Fully Renovated in 2018** – Extensive modernization of interiors and common areas while maintaining structural integrity and character.
- **44 Micro Loft Units** – Efficient, well-designed studio apartments ranging from 265–500 SF, ideal for modern urban living.
- **Harbor Bridge & Bay Views** – Many units offer striking views of the iconic Harbor Bridge and Corpus Christi Bay.
- **On-Site Amenities** – Includes a courtyard with Zen garden, gas grill, fireplace, bike storage and a community refrigerator/freezer for deliveries.
- **Lobby Coffee Bar & Mail Center** – 24/7 coffee bar and secured mail and parcel area for tenant convenience.
- **Dedicated Off-Street Parking** – (rare for downtown multifamily) Features a 0.31 acre surface parking lot catty-corner from the building - parking included for all units.
- **CBD Zoning** – Flexible Central Business District zoning allows for continued multifamily use or future redevelopment opportunities.
- **Strong Rental Demand** – Capitalizes on increasing demand for affordable, modern housing in a revitalizing downtown corridor.
- **Turnkey Investment** – Stabilized asset with minimal deferred maintenance, ready for immediate cash flow.

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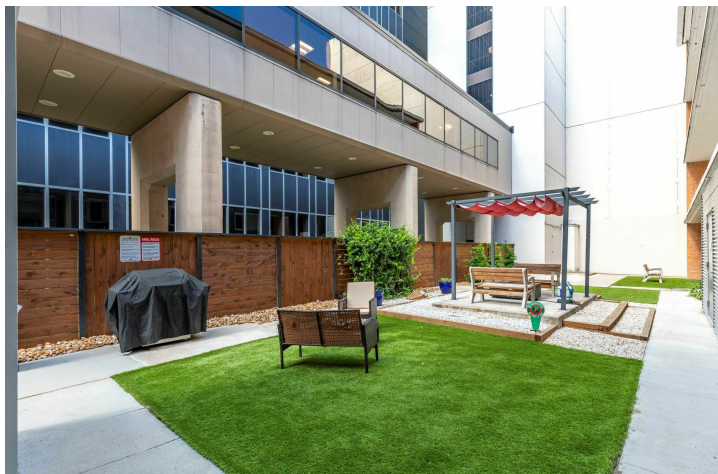
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FOR SALE

STUDIO 44 LOFTS | 817 N CARANCAHUA ST

BUILDING PHOTOS



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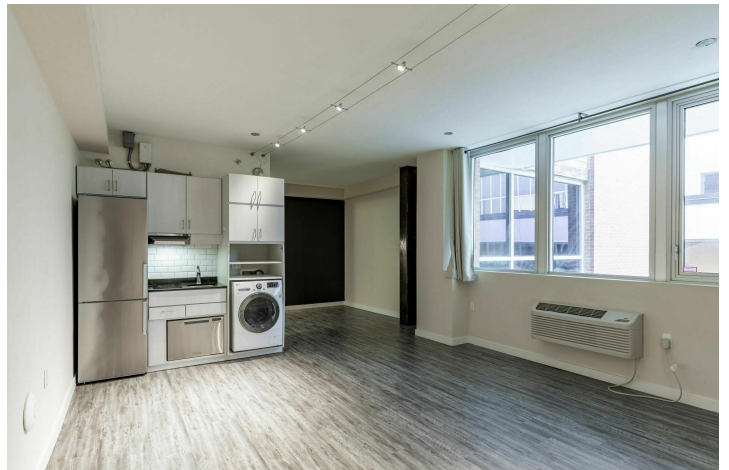
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FOR SALE

