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Garron Dean
& Associates
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(361) 992-4182

1.42 Acres Commercial Land



656 Belmeade St. Corpus Christi, TX 78412

LEGAL DESCRIPTION: Cullen Place Subdivision Block B-2B

SITE SIZE: Total ± 61,905 SF site (NCAD) or 1.42 Acres.

IMPROVEMENTS: +/- 15,000 sf asphalt, former parking lot

PRICE: \$750,000 (\$12.12/ SF)

SALE TERM: Cash or conventional financing

ZONING: CN-1 Neighborhood Commercial

UTILITIES: Electric, gas, water and sewer onsite

TAXES: 2025 AV \$238,335.00 2024 Taxes \$5,275.00

COMMENTS: Commercial zoned land ready for development in Corpus Christi bay area near corner of Airline Road and South Alameda Street. High traffic area with carwash, bank, and pharmacy in vicinity. Multifamily and residential subdivisions and schools nearby. This 1.42 acre tract is highly visible from Airline and is ideal for quick-service restaurant, retail or multi-family.

Mark Pettigrove, Broker

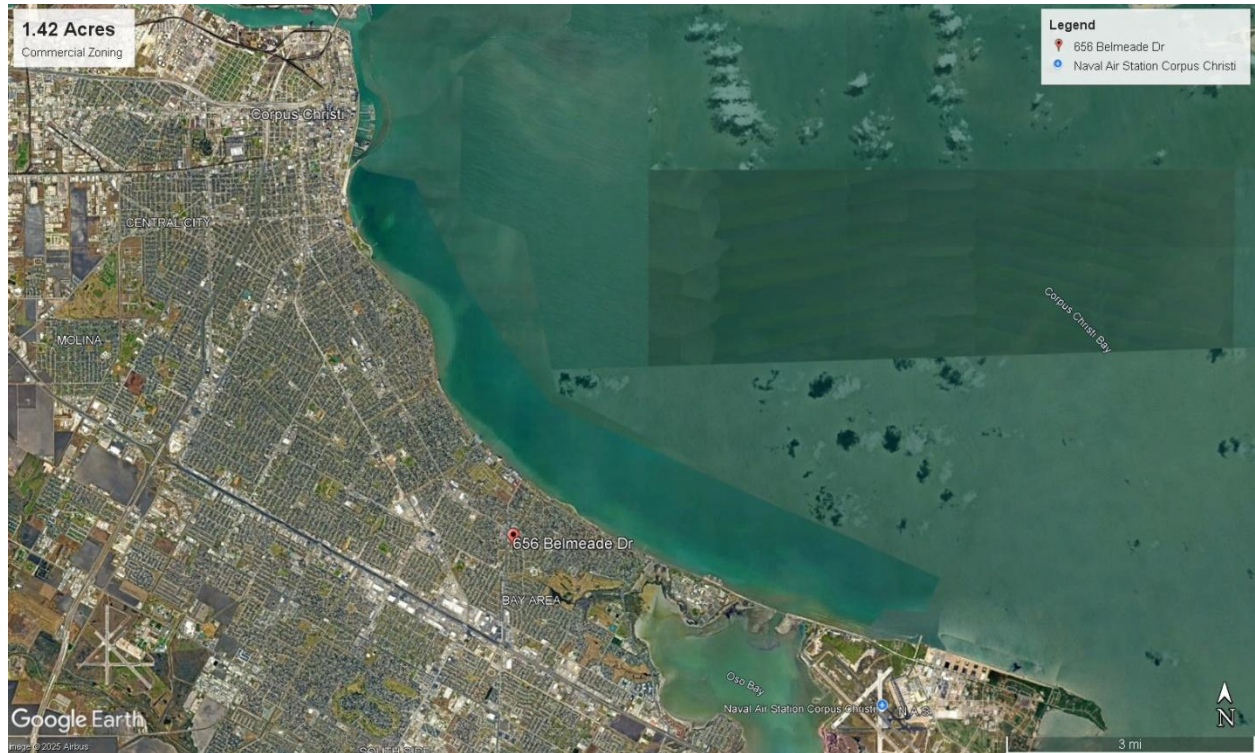
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Corpus Christi Map View



11/17/2025, 8:50:31 AM

Residential Water Lines Residential Gas Lines Parcels
Wastewater Mains City Limits
Storm Pipe Zoning

1:1,128
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArGIS Web AppBuilder
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Corpus Christi | Downloaded from the Railroad Commission in 2023 |



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0 0.01 0.03 0.05 km
1:1,128
Microsoft, Vantor

Nueces County Appraisal District, BIS Consulting - www.bisconsulting.com
nd survey and represents only the approximate relative location of boundaries.

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