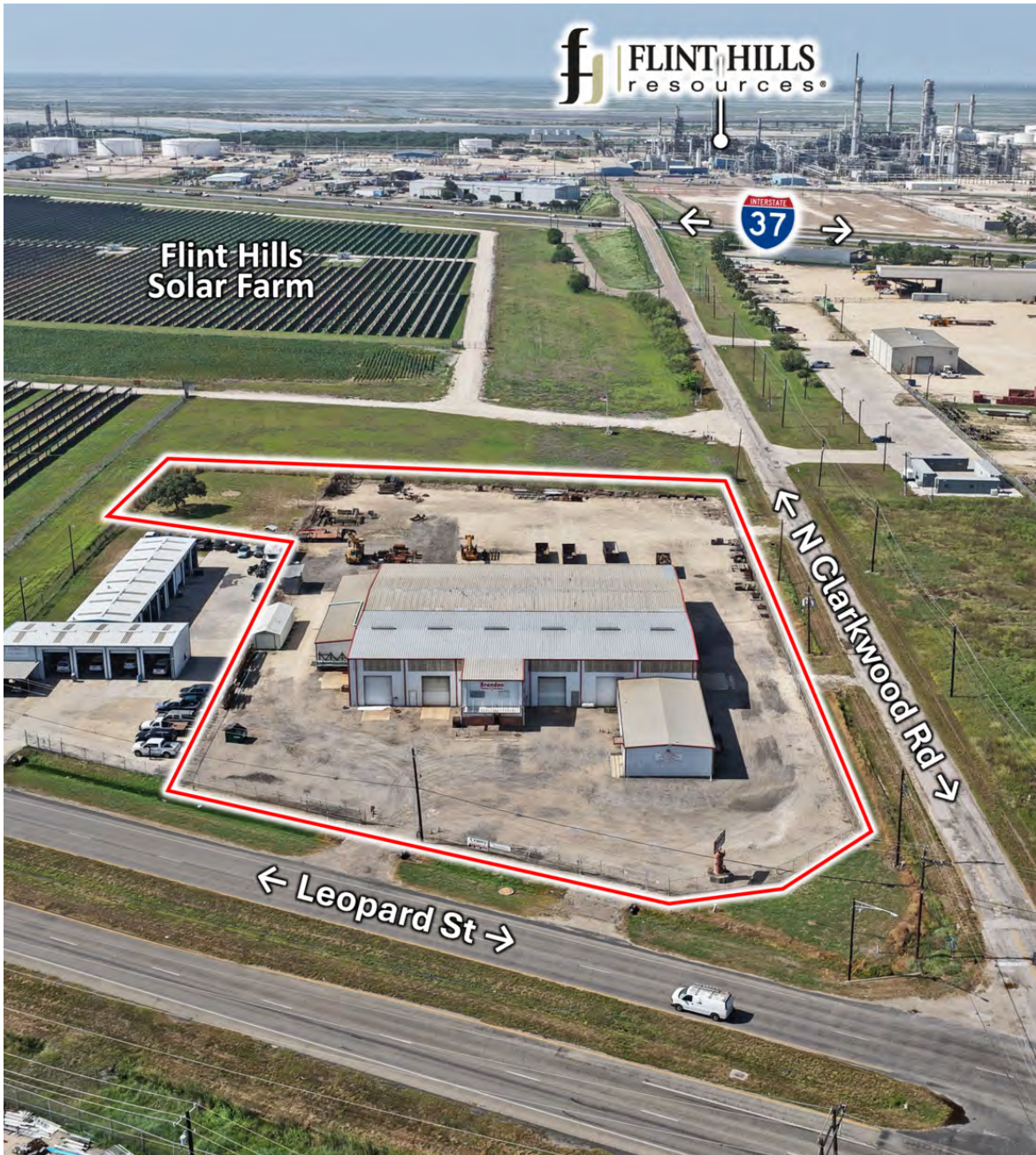


9002 LEOPARD STREET CORPUS CHRISTI, TX 78409

±21,880 SF FABRICATION FACILITY WITH FOUR (4) 5-TON
BRIDGE CRANES, HEAVY POWER & YARD SPACE IN
CORPUS CHRISTI'S ESTABLISHED INDUSTRIAL CORRIDOR

