

**AVAILABLE NOW - WALGREENS
(CLOSING NOV/DEC 2025)
2101 MORGAN AVE**

CORPUS CHRISTI, TX 78405

**SALE PRICE:
CALL FOR
PRICING**



LYNANN PINKHAM

361.288.3102

lynann@craveyrealestate.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

Sale Price:	Call for Pricing
Lease Rate:	\$11-13/SF NNN
Property Type:	Freestanding Retail
Occupancy:	Walgreens will be closing Nov/Dec 2025
Building Size:	13,378 SF
Lot Size:	1.35 Acres
Year Built:	1995
Zoning:	CG-2
Market:	Corpus Christi
Submarket:	West Side

PROPERTY OVERVIEW

2102 Morgan Avenue presents a rare opportunity to acquire or lease a high-visibility retail building in Corpus Christi's West Side submarket. The 13,378 SF freestanding building is **currently occupied by Walgreens, which is scheduled to close in November/December 2025**. With ample parking and 160 feet of frontage on Morgan Avenue, the property offers excellent visibility along the Crosstown Expressway and convenient access to downtown Corpus Christi and the new Harbor Bridge.

Built in 1995, the building is zoned CG-2, allowing for a wide range of commercial uses. Its proximity to national retailers—including McDonald's, Taco Bell and a busy gas station convenience store—drives consistent traffic and strong consumer presence in the area.

This flexible offering is available as a redevelopment project or a turnkey retail operation. Ideal repurposing options include urgent care clinics, discount retailers, fitness studios or even specialty grocers and community service centers. The building's layout and infrastructure, originally designed for high-volume retail, also make it a great fit for educational centers or showroom-style businesses seeking a strategic, well-trafficked location.

PROPERTY HIGHLIGHTS

- Walgreens with existing retail infrastructure - available for SALE or LEASE
- New roof installed in 2018 with a 15 year warranty
- Excellent visibility from Crosstown Expressway; minutes from downtown Corpus Christi and the New Harbor Bridge
- Adjacent to McDonald's, Taco Bell and a gas station convenience store
- Zoned CG-2 – wide range of commercial uses permitted

