

517 KNICKERBOCKER

SALE PRICE:
CALL FOR
PRICING

CORPUS CHRISTI, TX 78418



DAVID HEITZMAN

361.541.4417

dheitzman@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



Sale Price	CALL FOR PRICING
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OFFERING SUMMARY

Property Type:	Commercial Land
Lot Size:	15.46 Acres (will subdivide)
Zoning:	CG-1 & CG-2
Frontage:	786' on Waldron
Market:	Corpus Christi
Submarket:	Flour Bluff/Padre Island

PROPERTY OVERVIEW

Situated on +/-15.46 acres at Waldron Road & Knickerbocker, this property is strategically positioned in the rapidly expanding Southside submarket. It is nestled behind a bustling Starbucks and across the street from an H.E.B. grocery store which is frequented 2.7 million times annually. With +/-103,000 residents and 40,000 households in the submarket, plus 10,000 new homes in the pipeline, the growth potential in this area is substantial. This site has yet to be platted, so prospective investors have an exciting opportunity to tailor the size and location of their pad-site to suit their specific needs. Great development opportunity for retail, hotel, apartment, restaurant or medical facility. Potential opportunity to subdivide. Close proximity to Corpus Christi Naval Station (approximately 2.5 miles).

Pad Sites Permitted Uses:

- Restaurant
- Office Space
- Medical Office
- Hotel
- Apartment Development
- Single Family Home Development
- Mixed Use Development
- Storage Facility
- Retail

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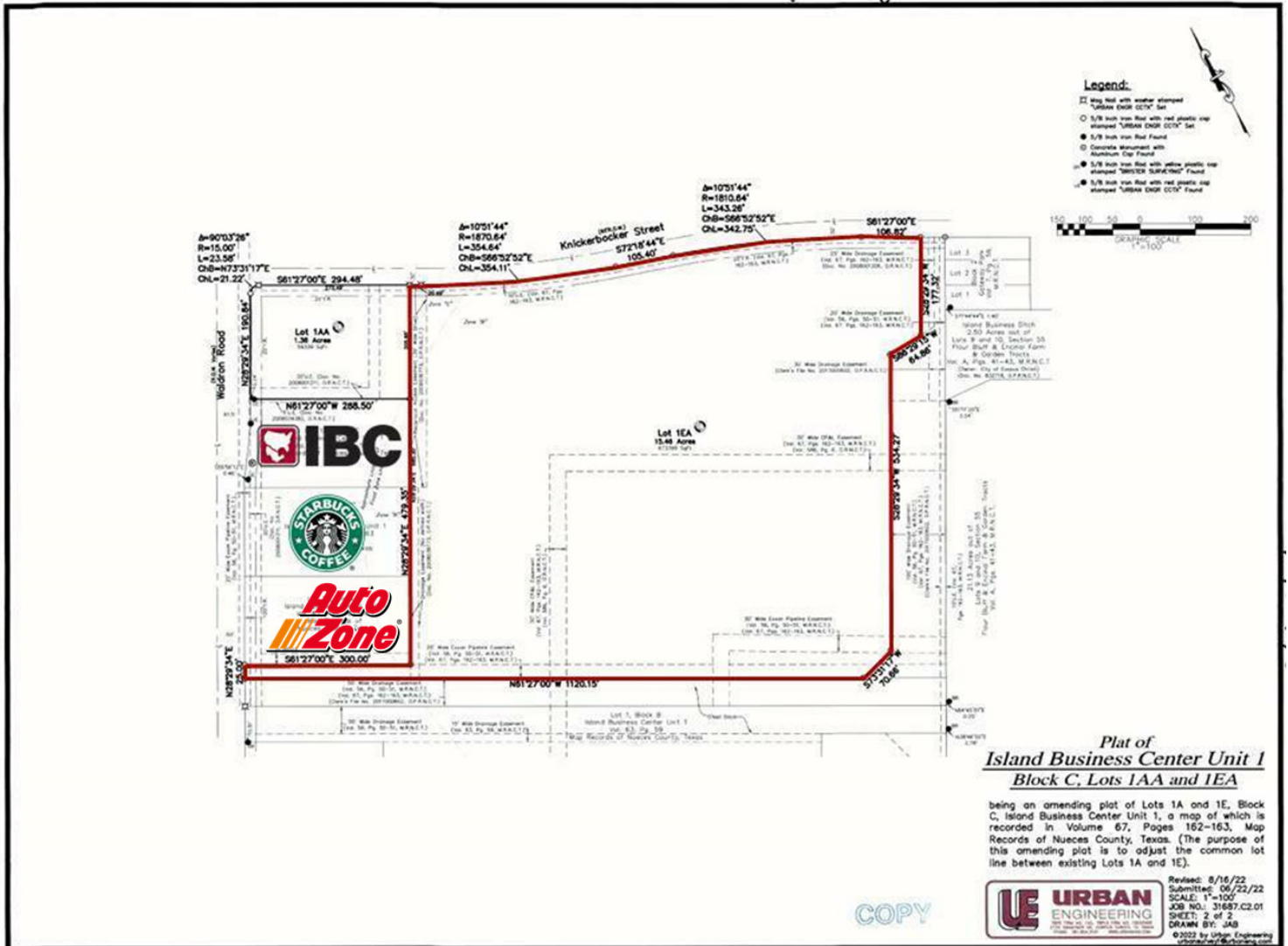
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SURVEY



