

STEEL INDUSTRIAL BUILDING

105 VILLA DR
CORPUS CHRISTI, TX 78408

LEASE RATE:
\$0.50
SF/MONTH



JOHN FORET
361.271.1527
john@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



OFFERING SUMMARY

Lease Rate:	\$0.50 SF/month (NNN)
Space Available:	50,000 - 140,000 SF
Lot Size:	9 Acres
Lease Term:	5 year minimum
Year Built:	1973
Zoning:	IH

PROPERTY OVERVIEW

- 50,000 SF Available for lease. Additional square footage is available. 33' to eaves. 23' Hook Ht. Cranes throughout. Dock-High portable ramp available. Shop designed for handling small to very large steel beams, girts, custom steel projects.
- Special enclosed painting room with very tall cranes for large projects e.g. painting cotton module trailers.
- Concrete pavement and stabilized soil yard. Security fenced yard. Paved parking. Trailer parking available.
- Strategic Connectivity and Port Proximity: The facility offers unparalleled logistical advantages with rapid access to Interstate 37, major state highways, and direct proximity to the active Port of Corpus Christi, the leading US energy export gateway. This is ideal for import/export operations and supply chain optimization.
 - Heavy Industrial (IH) Zoning: The property is zoned IH (Heavy Industrial), providing an expansive operational envelope for a wide range of intensive industrial activities, including manufacturing, fabrication, and warehousing, without restrictive zoning limitations.
 - Expansive, Secure Outdoor Storage/Yard: The 9-acre site includes a security-fenced, stabilized soil, and concrete paved yard area. This ample storage capacity is a critical value-add for businesses requiring secure outdoor storage for raw materials, equipment, or fleet parking.
 - Move-In Ready for Fabrication/Manufacturing: Formerly a steel fabrication operation, the 50,000 SF facility is configured for immediate occupancy by similar light manufacturing or heavy industrial users, featuring a blend of warehouse, shop, and dedicated office space.

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ADDITIONAL PHOTOS



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FOR LEASE

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AERIAL



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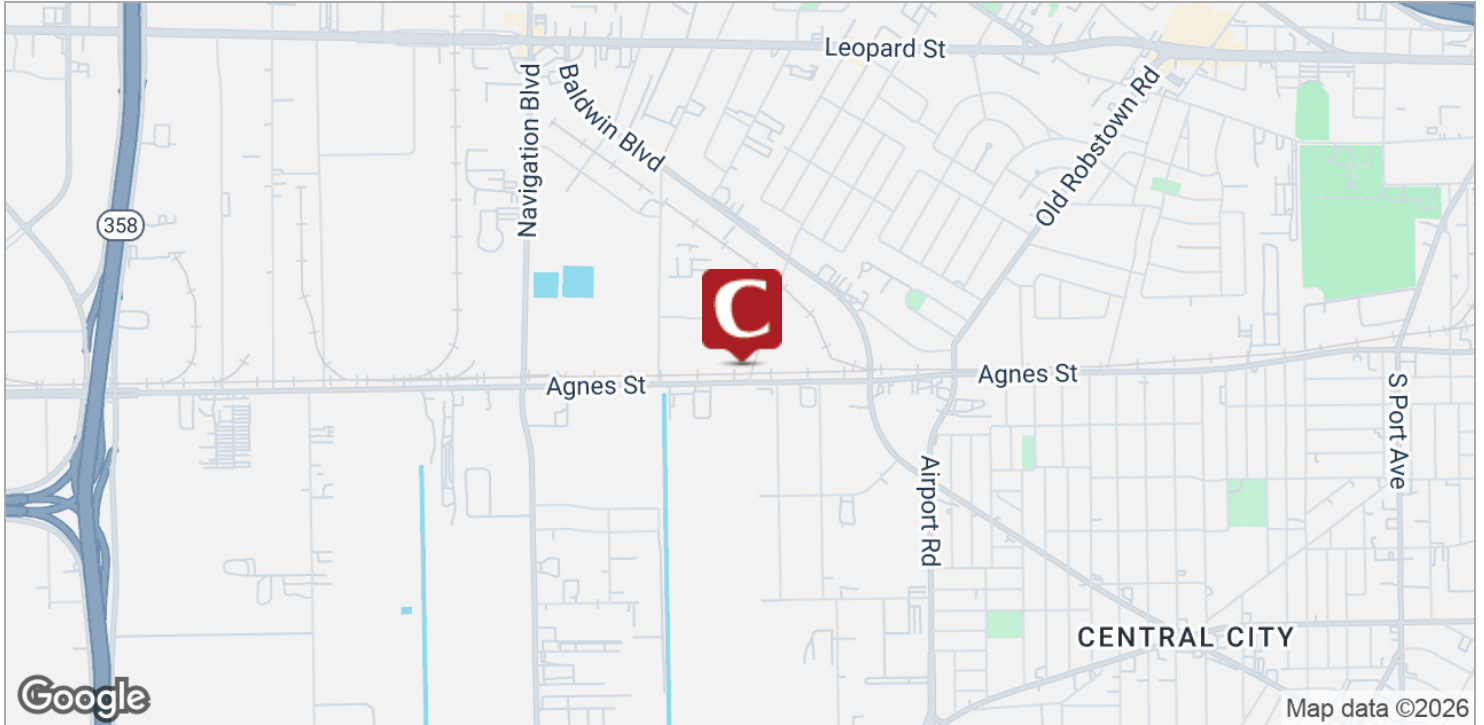
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LOCATION MAPS

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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			
John Foret	748161	john@craveyrealestate.com	361.271.1527
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

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