



RETAIL SPACE FOR LEASE

10241 S. PADRE ISLAND DR.

Corpus Christi, TX 78418



PROPERTY INFORMATION

ADDRESS: 10241 South Padre Island Dr.,
Corpus Christi, TX 78418

AVAILABILITY: 28,620 SF, 13,440 SF, 12,989 SF

PRICE: Call For Pricing

HIGHLIGHTS:

Close proximity to HEB-anchored shopping center and other neighboring national retailers

Ideally situated on S. Padre Island Drive, the main thoroughfare from Corpus Christi to North Padre Island

Offers convenient access, great visibility, and high volume traffic

Space is divided into 3 separate areas that can be combined

Nearby Naval Air Station and Texas A&M - Corpus Christi

TRAFFIC COUNTS: JFK Memorial Causeway - 27,016 VPD
Waldron Rd - 15,846 VPD

DEMOGRAPHICS: 1 mile 3 miles 5 miles

Population	5,301	22,068	60,665
Average HH Income	\$54,693	\$73,703	\$87,108
Households	2,149	9,192	23,252



AERIAL



SITE

WALDRON RD - 15,846 VPD

S. PADRE ISLAND DR - 27,106 VPD

H-E-B plus!

WING STOP

SUBWAY

Little Caesars

TAQUERIA JALISCO

AT&T

