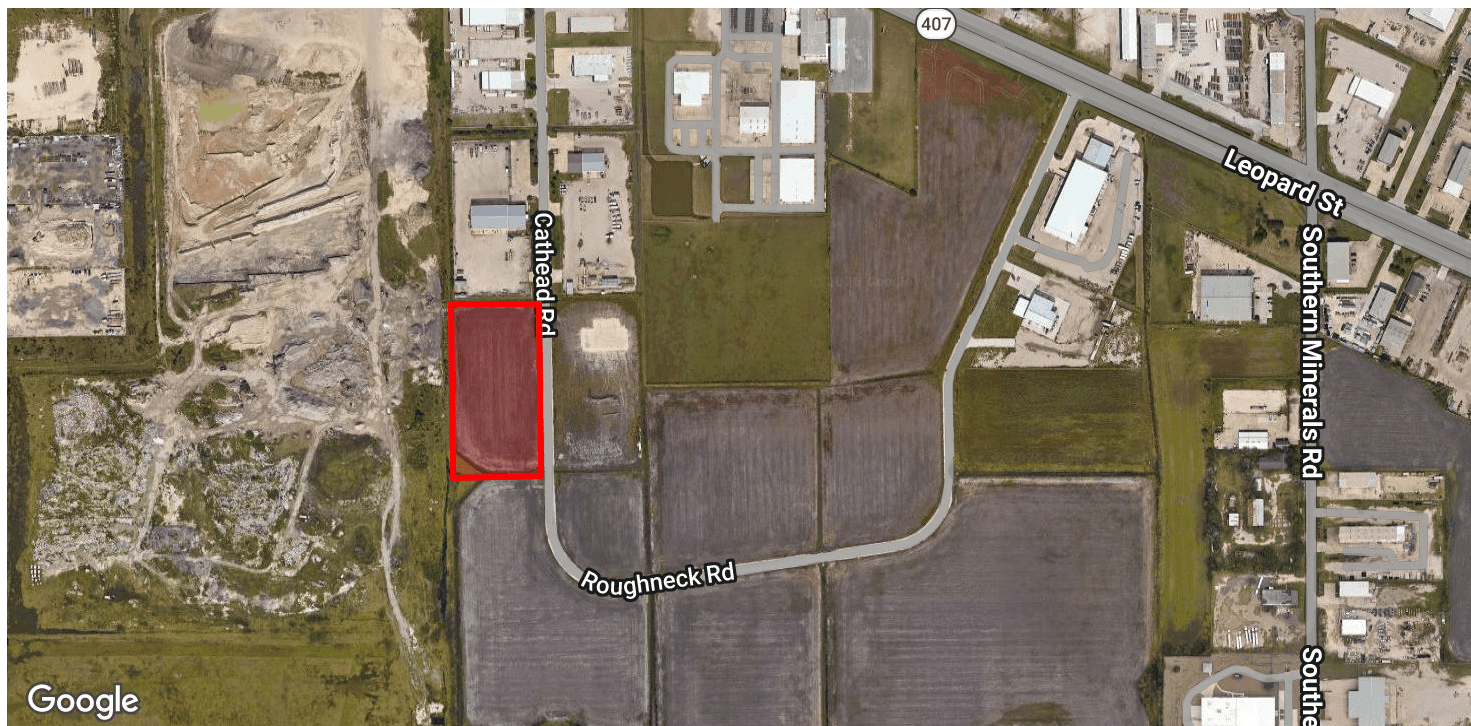


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Call Scott Fauver for Pricing
Building Size:	10,902 SF
Available SF:	10,902 SF
Total Lot Size:	4.25 Acres
Yard Size:	3.25 Acres
Year Built:	2027
Zoning:	Light Industrial

PROPERTY OVERVIEW

New Construction -- Office, Warehouse, Wash Rack, Stabilized Yard, Double-Gated and Fenced.

Construction Start Date -- September 1, 2026
Turn-Key Date -- June 1, 2027

Property Utilities -- City Water & Gas, AEP Power, Fiber Optic, & Septic System

LOCATION OVERVIEW

Wildcat Industrial Park has 2 access roads off Leopard Street (Cathead Rd & Spindletop Rd). The Park is located near the intersection of Southern Minerals Road & Leopard Street. Quick access to IH-37, IH-69/ US-77, SH-44, SH-35, SH-286 & SH-358, Port of Corpus Christi, Refinery Row, CC International Airport, Harbor Bridge, and Downtown CC.

