

## EXECUTIVE SUMMARY



Sale Price	<b>\$655,000</b>
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## OFFERING SUMMARY

Building Size:	+/-6,225 SF Office 560 SF Canopy 6,252 SF Parking
Lot Size:	18,500 SF
Year Built:	1973
Renovated:	2006
Zoning:	I-2, Light Industrial District
Parking:	Ample Surface Spaces
Market:	Corpus Christi
Submarket:	West Side

## PROPERTY OVERVIEW

This remodeled +/-6,225 SF two-story office building offers a spacious layout with a 10' eave height, 28' ridge height and 560 SF canopy. The property boasts approximately 108' of frontage along the west line of Omaha Drive. Zoned I-2, Light Industrial, this versatile property's total lot size is 18,500 SF with dimensions of 108.4' x 190' x 76' x 200'. The site is fully equipped to support business operations with all utilities readily available, including water, gas and wastewater services supplied by the City of Corpus Christi. Ample parking on a 6,252 SF lot is available to accommodate employees and clients. Importantly, the property is not located in Flood Zone C, and there are no known detrimental easements or encroachments affecting its usability. The immediate neighborhood consists mainly of distribution offices, warehouses and light fabrication facilities, offering a robust industrial environment. This property is an excellent investment opportunity in a well-developed, service-oriented industrial area.

## PROPERTY HIGHLIGHTS

- Ideal for office or light industrial use
- Easy access to major transportation routes
- Close proximity to essential amenities and services
- Versatile layout to suit a variety of business needs

## DAVID HEITZMAN

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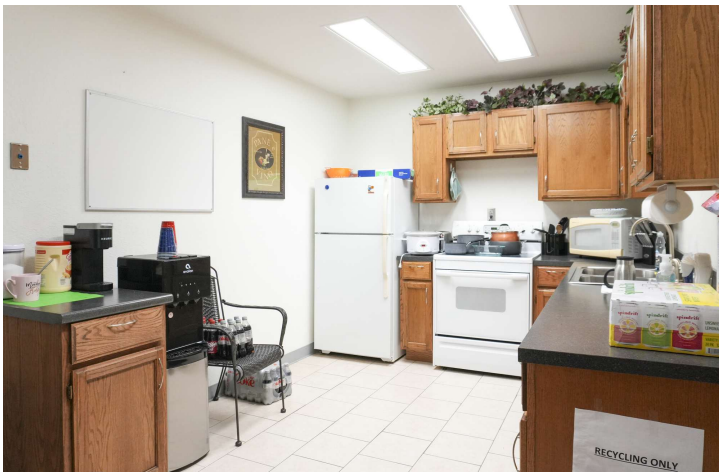
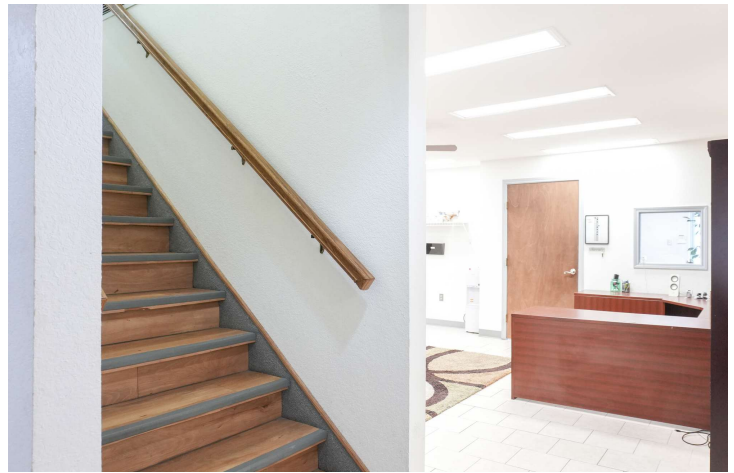
INTERIOR PHOTOS



