

605 OMAHA DRIVE CORPUS CHRISTI, TX 78408

FULLY BUILT-OUT OFFICE IN THE ESTABLISHED
RUSSELL INDUSTRIAL AREA WITH CONVENIENT
ACCESS TO LEOPARD, BALDWIN, NPID & THE PORT

SALE PRICE:

\$599,500



DAVID HEITZMAN

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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



Sale Price

\$599,500

OFFERING SUMMARY

Property Type:	Office Building
Building Size:	+/-6,225 SF Office
Lot Size:	18,500 SF (0.43 AC)
Year Built:	1973 / 2006 Renovation
Security:	Fenced & Gated
Zoning:	I-2 (Light Industrial)
Market:	Corpus Christi
Submarket:	West Side

PROPERTY OVERVIEW

Located within Corpus Christi's established Russell Industrial Area, this ±6,225 SF two-story office building offers a professional, fully built-out workspace in an environment surrounded by industrial, distribution, logistics and service-oriented businesses. The I-2 Light Industrial zoning provides a natural fit for companies whose operations extend beyond a traditional office setting, while the property's location offers convenient access to Leopard Street, Baldwin Blvd. and N. Padre Island Drive. The Port of Corpus Christi is only ±4 miles away, adding to the property's appeal for businesses connected to the region's industrial and maritime activity.

Originally constructed in 1973 and renovated in 2006, the building is thoughtfully configured with multiple private offices, conference areas, reception space, kitchen/breakroom, restrooms, a climate-controlled storage area and dedicated server room. The offices are fully and attractively furnished. Outside, the ±18,500 SF fenced and gated property provides ample paved surface parking and room for employee vehicles and company work trucks.

PROPERTY HIGHLIGHTS

- **Established Russell Industrial Area Location** places the property among industrial, distribution, warehouse, light-fabrication & service-oriented businesses.
- **Professional Office Setting within an Industrial Environment** offers the functionality of a traditional office while keeping businesses close to industrial operations & customers.
- **Quick Access to Leopard St & Baldwin Blvd** provides convenient connections to significant transportation routes serving Corpus Christi's West Side. **±4 Miles to the Port of Corpus Christi**
- **MOTIVATED SELLER:** 2022 "As Is" Appraised Market Value Opinion of \$760,000 provides an additional point of reference for the current asking price.

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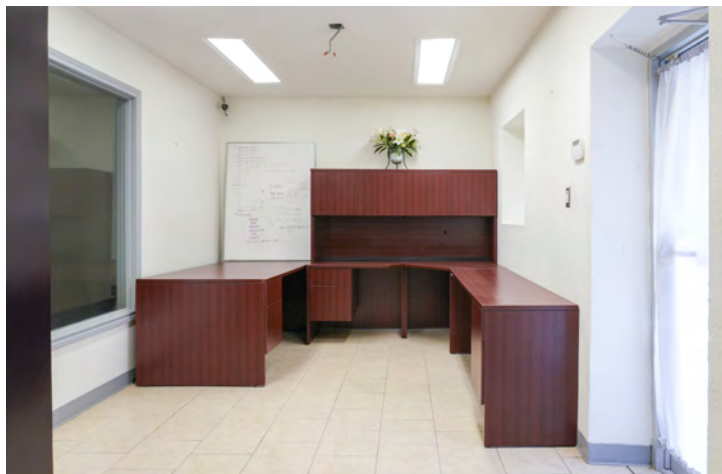
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INTERIOR PHOTOS