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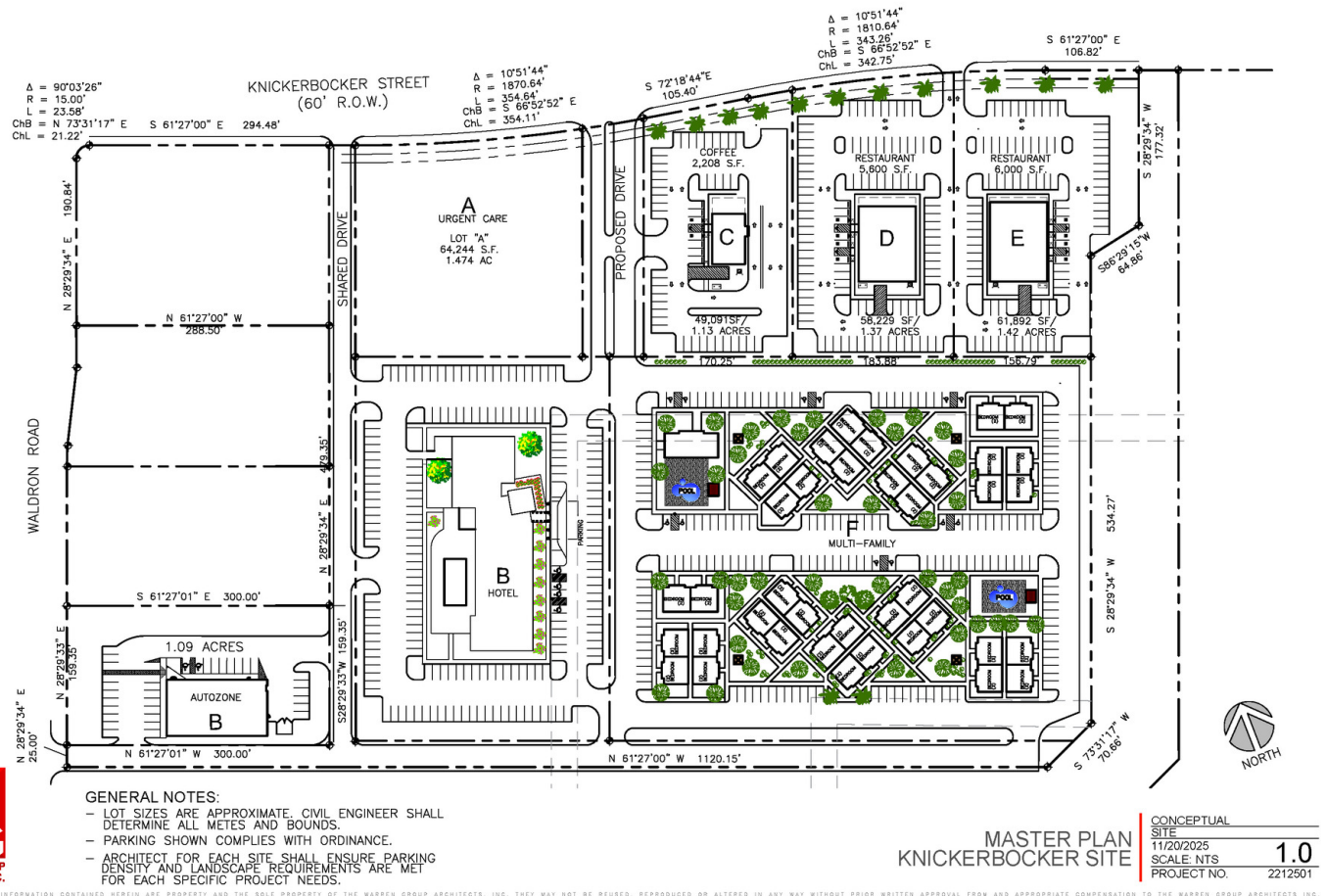
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CONCEPTUAL PLAN