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PROPERTY DESCRIPTION



PROTOTYPED PHOTO



PROTOTYPED PHOTO



PROTOTYPED PHOTO

Main Warehouse
(Facing South) 60' x 80'
+
Shop/Storage
(Facing North) 30' x 80'

Total Warehouse/Shop/Storage = 7,200

+
Office = 2,202 SF.
(Facing East) 38' x 58'

Total Interior Building Area = 9,402 SF

+
Wash Rack Area = 1,500 SF
(Facing West) 25' x 60'

Total Lease Area = 10,902 SF

MAIN WAREHOUSE

Ceiling Clear/Peak = 21'-6" / 24'
3- Exterior OHD's (Facing South)

+

SHOP/STORAGE

Ceiling Clear/Peak = 19' / 20'
2 - Exterior OHD's (Facing North)

5 - Total OHD's Dimensions = 14' W x 16' H

1 - 60' Deep Single Bay
2 - 90' Long Drive-Thru Bays

ELECTRICAL SPECS

AEP Meter 400A 3 Phase
2 - Indoor Electrical Panels (42 Circuits ea)
(SEE ELECTRICAL SPECS)

YARD SPACE

3.25 Acres

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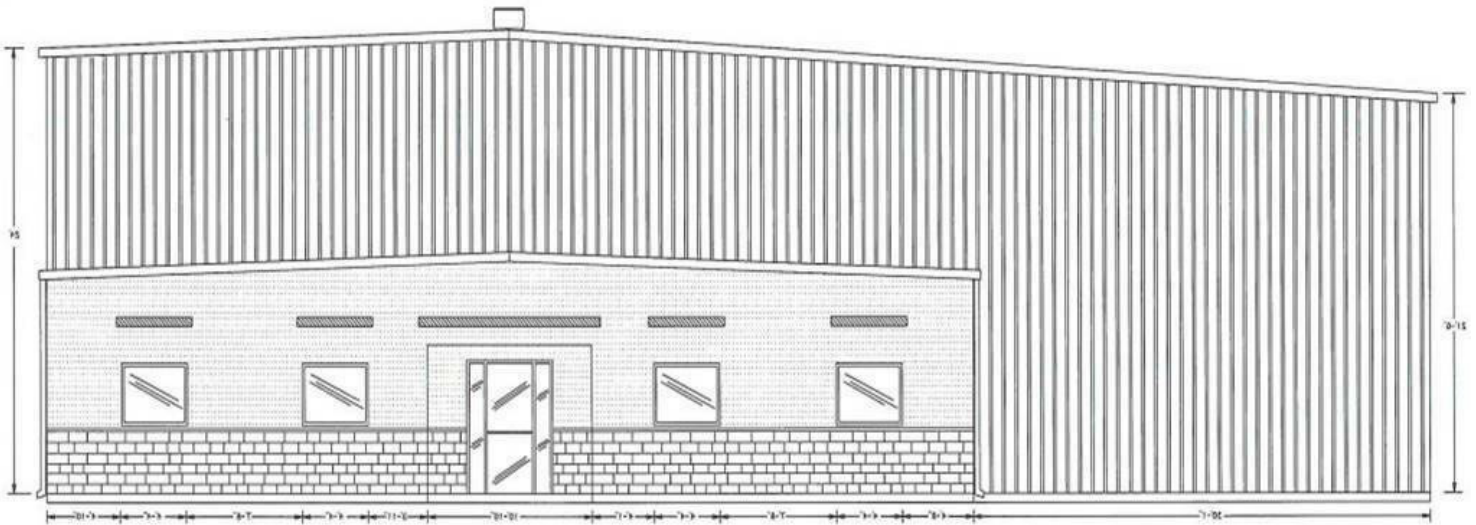
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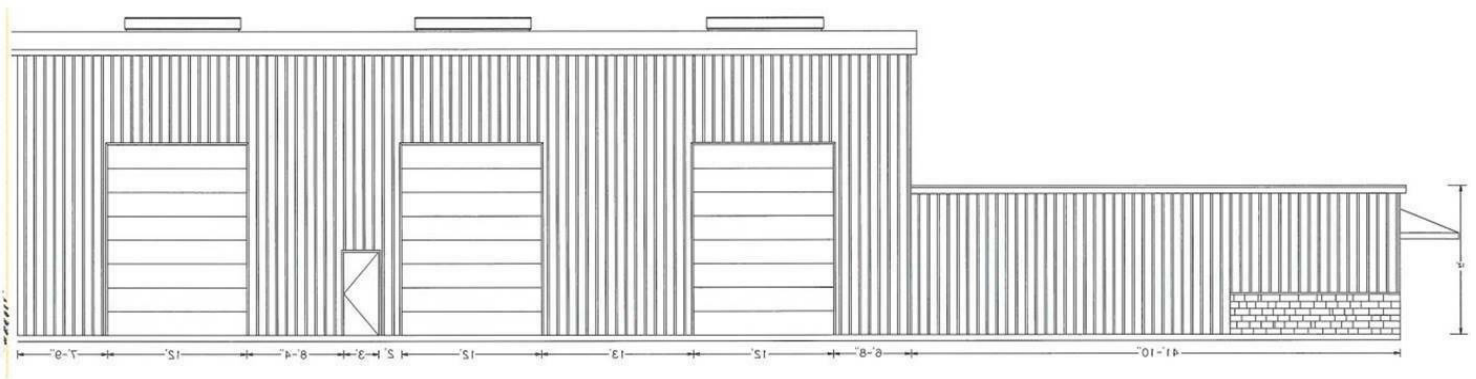
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