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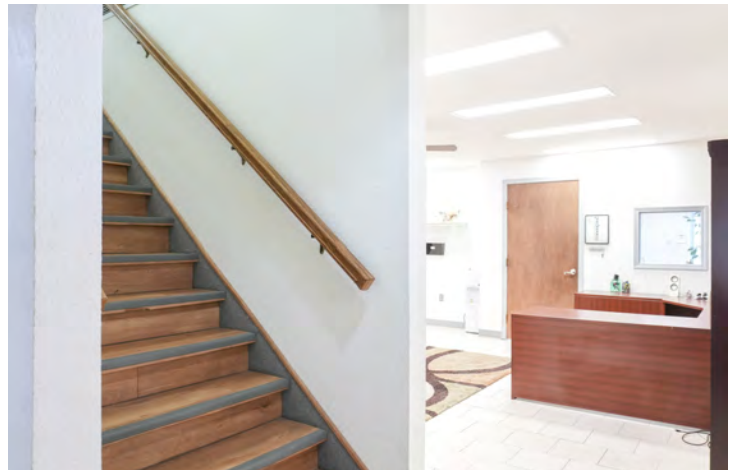
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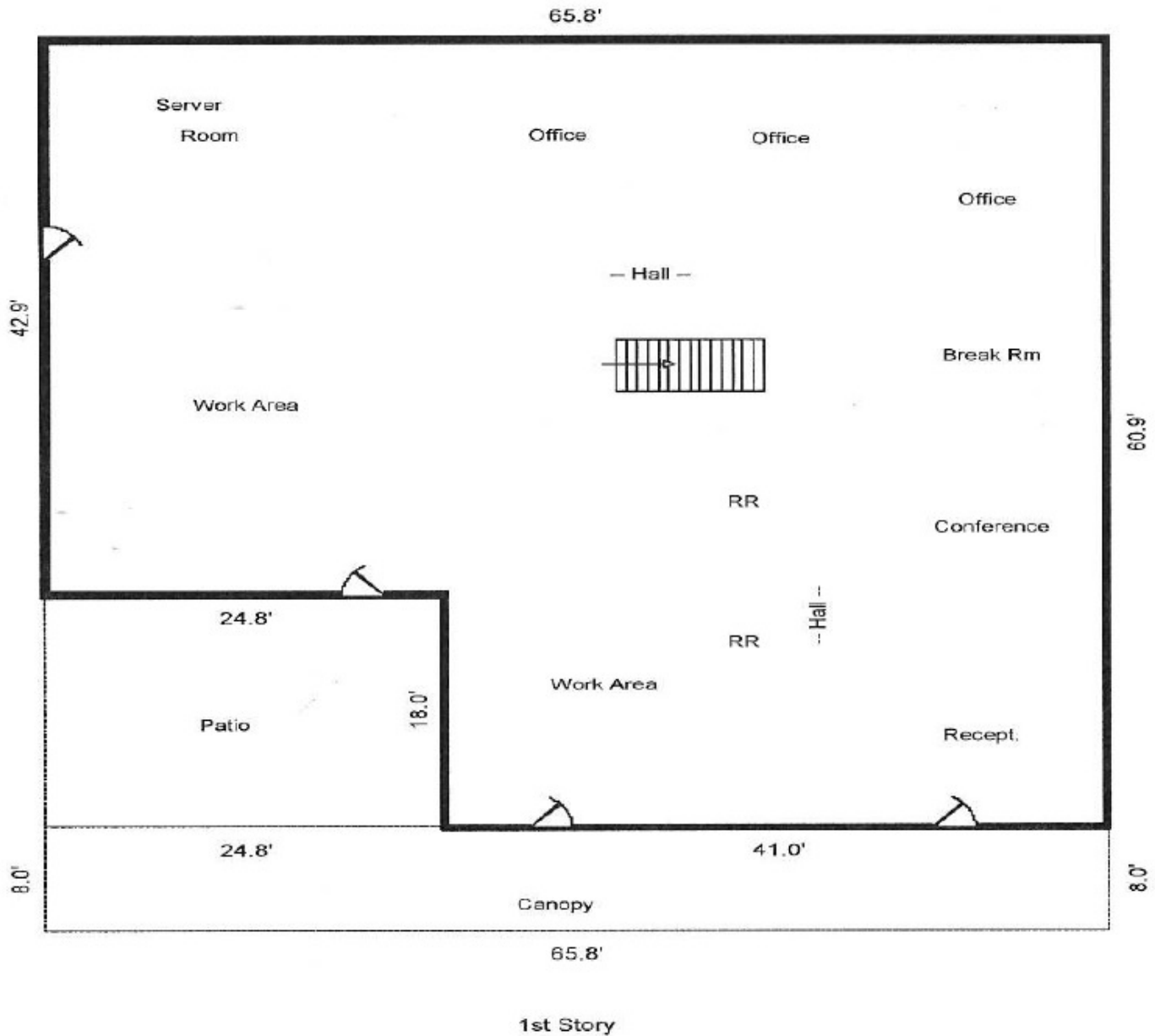
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FLOOR PLAN - 1ST FLOOR