SALE PRICE:

\$2,800,000



MATTHEW CRAVEY,
SIOR, CCIM
361.221.1915
matt@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

\$2,800,000

OFFERING SUMMARY

Property Type:	Industrial Fabrication
Building Size:	21,880 SF Total
Office Space:	3,461 SF Office
Total Lot Size:	3.44 Acres (including the 1.5 Acre Rear Yard)
Year Built:	2008
Zoning:	IL (Light Industrial)
Submarket:	Northwest
Bridge Cranes:	Four (4) 5-ton
Overhead Doors:	12 Roll-up & Drive-thru
Heavy Power:	Three-phase 480V

PROPERTY OVERVIEW

Strategically located in Corpus Christi's established industrial corridor, this ±21,880 SF facility sits on a combined ±3.44 acre site and has historically supported petrochemical and energy-sector users with specialized fabrication and manufacturing capabilities.

On septic, city water and AEP electric, the property features a fully fenced and gated yard, four (4) installed 5-ton bridge cranes, heavy power, multiple oversized overhead doors, a covered open-air 4,500 SF canopy area and a functional ±1.5 acre rear yard providing additional storage or expansion potential. **Welding equipment and fabrication machinery shall be removed by Seller.** The property has undergone a Phase II Environmental Site Assessment, including core sampling, with findings indicating no further action is required. Supporting documentation is available upon request.

Located near major Gulf Coast refineries, Corpus Christi International Airport and IH-37, this property offers an ideal location for industrial users seeking proximity to the region's energy and manufacturing infrastructure.

PROPERTY HIGHLIGHTS

- Fully fenced & gated with multiple access points from Leopard St. & N. Clarkwood Rd.
- ±1.5 acre rear lot for outdoor storage or expansion, 4 bridge cranes, heavy power & oversized overhead doors provide excellent functionality for fabrication, manufacturing & equipment.
- Phase II Environmental Site Assessment completed, including core sampling; no further action required (documentation available upon request). Recent survey completed January 2026.
- Located near major Gulf Coast refineries, IH-37 & Corpus Christi International Airport, within a key energy hub anchored by major industrial operators including Valero, CITGO, Flint Hills Resources & Cheniere LNG.

MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

matt@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

AERIAL VIEWS: 3.44 ACRE LOT



MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

PROXIMITY TO PORT & INGRESS/EGRESS



MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

matt@craveyrealstate.com

Cravey
 Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

FOR SALE

9002 LEOPARD ST | CORPUS CHRISTI, TX 78409

16,500 SF INDUSTRIAL SPACE WITH FOUR (4) 5-TON CRANES



MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

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.

FOR SALE

9002 LEOPARD ST | CORPUS CHRISTI, TX 78409

INTERIOR 3,461 SF OFFICE SPACE



MATTHEW CRAVEY, SIOR, CCIM

361.221.1915
matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

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.

SURVEY (COMPLETED JANUARY 2026)



MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

301.221.1715
matt@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

15' PIPELINE EASEMENT, VOL. 1630, PG. 574, D.R.N.C.T.

GRAVEL

LOT 2

PARKING BLOCK(S)

CLEANOUT(S)

CONC.

AC

ONE STORY BRICK / METAL BUILDING

COVERED AREA

LOI

16,500 SQ. FT.

330 SQ. FT. X 2

OFFICE 2401 SQ. FT.

OFFICE 20.3' X 26.0'

BRICK ROOM 200 SQ. FT.

