

**OFFERED BY**

**Garron Dean**  
& Associates  
REALTORS • MLS

**(361) 992-4182**

## Industrial Land and Buildings For Sale



**5564 & 5566 Ayers Street Corpus Christi, TX 78415**

**LEGAL DESCRIPTION:** Holly Industrial North half of Lot 2, City of Corpus Christi, Nueces County

**SITE SIZE:** Total  $\pm$  218,400 SF site (NCAD) or 5.01 Acres. Interior site with excess land

**IMPROVEMENTS:** 5564 Ayers is a 4,800 sf concrete building currently leased for \$4,050 per month. The two industrial flex buildings at 5566 Ayers total 38,100 sf contain 52 rooms that are leased at various rates with a total monthly income of \$23,800. Partially stabilized yard and asphalt.

**SALE PRICE:** \$4,250,000

**SALE TERMS:** Cash, Conventional. Seller may consider financing.

**ZONING:** "IL" (Light Industrial)

**UTILITIES:** Electric, gas, water and sewer at front of site

**TAXES:** 2025 AV \$1,010,813 Taxes 2025  $\pm$  \$21,981

**COMMENTS:** Southside location. Near freeways and schools. Prime multi tenant site with excess land for development.

**Broker:** Mark Pettigrove (361) 941-5269 Garron Dean & Associates, LLC

**OFFERED BY**

**Garron Dean**  
**& Associates**  
**REALTORS • MLS**

**(361) 992-4182**

**North ½ of McBC, approximately 5+- Acres, (226'+- On Ayers St.)**

**5564 Ayers St.** Concrete Block, Slab foundation,

Size: 120' X 40', 4,800 SF- plus Open floor plan with new A/C-Heat, new LED lighting,

Restrooms. Leases with 120' X 58' 6960+- SF security fenced partially stabilized adjoining land.

Fronts on Ayers St. Occupied at **\$4,050 per month** modified gross lease.

**5566 Ayers St., Building #1**, Concrete Block filled w/concrete, Slab foundation, with cement filled pilasters every 20', Size: 460' X 36' 16,500+- SF, Units: 23 20' X 36' Rooms, w/2 Walk-in & 2 10'T X 9'W Drive-in doors, plywood 2X4 walls, 2 with private Restrooms & almost all have their own electy meters, 2 'shared' R.rooms.

Rate: Each 2"X36' room leases @ \$450. Mo. 23 20x36 rooms @ \$450 = **\$10,350 per month.**

**5566 Ayers St., Building #2**, Concrete Block filled w/concrete, Slab foundation, with cement filled pilasters every 20' Size: 600' X 36' 21,600+- SF, Units: 29 20' X 36' Rooms, w/2 Walk-in & 2 Drive-in doors, plywood 2X4 partitions, few w/ priv. R.rooms & priv. electy meters, 4 'shared' R.rooms.

Rate: Each 20' X 36' room leases @ \$450-\$500. Mo. w/discount if they lease more than 1 room.

Office & Living Quarters in front of this building. 29 20X36 rooms = **\$13,450 per month.**

**5564 Ayers St., Building #3**, Wood frame, corrugated roof, 220' X 32' (11 20' X 32' Rms.) 1 w/R.R. **Needs to be torn down** & another building built on this slab.