3,560 Square Feet



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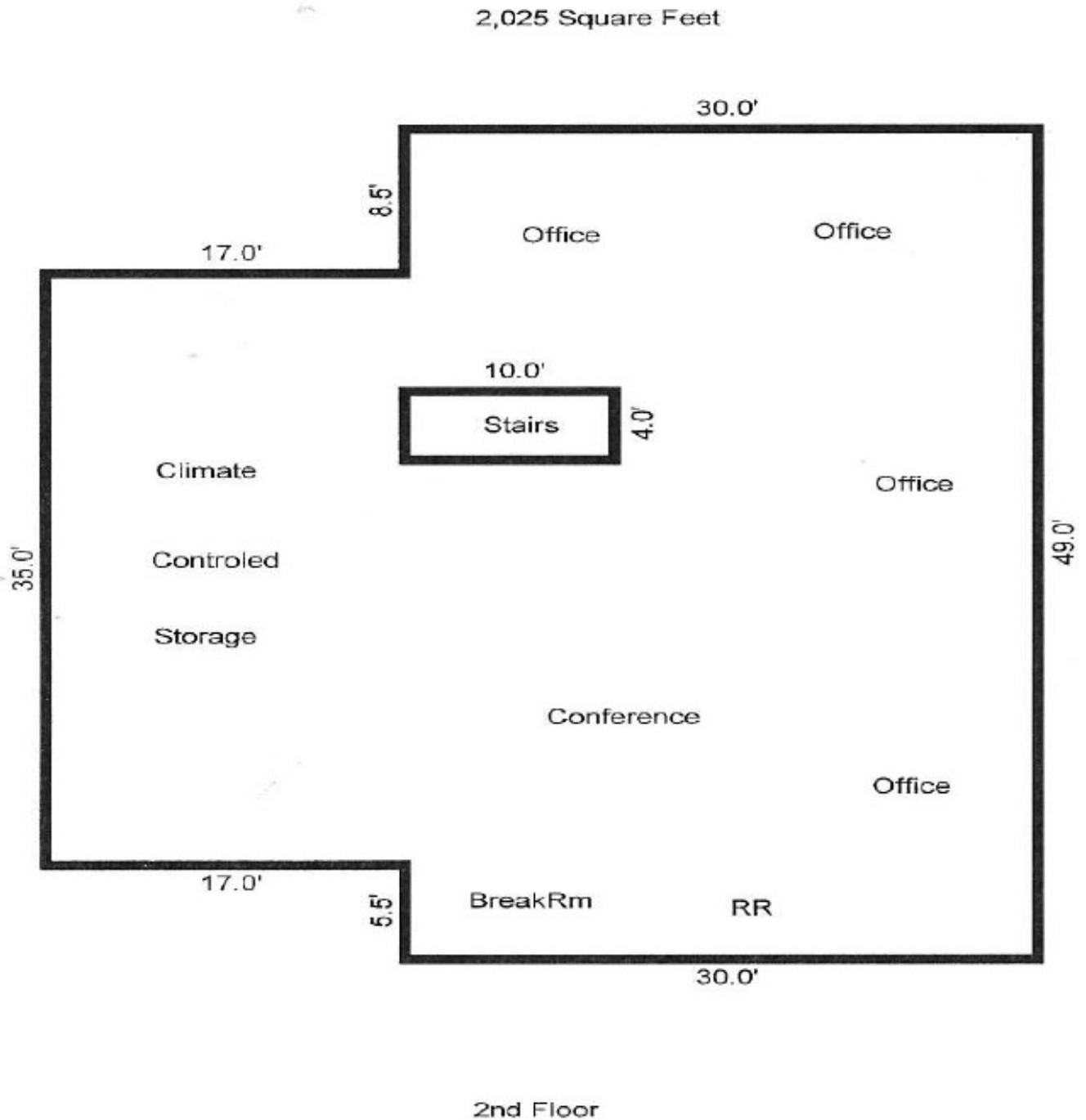
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FLOOR PLAN - 2ND FLOOR