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INTERIOR PHOTOS

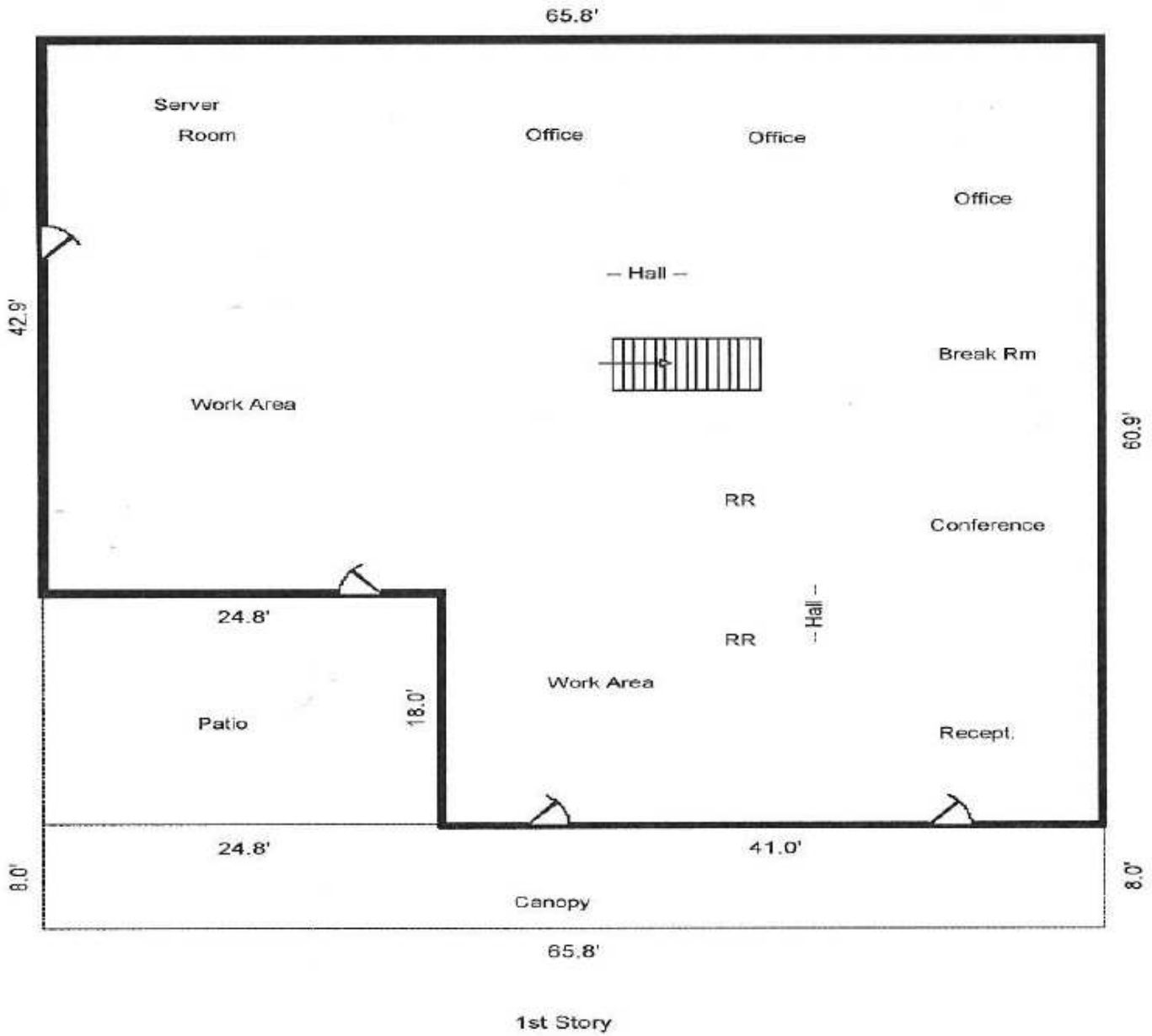