Rendering for visual purposes; subject to change

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AERIAL MAP



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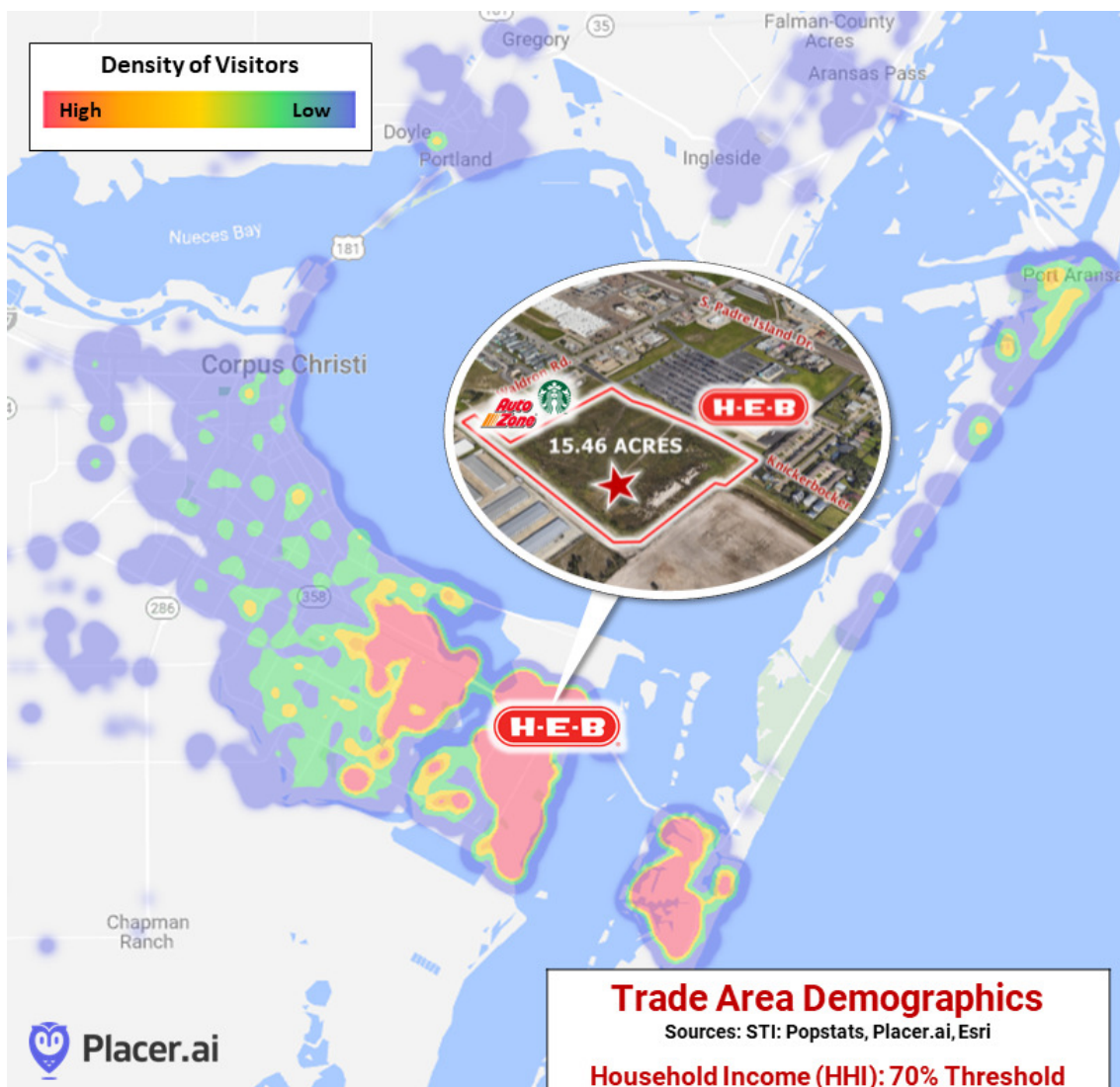
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H.E.B. FLOUR BLUFF: AN ADVANTAGEOUS NEIGHBOR