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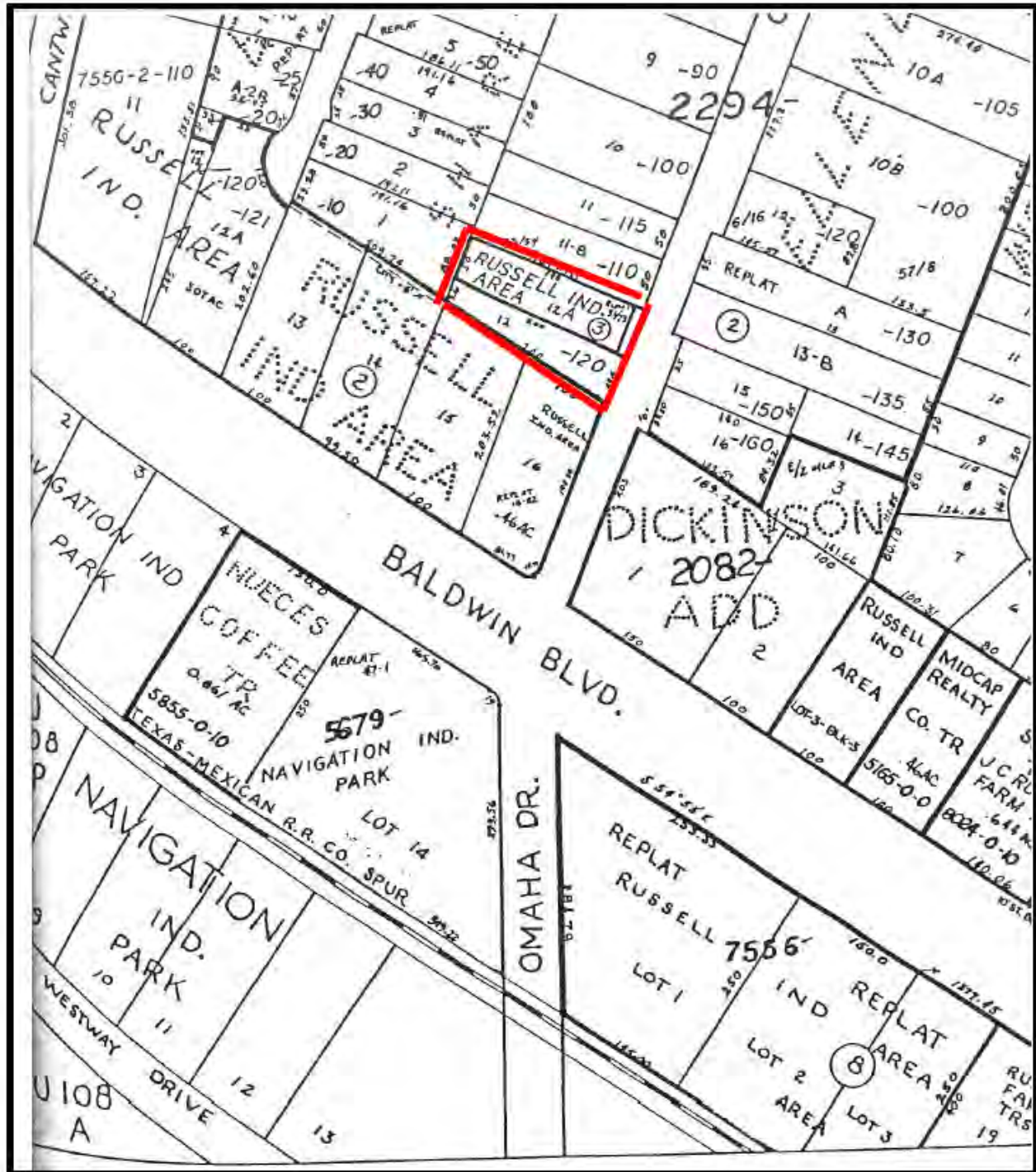
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PLAT MAP