STUDIO 44 LOFTS | 817 N CARANCAHUA ST

UNIT PHOTOS



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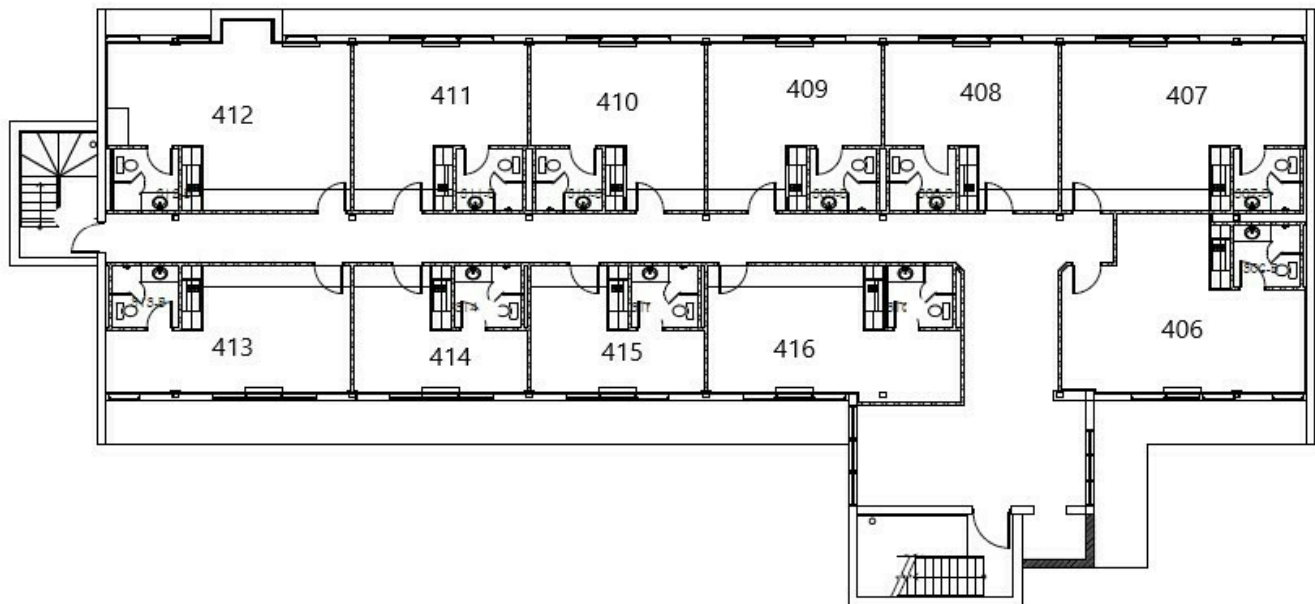
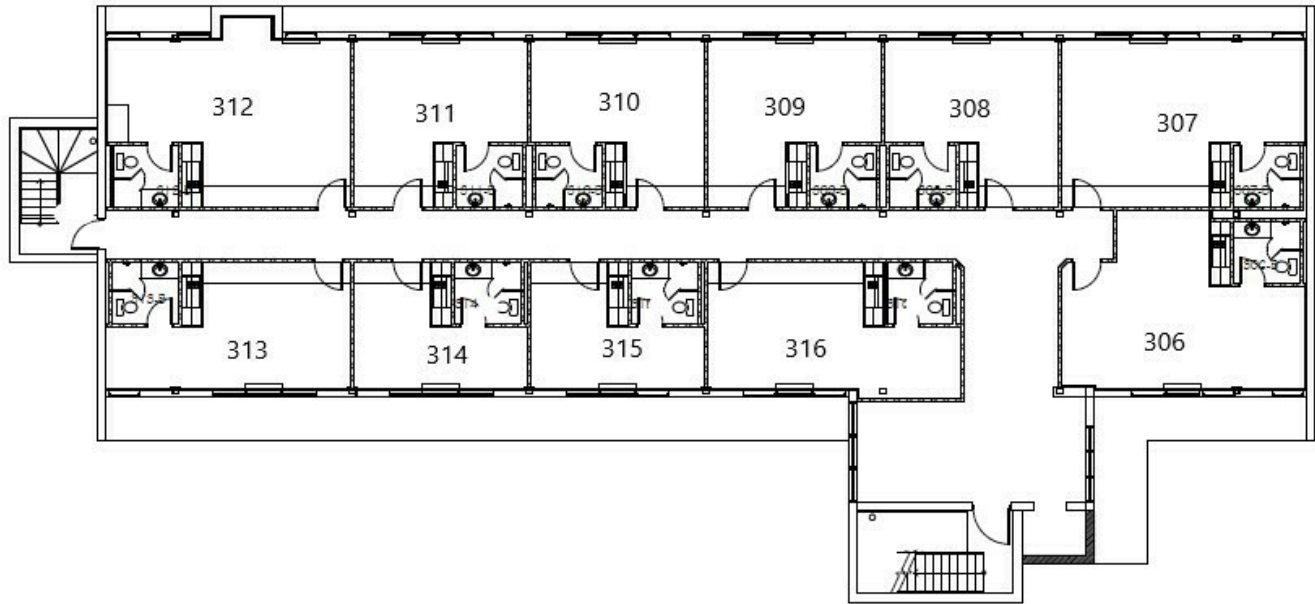
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FLOOR PLANS - LEVELS 3 & 4