**OFFERED BY**

**Garron Dean**  
**& Associates**  
**REALTORS • MLS**

**(361) 992-4182**

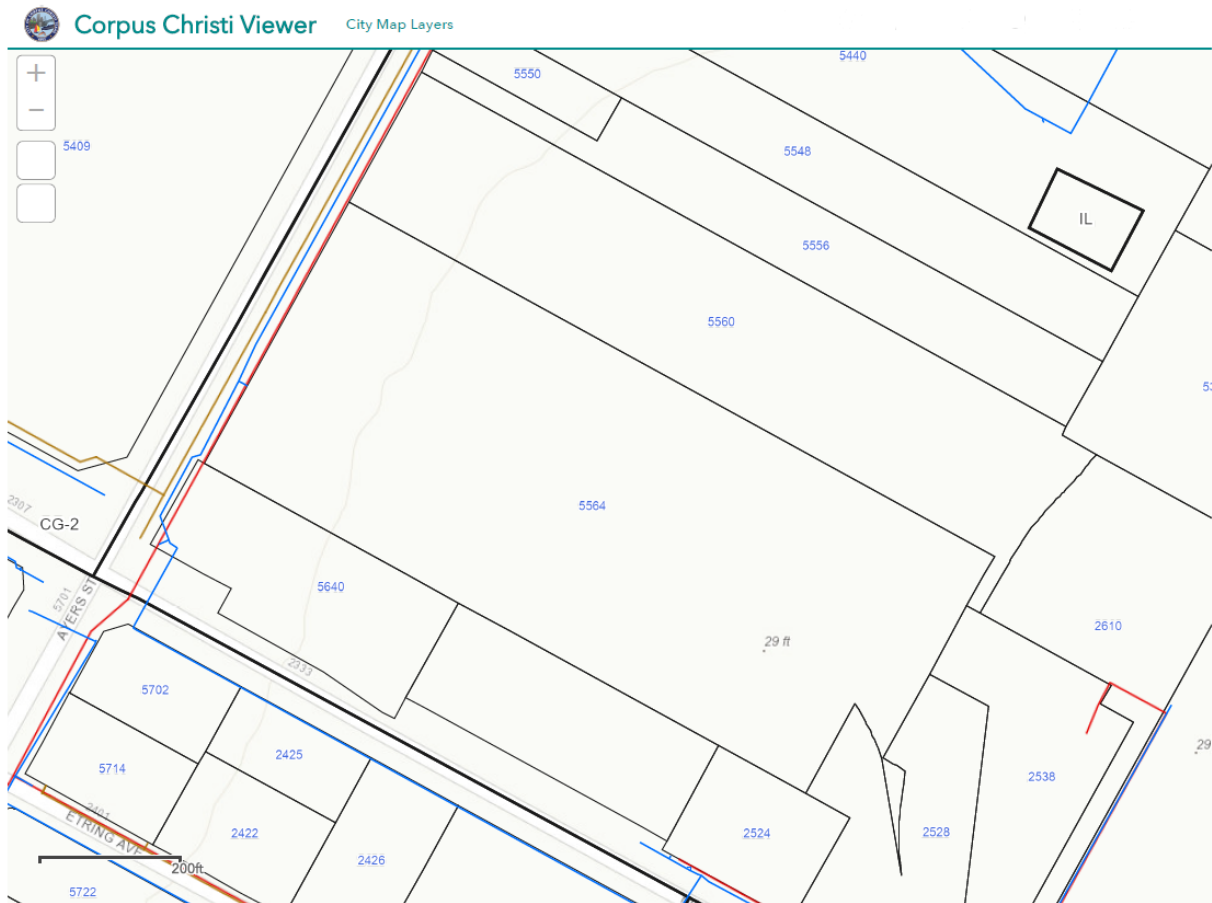


**Broker: Mark Pettigrove (361) 941-5269 Garron Dean & Associates, LLC**

**OFFERED BY** **Garron Dean** **(361) 992-4182**  
**& Associates**  
**REALTORS • MLS**

**OFFERED BY** **Garron Dean** **(361) 992-4182**  
**& Associates**  
**REALTORS • MLS**

**OFFERED BY** **Garron Dean** **(361) 992-4182**  
**& Associates**  
**REALTORS • MLS**



Water, sewer and gas in front of property

**Broker: Mark Pettigrove (361) 941-5269 Garron Dean & Associates, LLC**

**OFFERED BY**

**Garron Dean**  
& Associates  
REALTORS • MLS

**(361) 992-4182**