This Trade Area Map depicts the geographic area from which H.E.B. Flour Bluff draws visitors and generates business activity. It represents the market where visitors reside, work and are most likely to engage in commercial transactions.

This data is based on a 70% visit volume threshold. A 70% threshold captures core visitation to the property by excluding tourists and other transient visitors, thereby offering the clearest picture of people that most frequently visit the property.

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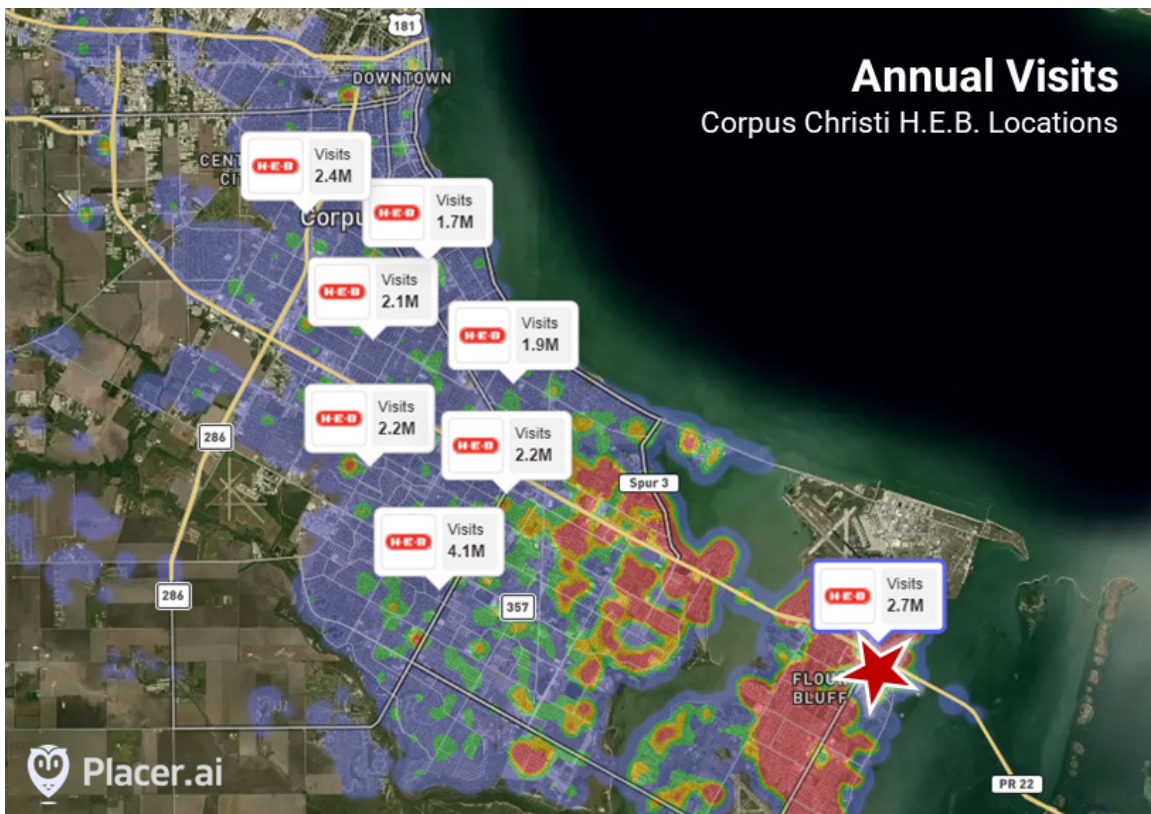
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H.E.B. Flour Bluff: Performance Overview