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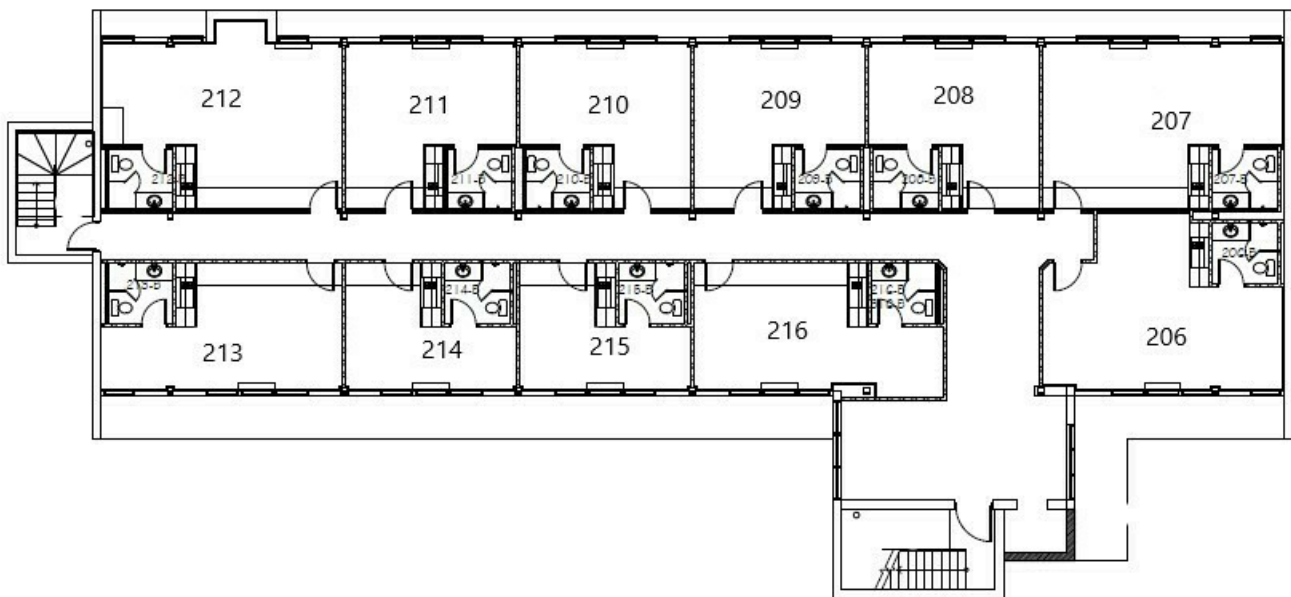
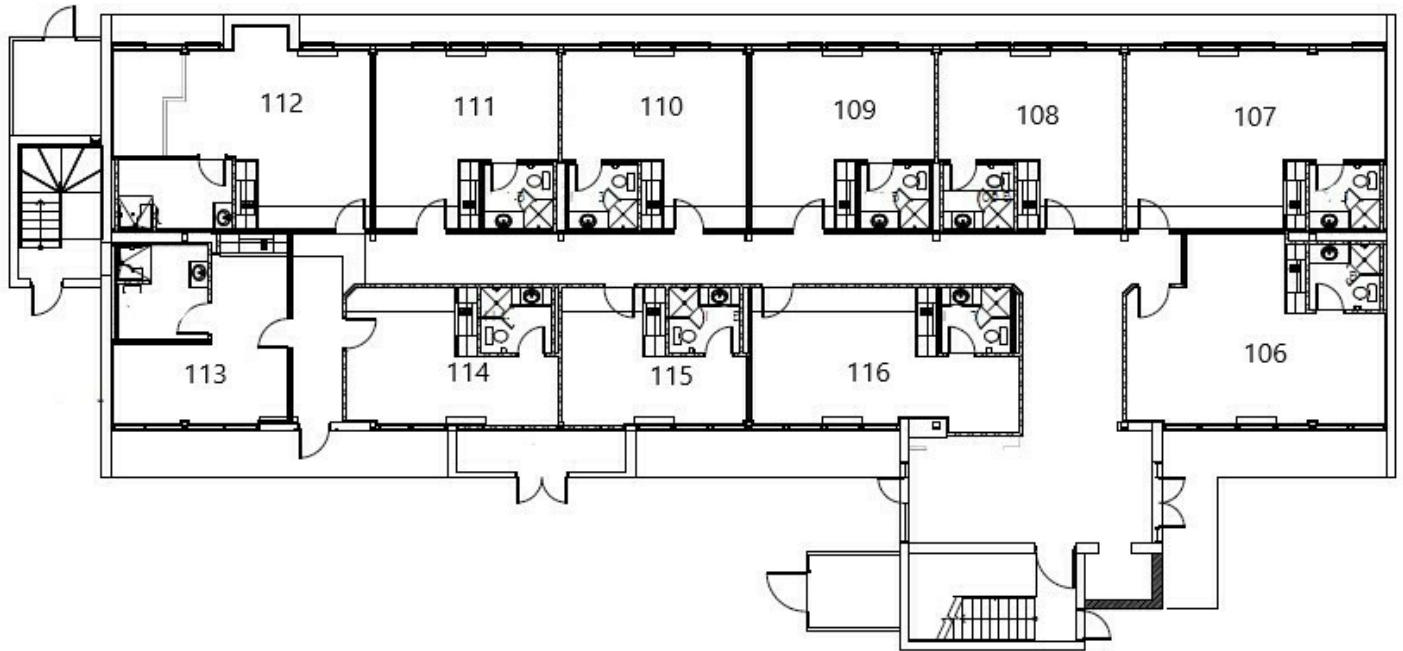
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FLOOR PLANS - LEVELS 1 & 2