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# FLOOR PLAN - 1ST FLOOR

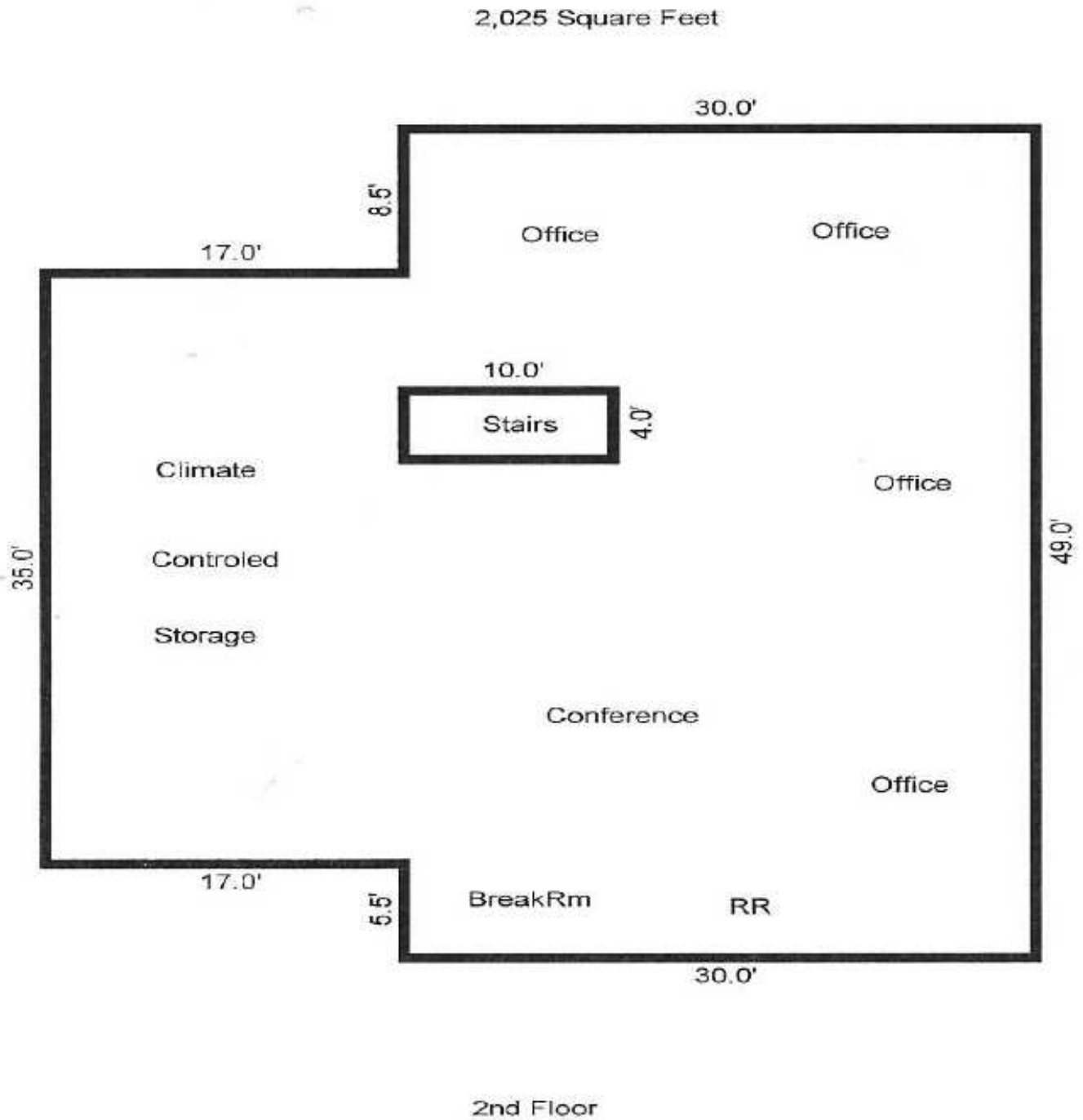
3,560 Square Feet