EAST & SOUTH ELEVATION



EAST



SOUTH

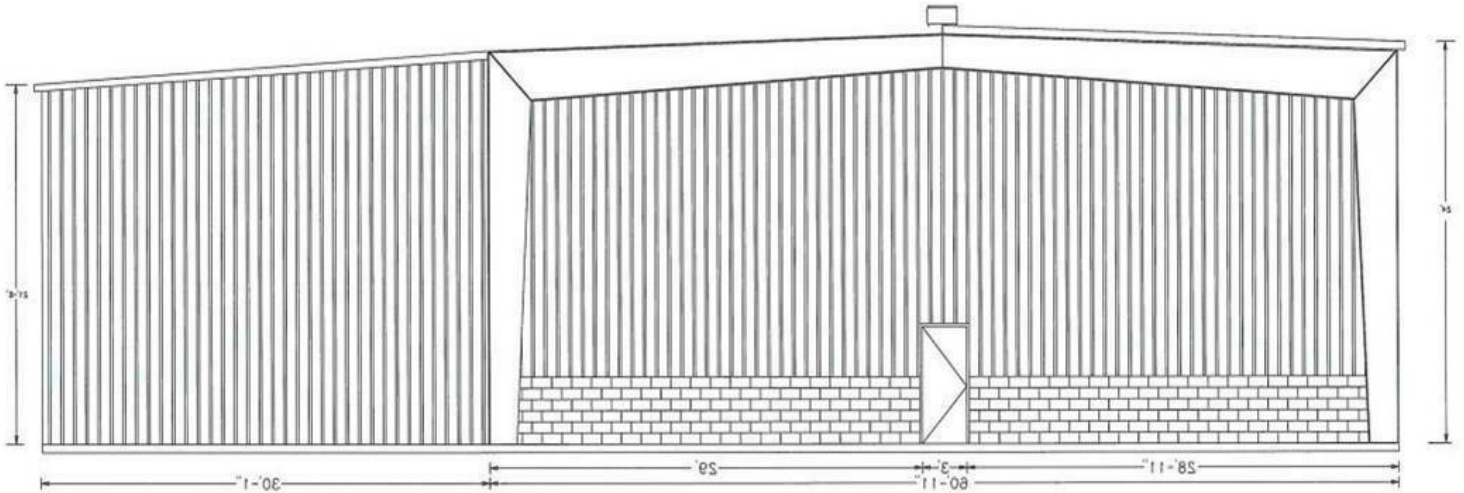
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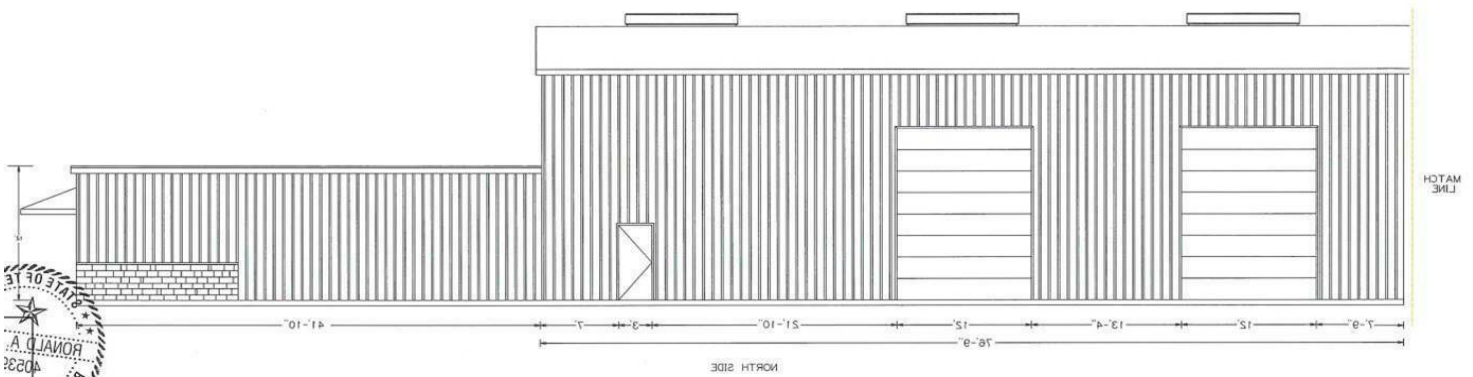
FOR LEASE