The H.E.B. in Flour Bluff is the 2nd Most Frequented H.E.B. in Corpus Christi.

2.7M VISITS Annually	42,500 CARS PER DAY on S. Padre Island Drive
427.7K VISITORS Annually	18.39 Annual Visits per Square Foot
\$97,871 Average HHI of the 70% Volume Threshold	Performs better than 75% of the chain's establishments in Texas
3.5% GROWTH Visits YoY	29 MINUTES Average Dwell Time

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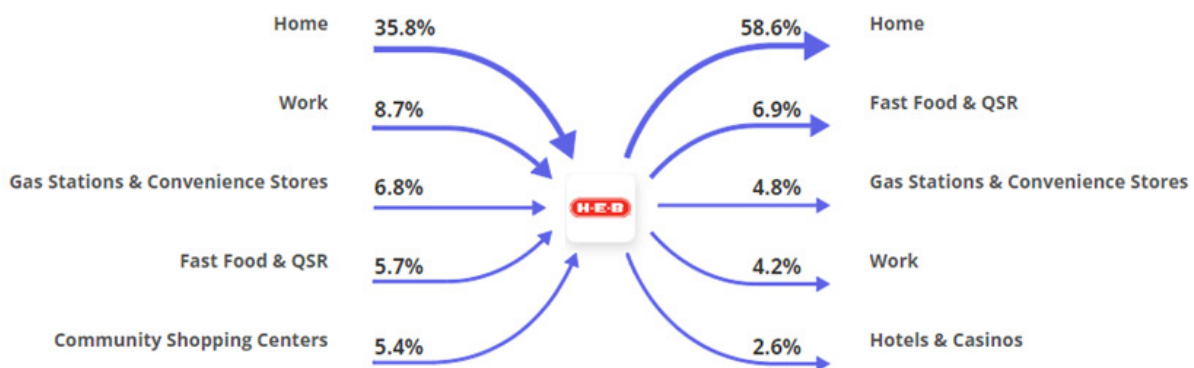
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H.E.B. FLOUR BLUFF: AN ADVANTAGEOUS NEIGHBOR



This Visitor Journey Map above illustrates vehicle traffic routes to and from H.E.B. Flour Bluff. The legend on the right of the map indicates the range of vehicle traffic depicted by each color. The Visitor Journey graphic below visualizes the flow of visitation activity to and from H.E.B. Flour Bluff by showing the top "Prior" and "Post" locations.

Where are Visitors Coming From?



Where are Visitors Going Afterwards?

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H.E.B. FLOUR BLUFF: AN ADVANTAGEOUS NEIGHBOR