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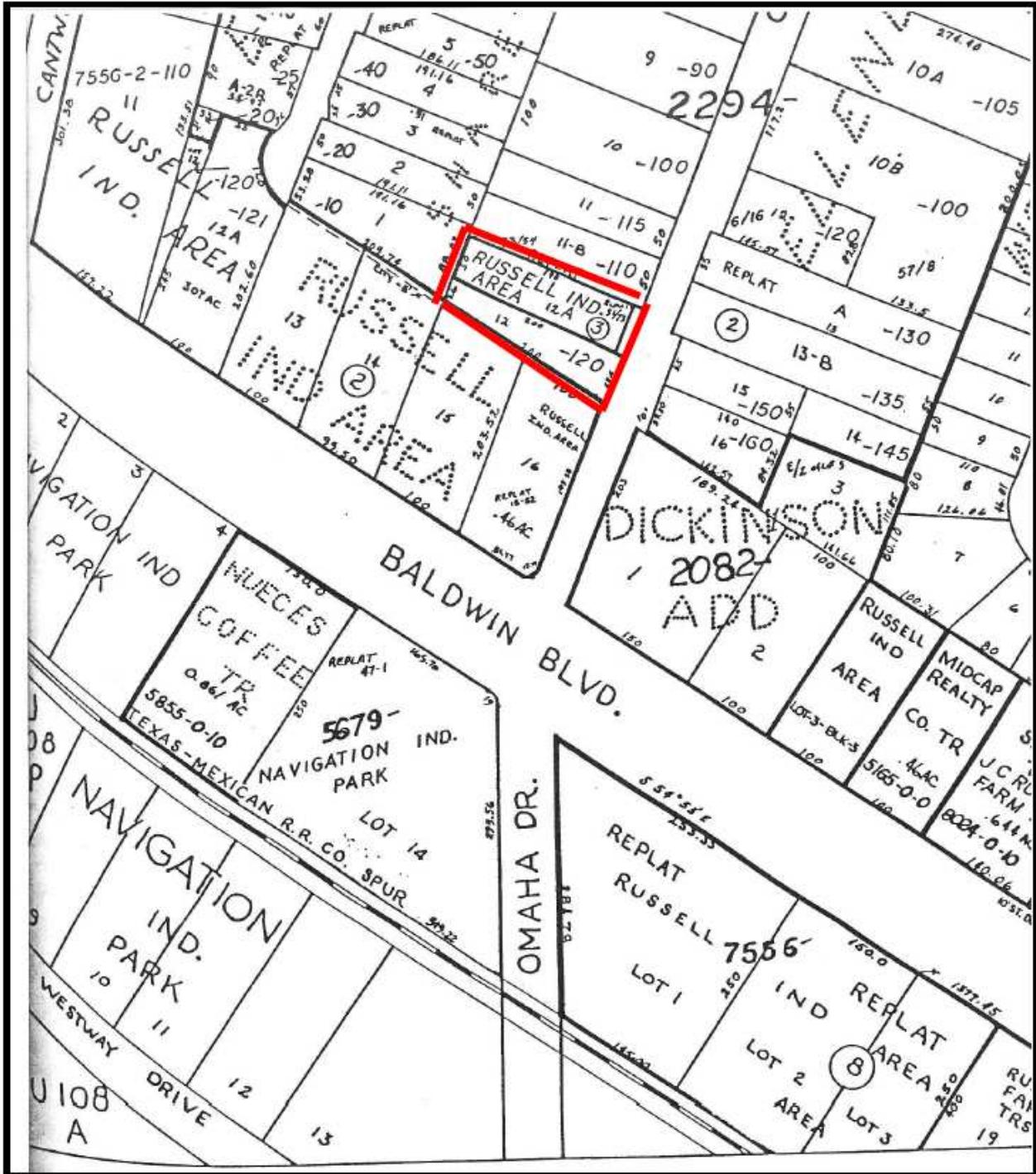
# FLOOR PLAN - 2ND FLOOR