1225 CATHEAD | CORPUS CHRISTI, TX 78409

WEST & NORTH ELEVATION



WEST



NORTH

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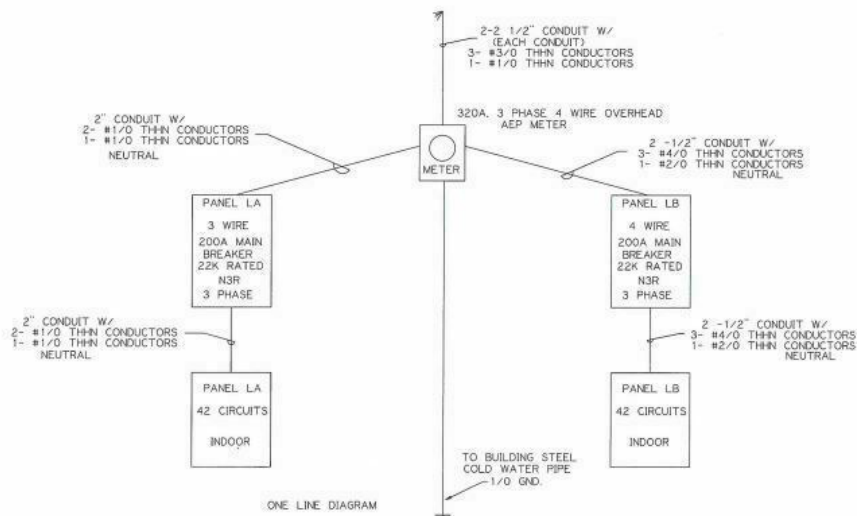
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ELECTRICAL SPECS

PANEL LA LOCATION SHOP MOUNTING - SURFACE									
120V/208V 200A MAIN BREAKER, 22K RATED, 42 CIRCUIT PHASE 3 WIRE 60HZ									
DESCRIPTION	CB	LOAD	A	B	LOAD	CB	DESCRIPTION		
1 AHU-1	60A/2P	9000	A		8400	50A/2P	ACCU-1	2	
3 AHU-1				B			ACCU-1	4	
5 AHU-2	60A/2P	9000	A		8400	50A/2P	ACCU-2	6	
7 AHU-2				B			ACCU-2	8	
9 AIR COMPRESSOR			A		2000	30A/2P	STEAM CLEANER	10	
11 AIR COMPRESSOR	60A/3P	3774		B			STEAM CLEANER	12	
13 AIR COMPRESSOR			A		600	20A/1P	SHOP LIGHTS	14	
15 WELDER RECEPTACLE	50A/2P	9000		B	600	20A/1P	SHOP LIGHTS	16	
17 WELDER RECEPTACLE			A		600	20A/1P	SHOP DOUBLE BAY LIGHTS	18	
19 OPEN BAY LIGHTS	20A/1P	400		B	1200	20A/1P	SHOP RECEPTACLES	20	
21 OPEN BAY LIGHTS	20A/1P	400	A		1200	20A/1P	SHOP RECEPTACLES	22	
23 WATER HEATER	30A/2P	2250		B	1200	20A/1P	SHOP RECEPTACLES	24	
25 WATER HEATER			A		1200	20A/1P	SHOP RECEPTACLES	26	
27 EXTERIOR LIGHTS	20A/1P			B	900	20A/1P	SHOP DOUBLE BAY	28	
29 EXTERIOR LIGHTS	20A/1P		A		900	20A/1P	OPEN BAY, GFCI	30	
31 BLANK				B	900	20A/1P	SHOP R.R. GFCI RECPT.	32	
33 BLANK			A		600	20A/1P	SHOP RR LIGHTS	34	
35 BLANK				B			BLANK	36	
37 BLANK			A				BLANK	38	
39 BLANK				B			BLANK	40	
41 BLANK			A				BLANK	42	