Top Retailers Visited Before and After H.E.B. Flour Bluff

Prior			Post		
Rank	Name	Foot-Traffic	Rank	Name	Foot-Traffic
1	Walmart / Flour Bluff Dr, Corpus Christi, TX	3.9%	1	McDonald's / Waldron, Flour Bluff, TX	1.8%
2	The Shops at Flour Bluff Center / Waldron Rd, Corpus Christi...	1.6%	2	Walmart / Flour Bluff Dr, Corpus Christi, TX	1.4%
3	Quick Quack Car Wash / S Padre Island Dr, Corpus Christi, TX	1.2%	3	Whataburger / Waldron Rd, Corpus Christi, TX	0.9%
4	McDonald's / Waldron, Flour Bluff, TX	1%	4	The Shops at Flour Bluff Center / Waldron Rd, Corpus Christi...	0.9%
5	La Palmera / S Padre Island Dr, Corpus Christi, TX	0.8%	5	Stripes / Waldron Rd, Corpus Christi, TX	0.8%
6	Whataburger / Waldron Rd, Corpus Christi, TX	0.7%	6	Chick-fil-A / S Padre Island Dr, Corpus Christi, TX	0.6%
7	Stripes / S Padre Island Dr, Corpus Christi, TX	0.7%	7	Stripes / S Padre Island Dr, Corpus Christi, TX	0.5%
8	Murphy USA / Flour Bluff Dr, Flour Bluff, TX	0.7%	8	CVS/pharmacy / South Padre Island Drive, Corpus Christi, TX	<0.5%
9	Shopping Center at 5041 S Padre Island Dr / S Padre Island ...	0.6%	9	Taco Bell / Waldron Road, Corpus Christi, TX	<0.5%
10	Moore Plaza / S Padre Island Dr, Corpus Christi, TX	0.6%	10	Dollar General / Waldron Rd, Corpus Christi, TX	<0.5%