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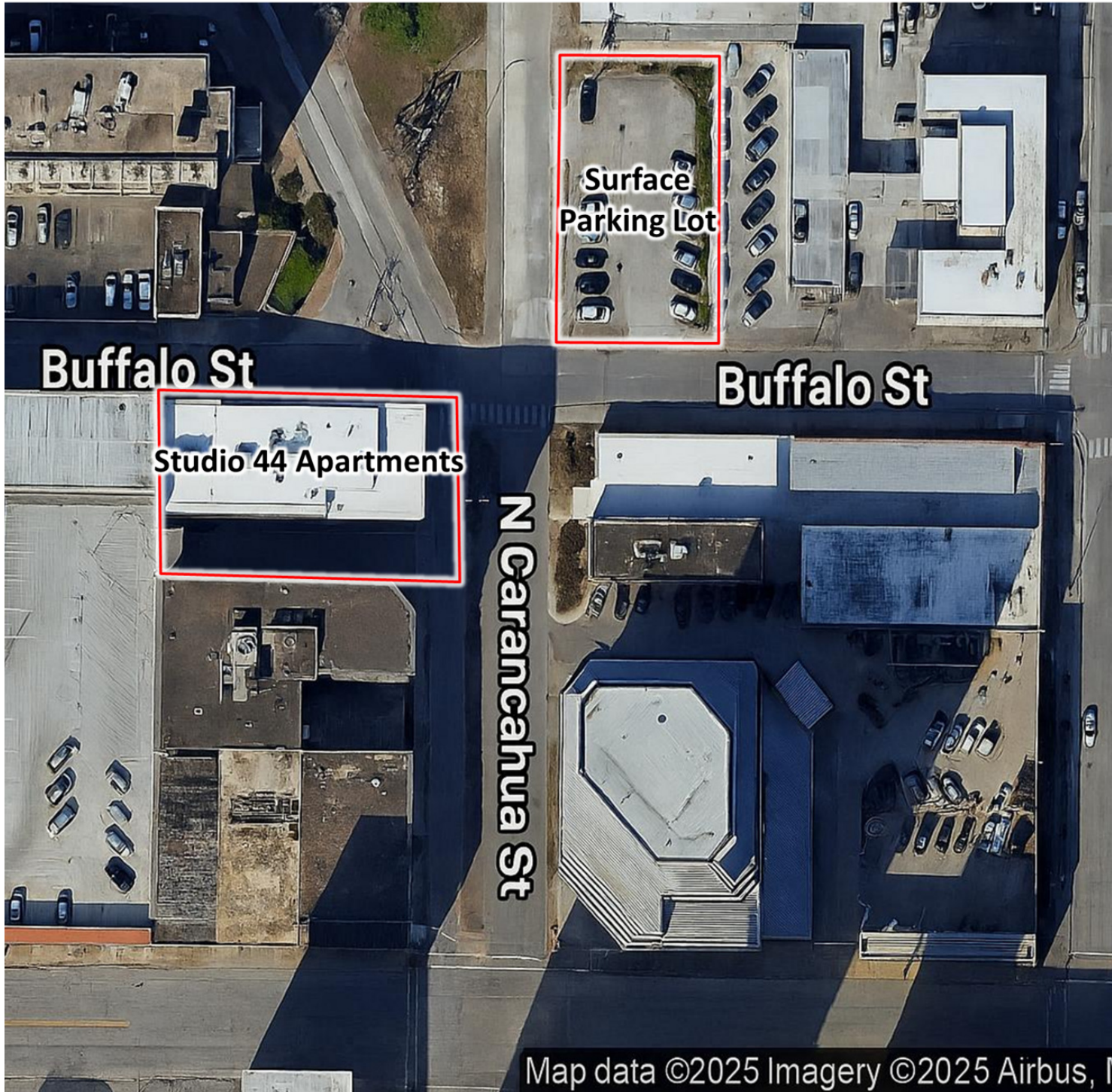
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STUDIO 44 LOFTS | 817 N CARANCAHUA ST