WHATABURGER

McDonald's

TACO BELL

DOLLAR TREE
COSTIERA
ENTERTAINMENT

Pizza Hut

WELLS FARGO

BURGER KING

ROCK CITY CHURCH

COFFEE WAVES

goodwill

PIZZA PAPA JOHN'S

AERIAL

Texas A&M -
Corpus Christi

Corpus Christi
Bay

Naval Air Station
- Corpus Christi

Oso Bay

Walmart
Supercenter

S. PADRE ISLAND DR

SITE

H-E-B

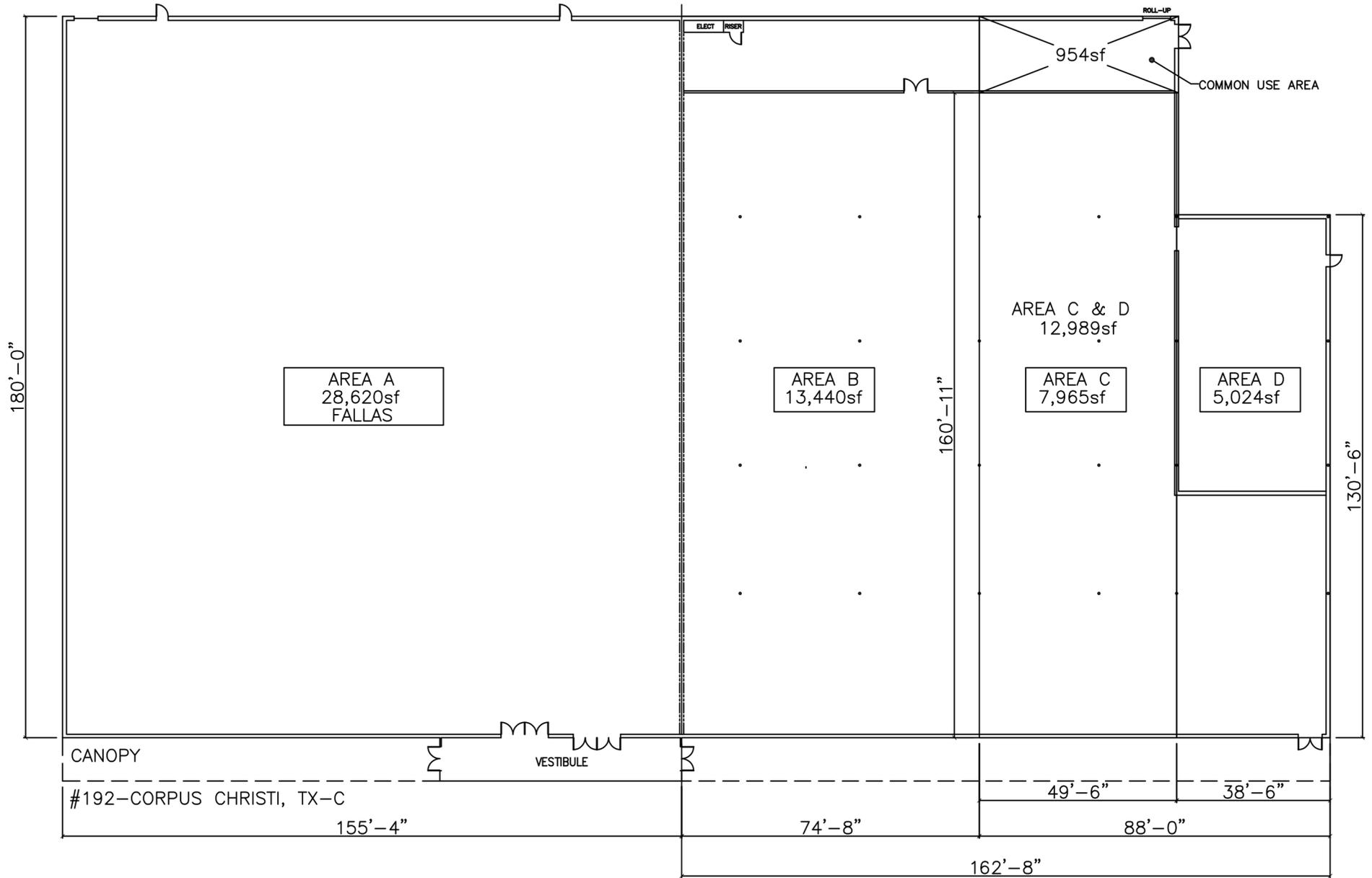
FLOUR BLUFF DR

WALDRON RD



FLOOR PLAN

10241 South Padre Island Dr., Corpus Christi, TX 78418





CONTACT US

SHAWN ACKERMAN

Managing Partner

(713) 386-1088 Direct

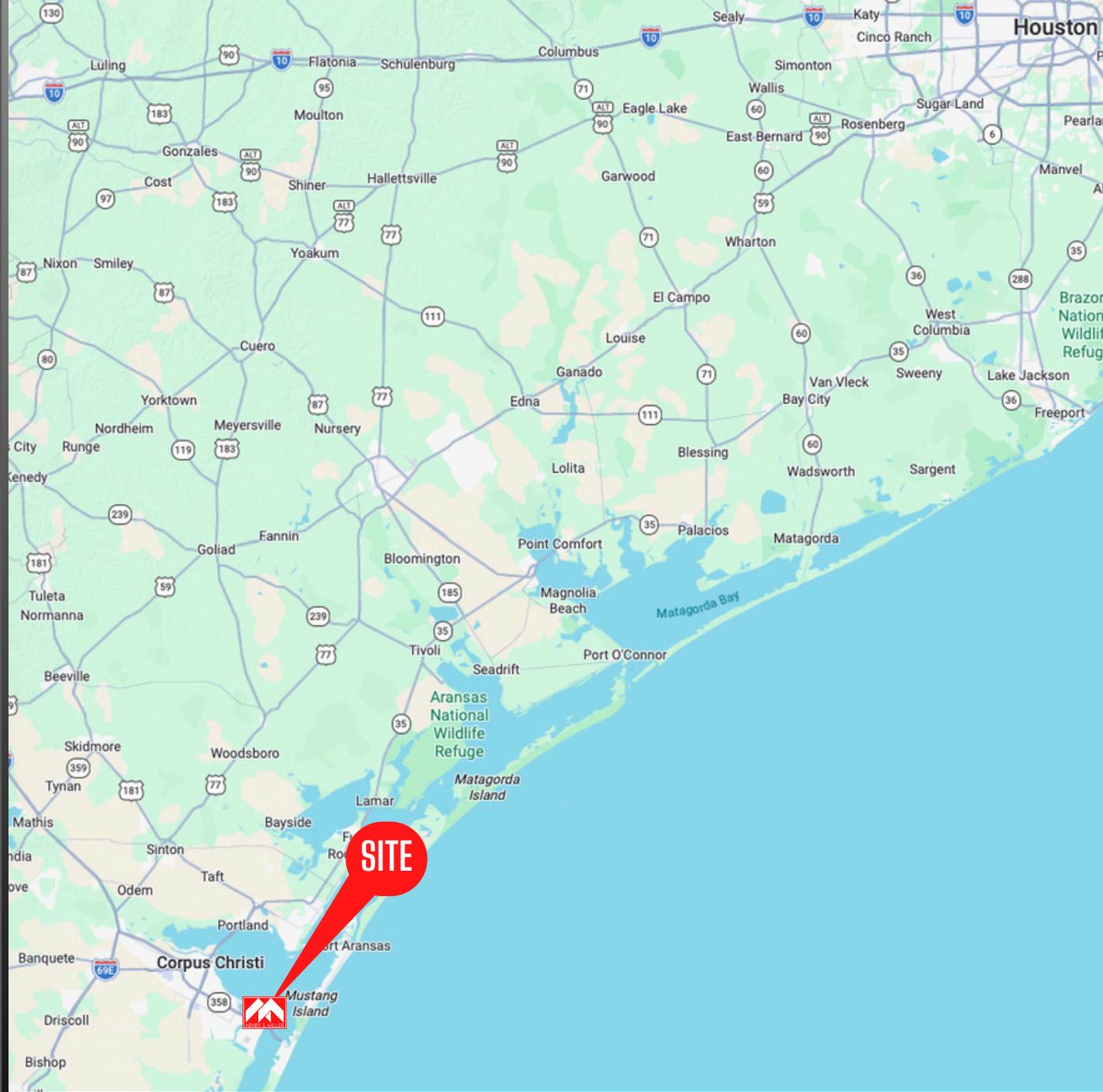
shawnackerman@henrysmiller.com

HENRY S. MILLER – HOUSTON

900 Threadneedle St, Suite 120

Houston, Texas 77079

www.henrysmiller.com



NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AFC Realty, LLC	9003354	shawnackerman@henrysmiller.com	713-386-1088
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Shawn Ackerman	462530	shawnackerman@henrysmiller.com	713-386-1088
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	