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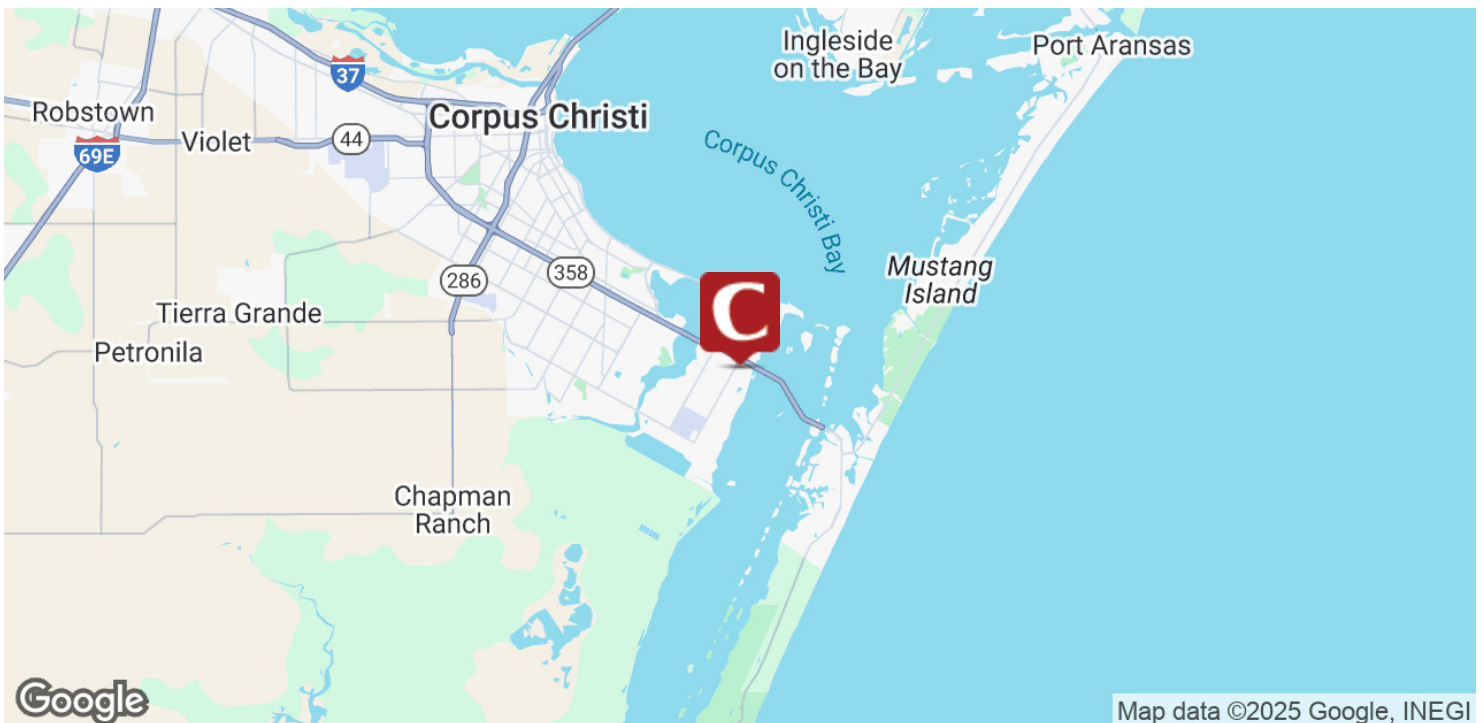
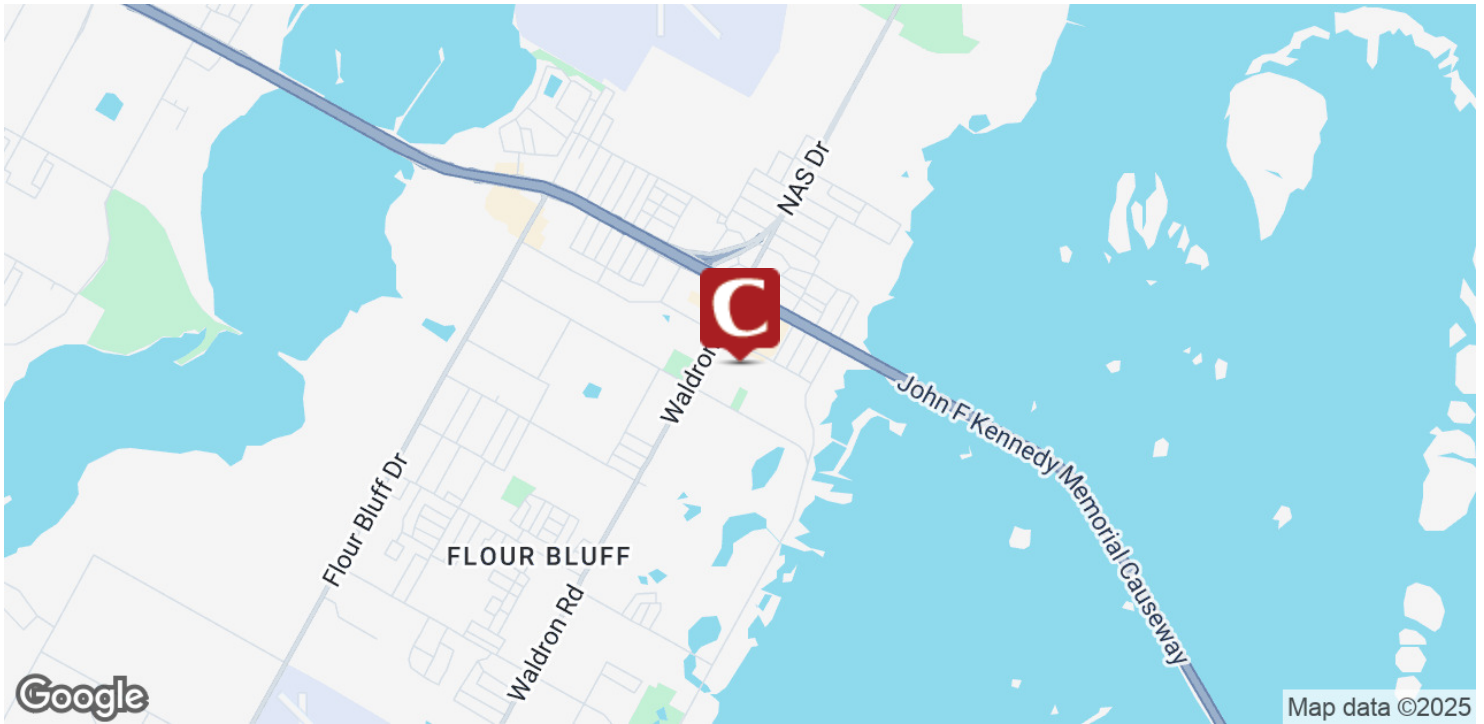
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LOCATION MAP