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PLAT MAP



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# AERIAL MAP



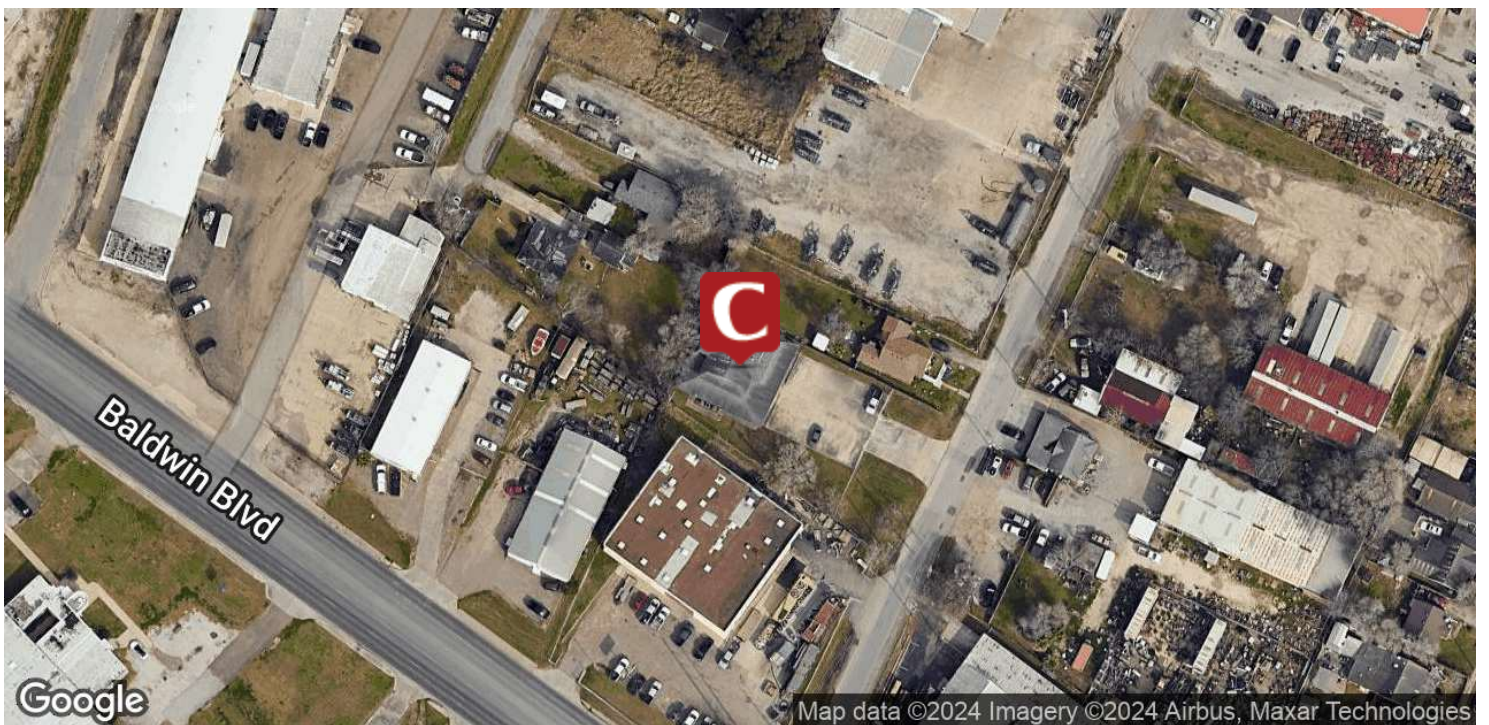
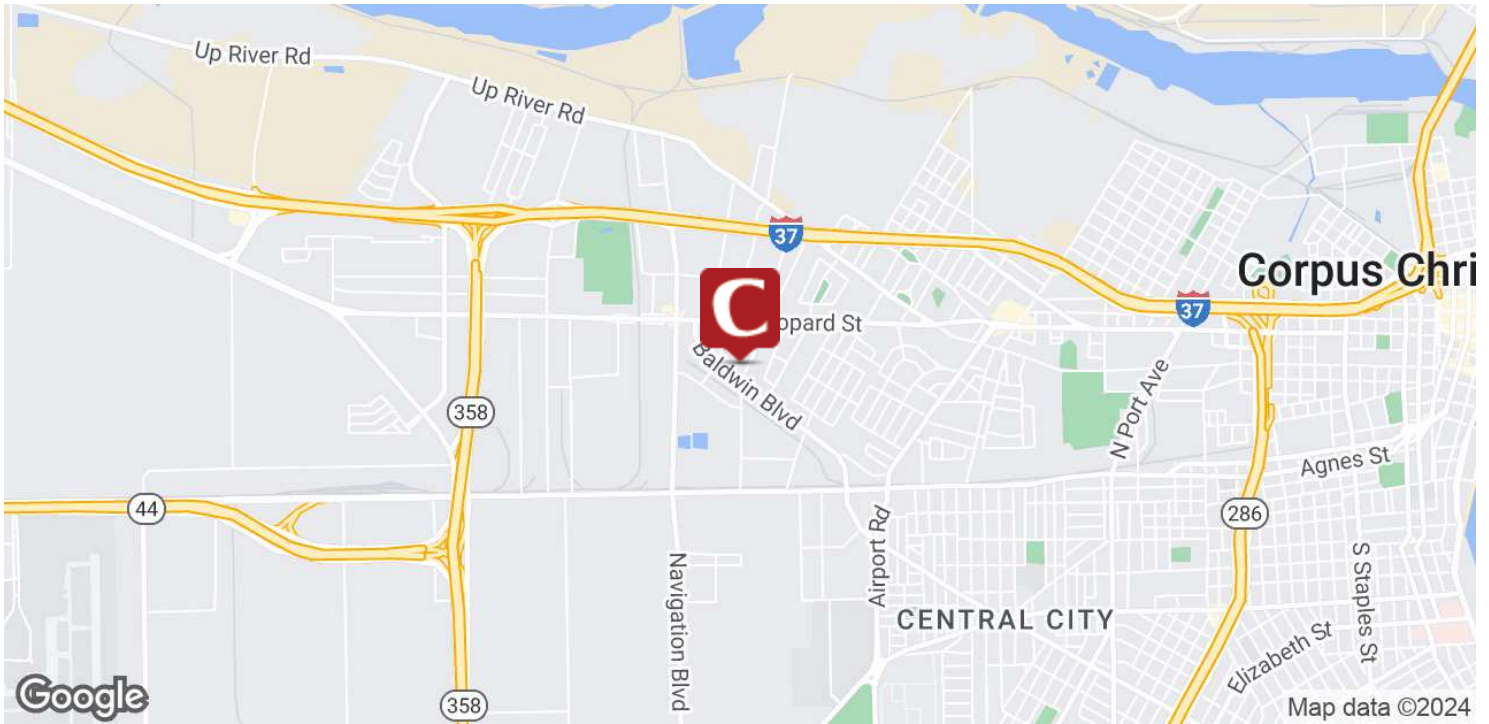
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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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.