RETAILER MAP



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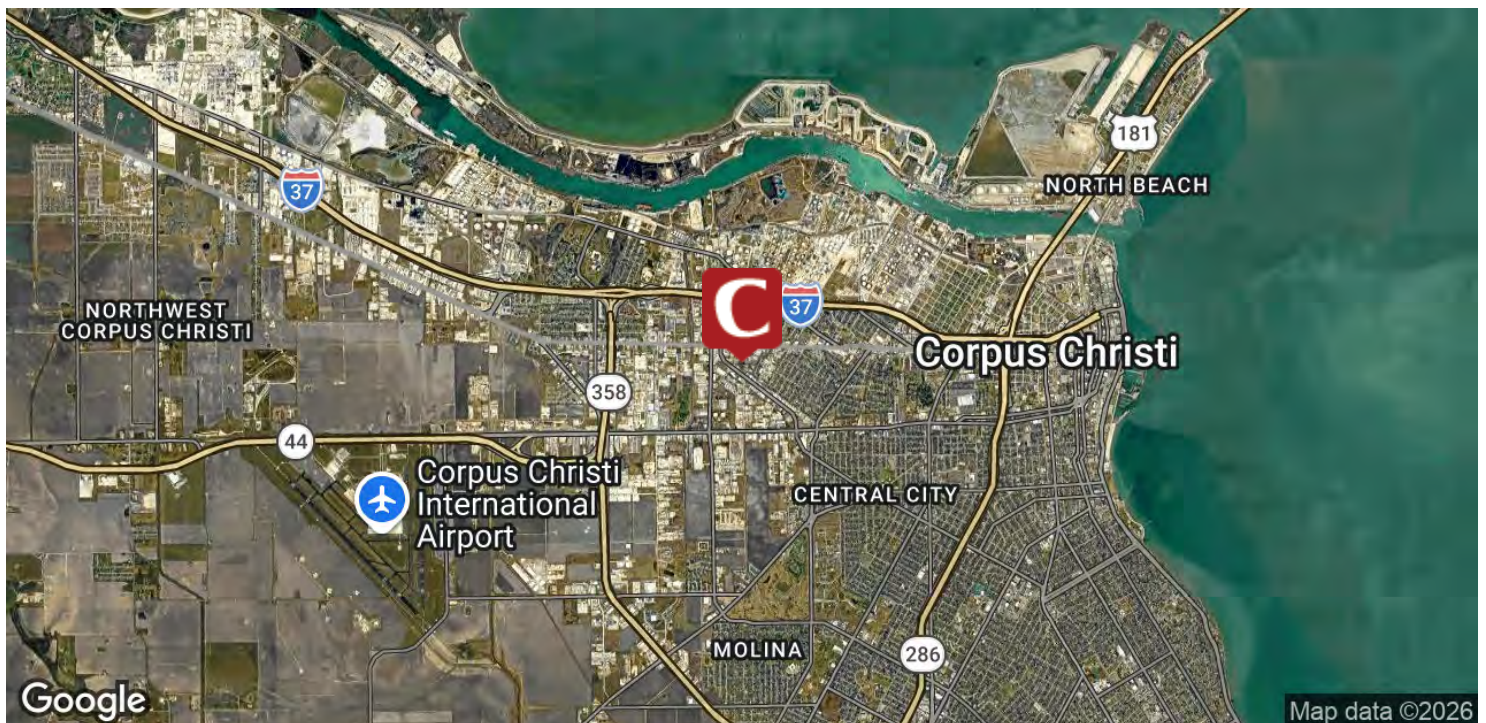
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LOCATION MAP



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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.

2-10-2025



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.

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. **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.

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.

Cravey Real Estate Services, Inc.	TX #0409080	matt@craveyrealestate.com	361.289.5168
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Heitzman	TX #806588	dheitzman@craveyrealestate.com	361.541.4417
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date