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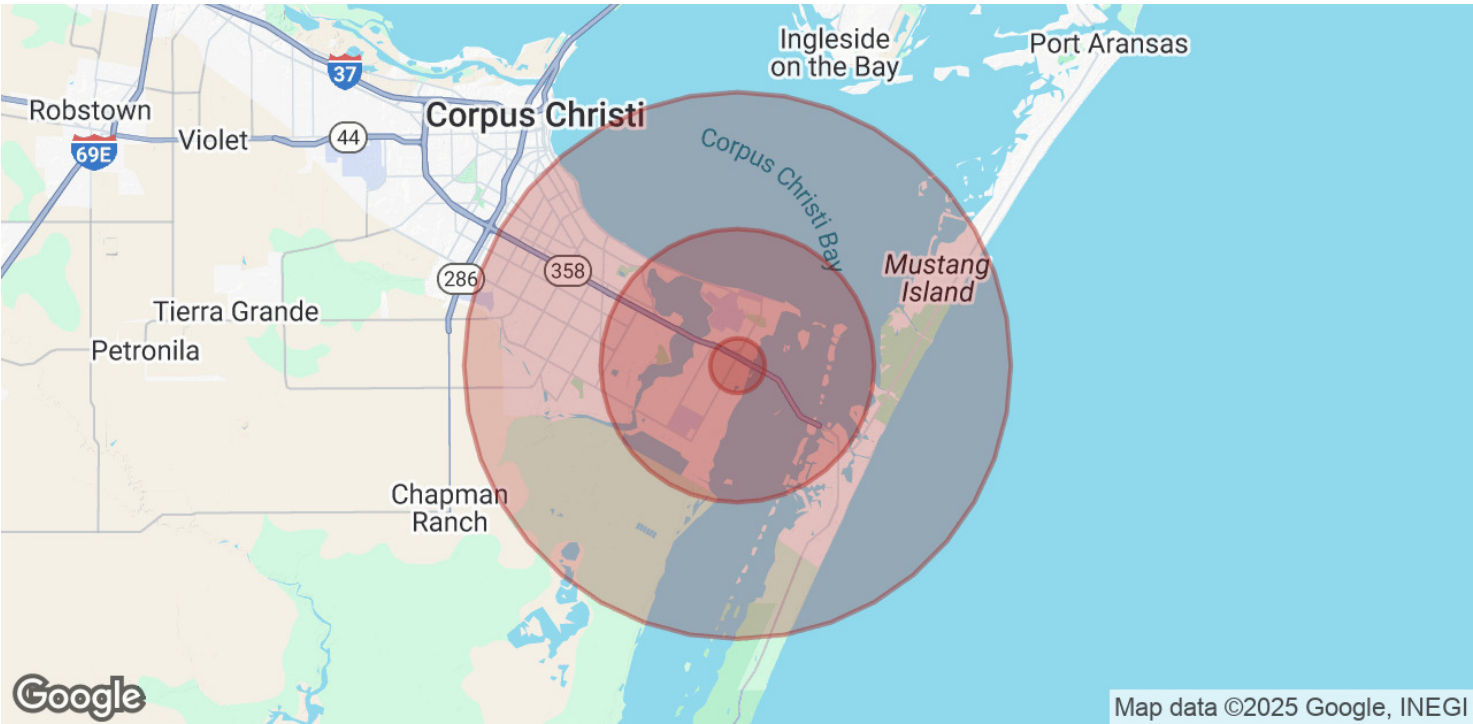
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,280	55,063	218,636
Average Age	40.7	35.3	35.9
Average Age (Male)	38.5	34.9	34.6
Average Age (Female)	40.7	34.3	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,730	23,051	88,894
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$56,263	\$76,654	\$75,023
Average House Value	\$89,739	\$165,747	\$169,092

2020 American Community Survey (ACS)

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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
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
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