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AERIAL VIEW



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ADDITIONAL PHOTOS



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RETAILER MAP



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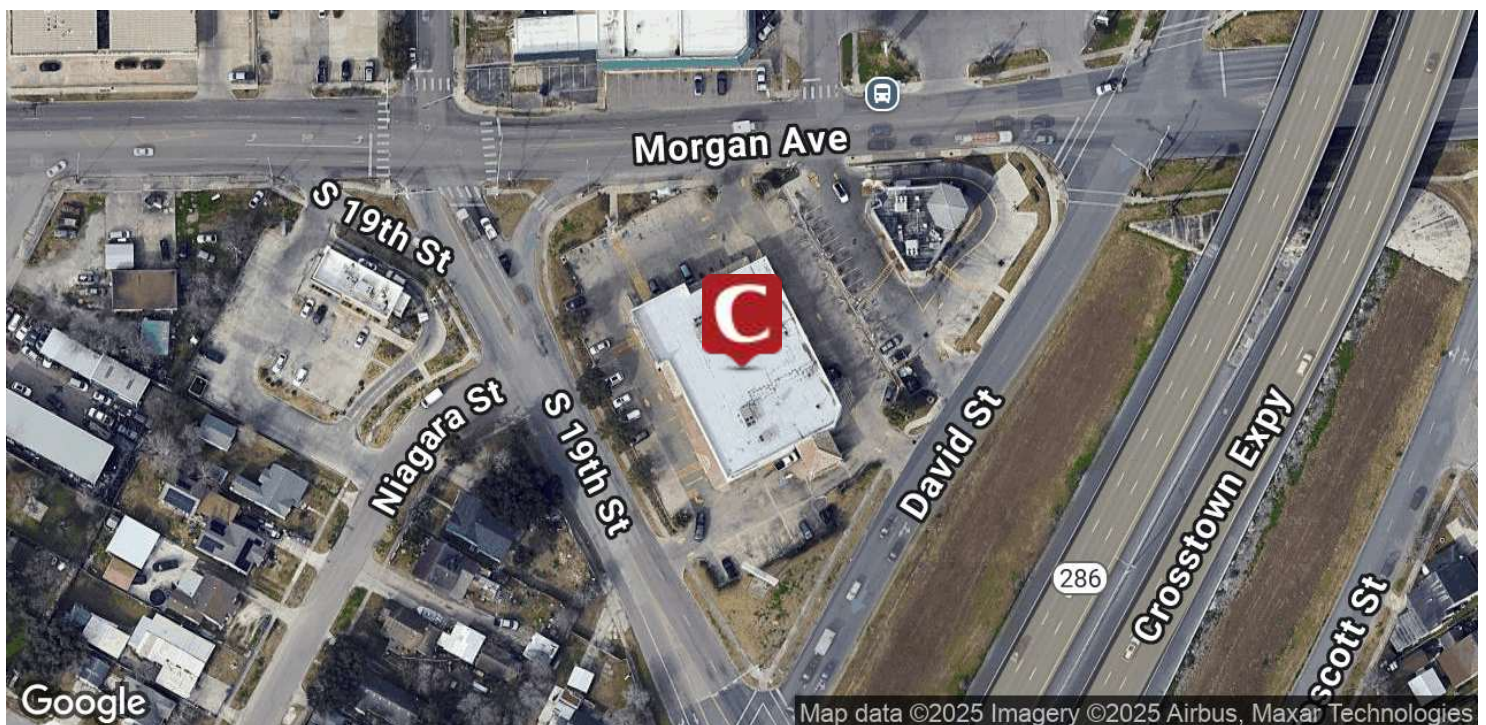
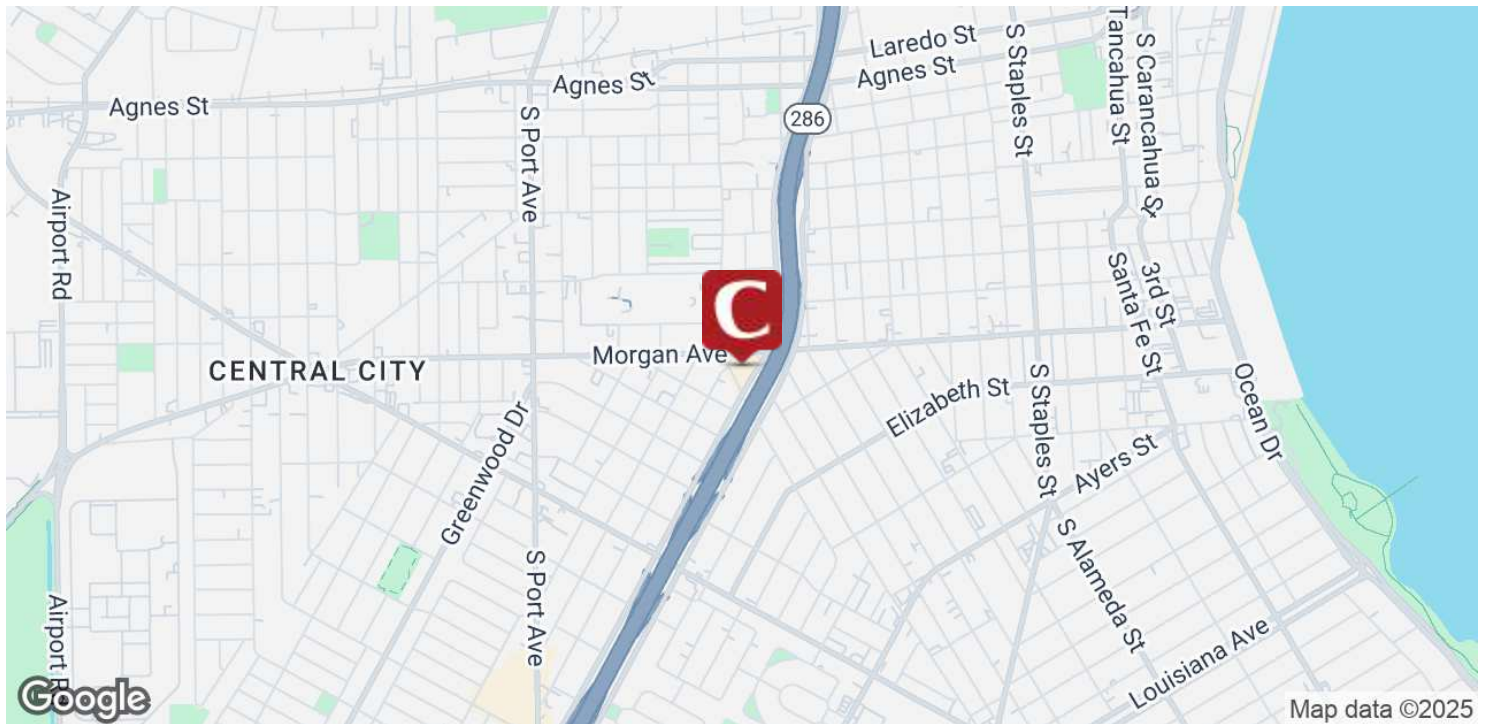
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LOCATION MAP

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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.

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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

TAR 2501

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