## LOCATION MAP



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## NUECES COUNTY

## CORPUS CHRISTI: WELCOME TO THE COASTAL BEND

Known as the "Gulf Coast Capital," Corpus Christi, Texas serves as a hub for various industries including petrochemical manufacturing, extensive fabrication, marine exploration, maritime transportation and tourism. Its tropical weather, abundant outdoor activities and top-tier healthcare facilities contribute to the city's continuous development and economic prosperity, making it an ideal place to reside and establish a business. With the nation's third-largest port, well-established railways, air transportation services and an extensive highway network, Corpus Christi facilitates seamless movement of goods, innovations and people to and from major markets across the United States, offering convenience and cost-effectiveness to businesses.



## GETTING HERE &amp; GETTING HOME

**ARRIVAL BY AIR:**

**Corpus Christi International Airport**  
1000 International Drive, Corpus Christi TX 78406  
Southwest Airlines | American Airlines | United Airlines

**Direct Flights From:**

Dallas/Forth Worth International Airport (DFW)  
William P. Hobby Airport - Houston (HOU)  
George Bush Intercontinental Airport - Houston (IAH)

**ARRIVAL BY LAND:**

US 181 | 1-37 | US 77 | Hwy 44  
**Driving Distance to/from Major Cities:**  
San Antonio - 2 hours | McAllen - 2.5 hours | Austin - 3.5 hours  
Houston - 3.5 hours | Dallas/Fort Worth - 6 hours

**ARRIVAL BY SEA:**

**Corpus Christi Municipal Marina**  
400A N. Shoreline Boulevard, Corpus Christi TX 78401



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## NUECES COUNTY

## CORPUS CHRISTI: ECONOMIC OVERVIEW

## NUECES COUNTY

SOURCE: U.S. CENSUS BUREAU

Population	374,914
Average Household Size	2.7
Median Household Income	\$51,281
Total Businesses	11,887
Total Employees	168,770
Median Age	36.3



PORT OF CORPUS CHRISTI

## 2022 Top Energy Commodities (Tonnage)

## Inbound

 9.2M Crude Oil

 4.2M Fuel Oil

 2.6M Gas Oil

## Outbound

 112M Crude Oil

 8.2M Gasoline

 16.2M LNG

## TOP EMPLOYERS IN THE COASTAL BEND

Leading employers of the Coastal Bend include those in education, military, medical, government, industrial, energy, construction and retail sectors. Here is a list of the region's top employers and the number of people they employ. (Source: Corpus Christi Regional Economic Development Corporation)

Corpus Christi Independent School District	5,134	Bay Ltd.	1,700
Naval Air Station Corpus Christi	5,000	Del Mar College	1,336
City of Corpus Christi	4,100	Texas A&M University - Corpus Christi	1,254
HEB Grocery Store	3,847	Nueces County	1,200
CHRISTUS Spohn Hospital	3,000	Turner Industries Group	1,200
Driscoll Children's Hospital	3,000	Flint Hills Resources	1,000
Corpus Christi Army Depot	2,900	Valero Bill Greehey Oil Refinery	750
Kiewit Offshore Services	2,184	STX Beef Co, LLC	750
Corpus Christi Medical Center	2,000	CITCO Petroleum Corporation	599

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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## 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.

**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.

**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.

<u>Cravey Real Estate Services, Inc.</u>	<u>0409080</u>	<u>matt@craveyrealstate.com</u>	<u>361.289.5168</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Cravey</u>	<u>0203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.289.5168</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Matthew Cravey</u>	<u>0203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.221.1915</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>David Heitzman</u>	<u>806588</u>	<u>dheitzman@craveyrealstate.com</u>	<u>361.541.4417</u>
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](http://www.trec.texas.gov)

TAR 2501

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