

# FOR SALE

Surfside Blvd Corpus Christi, TX 78402

- Land next to the beach
- Easy access to I-37
- Strong short-term rental potential

±1.03 ACRES | LAND



# **SUMMARY**

### **Property Specs**

\$810,000
± 1.03 Acres
Land   Industrial
CR-3

- Land next to the beach
- Near USS Lexington & Aquarium
- Strong short-term rental potential
- Easy access to I-37







Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

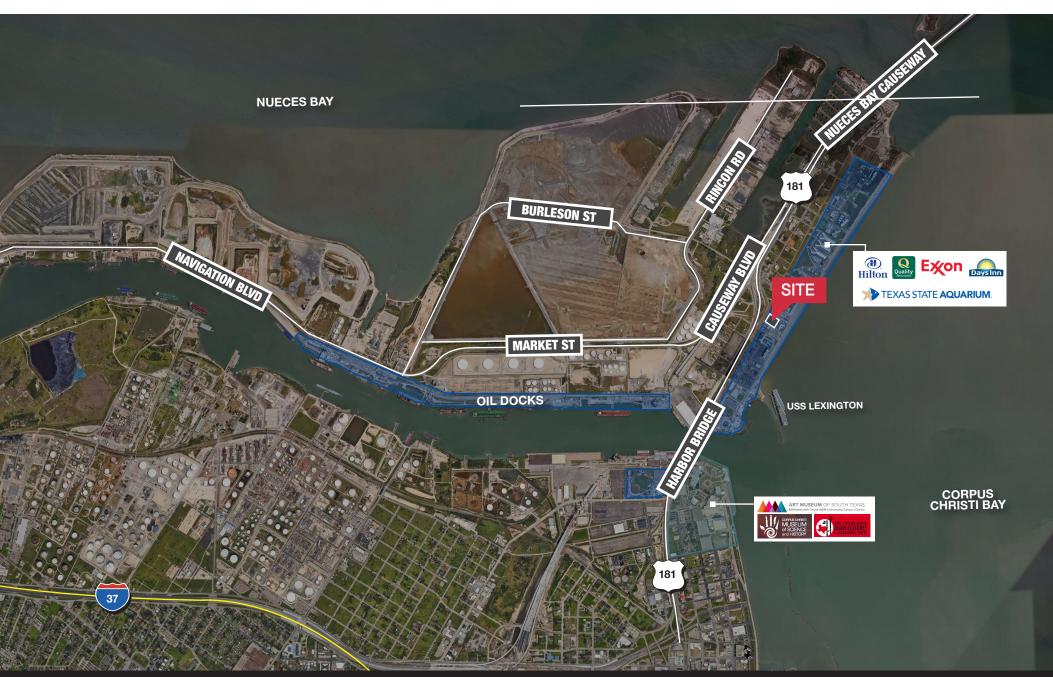
ARTI Terms of Service | ARTI Privacy Statement

Offered By: Jon Galindo, CCIM

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## **AREA MAP**







# **DEMOGRAPHICS**

POPULATION	1-mile	3-mile	5-mile
2024 Population	642	10,782	55,511
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	275	4,108	21,200
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$64,461	\$61,036	\$69,283

### **Traffic Counts**

STREET	AADT
US 181	54,468

### Cities Nearby

Corpus Christi, Texas	2.5 miles
Fulton, Texas	30 miles
Laredo, Texas	148 miles
San Antonio, Texas	145 miles

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#### **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

#### **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

#### **Non-Warranty**

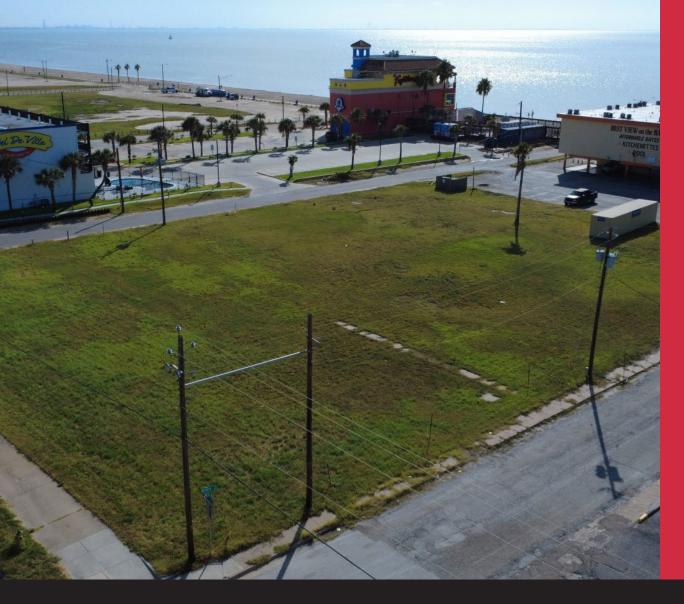
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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+
OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6





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