REST ROOM

TOOL ROOM

30.2'

20.4'

97.3'

43.2'

49.3'

20.3'

26.0'

40.3'

70.0'

34.3'

180.2'

149.9'

4500 SQ. FT.

CONC.

GRAVEL

361.221.1915
matt@craveyrealstate.com

Corpus Christi, TX

RETAILER MAP



MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

matt@craveyrealstate.com

Cravey
 Real Estate Services, Inc.

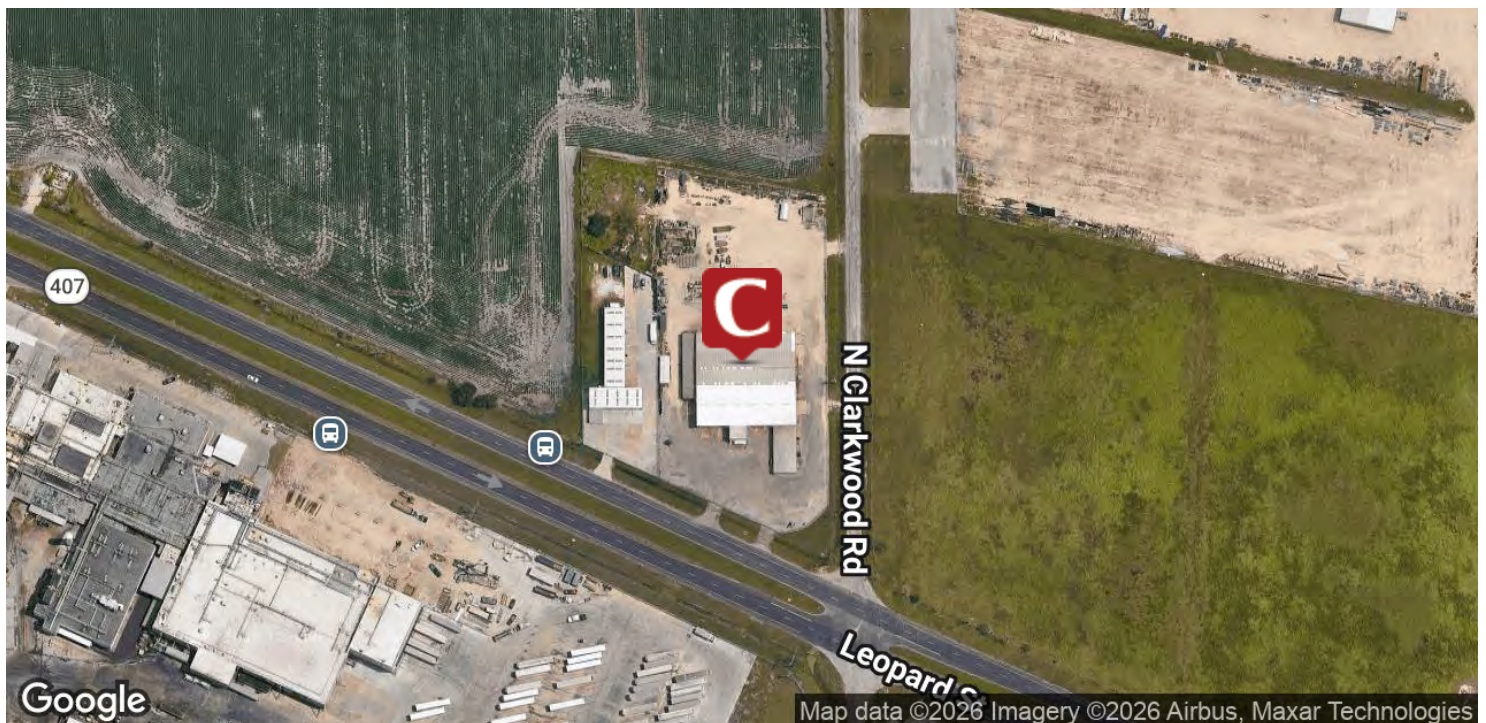
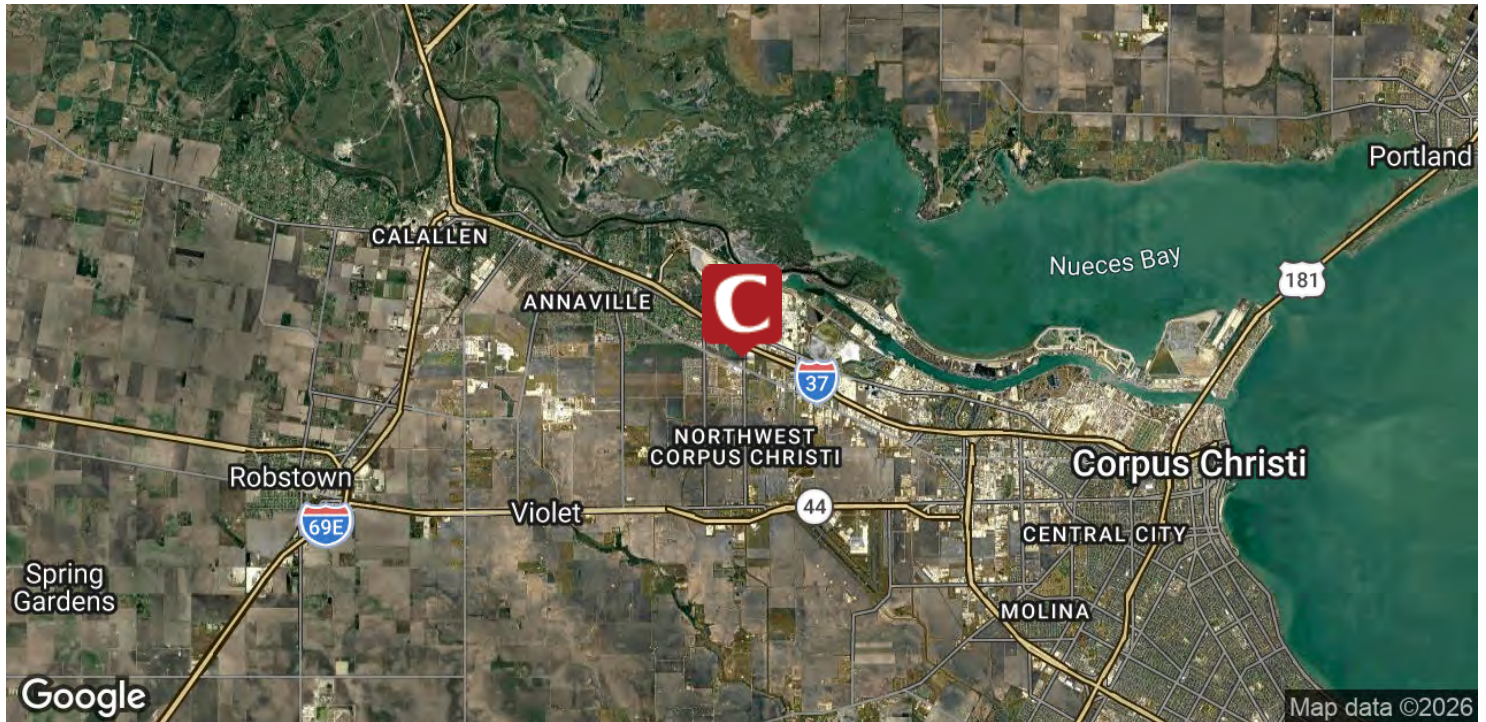
361-289-5168

Corpus Christi, TX

FOR SALE

9002 LEOPARD ST | CORPUS CHRISTI, TX 78409

LOCATION MAP



MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

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.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew Cravey, SIOR, CCIM	TX #203443	matt@craveyrealestate.com	361.221.1915
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date