CATTY-CORNER SURFACE PARKING LOT (27 SPACES)



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DOWNTOWN RETAILER MAP



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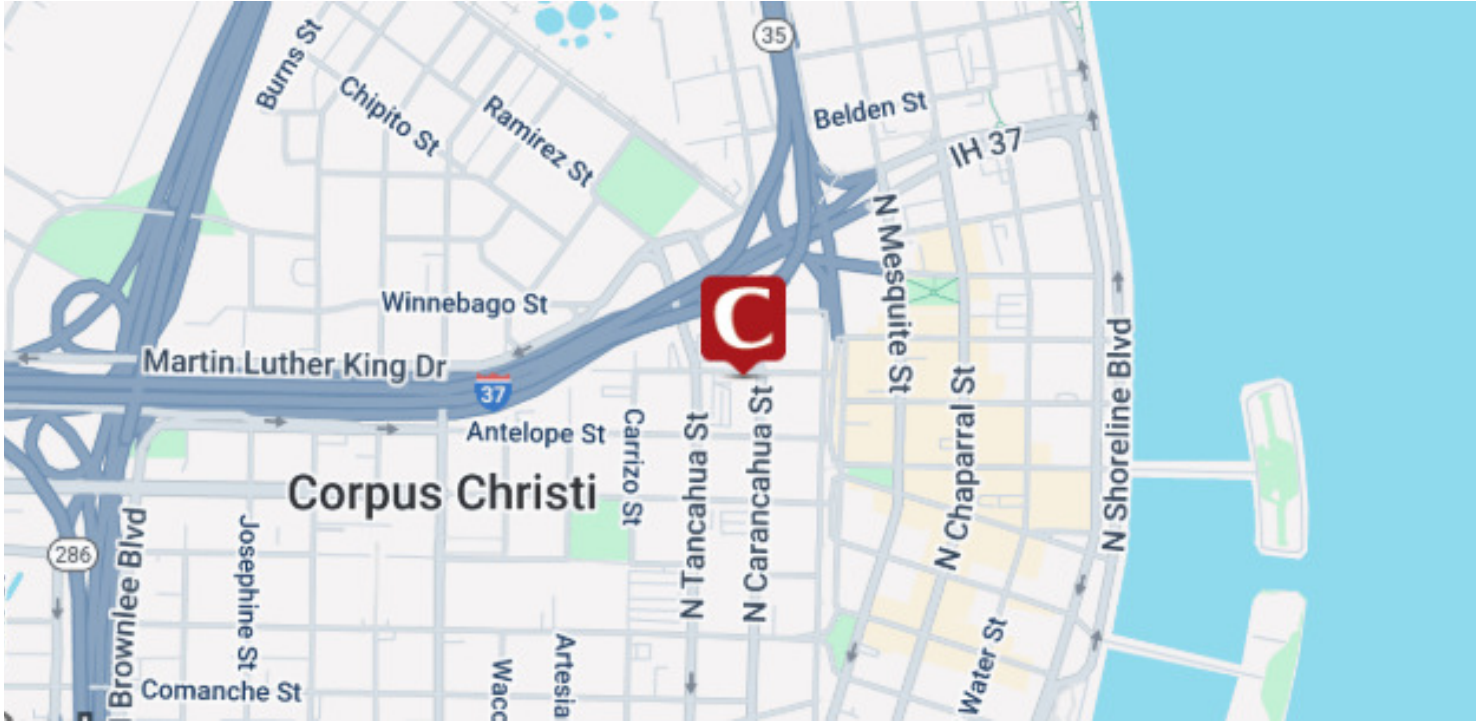
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LOCATION MAP



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Heitzman	806588	dheitzman@craveyrealestate.com	361.541.4417
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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