PANEL LB LOCATION SHOP MOUNTING - SURFACE									
120V/208V 200A MAIN BREAKER, 22K RATED, 42 CIRCUIT PHASE 3 WIRE 60HZ									
DESCRIPTION	CB	LOAD	A	B	LOAD	CB	DESCRIPTION		
1 OFFICE 1 LIGHTS	20A/1P	256	A		1200	20A/1P	BREAKROOM GFCI	2	
3 OFFICE 2 LIGHTS	20A/1P	256		B	1200	20A/1P	BREAKROOM GFCI	4	
5 OFFICE 6 RECEPTACLES	20A/1P	720	A		720	20A/1P	OFFICE 5 RECEPTACLES	6	
7 OFFICE 1 RECEPTACLES	20A/1P	720		B	1200	20A/1P	BREAKRM. RECEPTACLES	8	
9 OFFICE 2 RECEPTACLES	20A/1P	720	A			20A/1P		10	
11 LOBBY/HALL RECEPTACLES	20A/1P	900		B	360	20A/1P	WOMEN R.R. GFCI RECPT.	12	
13 ELEC./MECH. RECEPTACLES	20A/1P	1200	A		360	20A/1P	MEN R.R. GFCI RECPT.	14	
15 CONF. RM. RECEPTACLES	20A/1P	1200		B	256	20A/1P	FILE RM. LIGHTS	16	
17 OFFICE 3 RECEPTACLES	20A/1P	720	A		256	20A/1P	MECH. RM. LIGHTS	18	
19 OFFICE 4 RECEPTACLES	20A/1P	720		B				20	
21 BREAK RM. RECEPTACLES	20A/1P	1200	A		120	20A/1P	MEN RR LIGHTS	22	
23 DRINKING FOUNTAIN	20A/1P	1200		B	120	20A/1P	WOMEN RR LIGHTS	24	
25 OFFICE 3 LIGHTS	20A/1P	256	A		1024	20A/1P	BREAK RM. LIGHTS	26	
27 OFFICE 4 LIGHTS	20A/1P	256		B	1024	20A/1P	CONFERENCE RM. LIGHTS	28	
29 OFFICE 5 LIGHTS	20A/1P	256	A		640	20A/1P	LOBBY LIGHTS	30	
31 OFFICE 6 LIGHTS	20A/1P	256		B	354	20A/1P	HALL LIGHTS	32	
33			A				BLANK	34	
35 BLANK				B			BLANK	36	
37 BLANK			A				BLANK	38	
39 BLANK				B			BLANK	40	
41 BLANK			A				BLANK	42	



LOAD CALCULATIONS			
PANELS 'LA' 'LB' - TOTAL LOAD 120/208V PHASE 3, 4W			
DESCRIPTION	CONNECTED LOAD	DEMAND FACTOR	NEC DEMAND
LIGHTING	7,536 VA	125%	9,420 VA
RECEPTACLES	13,740 VA	NEC 220.44	11,870 VA
KITCHEN EQUIPMENT		NEC 220.44	
HVAC HEATING	18,000 VA	NEC 220.44	18,000 VA
HVAC COOLING	16,800 VA	100%	
LARGEST MOTOR	0	125%	0 VA
MOTOR LOAD	0	100%	0 VA
Misc. Single Phase Loads	8,100 VA	100%	8,100 VA
TOTAL VA			47,390 VA
DEMAND AMP's @ 208V 3PH =		132	Amps

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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.	0409080	matt@craveyrealestate.com	(361)289-5168
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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/	License No.	Email	Phone
Associate			
Scott Fauver	583874	scott@craveyrealestate.com	361.442.6723
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

IABS 1-1