

# 11408 Up River Road

CORPUS CHRISTI, TX 78410

JUST A FEW BLOCKS FROM  
HWY 37 & VIOLET RD.

5.74+/- ACRES

COMMERCIAL POTENTIAL  
SUB DIVIDABLE

**\$610,000**



FOR SALE

**CHARLIE RIDDLE**

DIRECTOR OF COMMERCIAL SALES  
210.383.0007  
CHARLIE@LEGACYBROKERGROUP.COM

**ADAM HAWKINS**

REALTOR®  
210.885.2406  
ADAM@LEGACYBROKERGROUP.COM



# OVERVIEW



11408 Up River Rd, Corpus Christi, TX 78410 presents a prime 5.74-acre tract just blocks from Hwy 37 & Violet Rd, with frontage on both Up River Rd and Hwy 37.

While the existing home on the property may be a tear-down, it sits on a solid cement foundation that could be repurposed.

With scenic views of the Nueces River, this property is ideal for a private estate or could be subdivided into 3-4 smaller tracts for development.

Priced to sell—contact Adam Hawkins or Charlie Riddle today for more information!



# POTENTIAL SUB DIVISIBLE TRACTS





# LISTING DETAILS



**NUECES**

**COUNTY**

**316,595**

**POPULATION**

**35.7**

**MEDIAN  
AGE**

**COMMERCIAL**

**PROPERTY  
SUBTYPE**

**5.74 +/-**

**ACRES**

## MARKETING FACTORS + AREA RESEARCH

### CORPUS CHRISTI, TX

Corpus Christi, TX, is a thriving coastal city offering immense potential for commercial real estate investment. With its bustling port—the fifth largest in the U.S.—and key industries like energy, tourism, and healthcare, the city boasts a robust economy and steady job growth.

Corpus Christi's strategic location along the Gulf of Mexico supports a high volume of trade and attracts millions of visitors annually, fueling demand for retail, hospitality, and industrial spaces.

As infrastructure continues to expand and development incentives remain strong, Corpus Christi provides an ideal environment for investors seeking long-term growth and profitability.

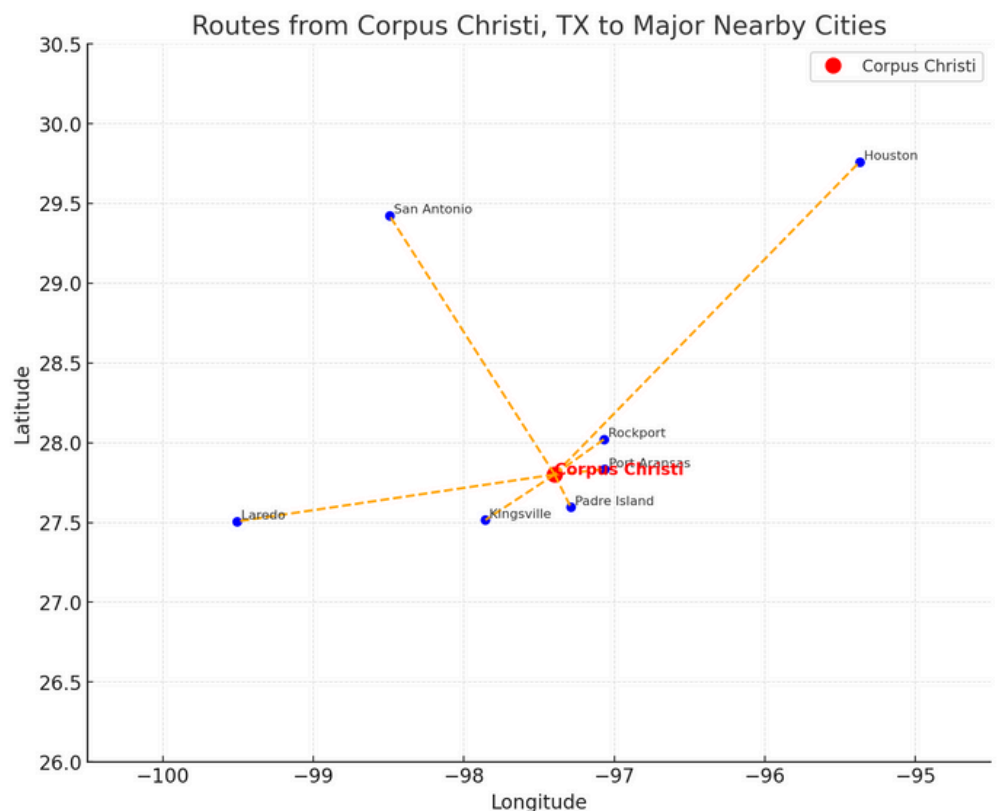
# LOCATION DETAILS

## CORPUS CHRISTI, TEXAS

Corpus Christi (pronounced "Kor-pus Chris-tee") is a vibrant coastal city with beautiful beaches, a bustling marina, and rich cultural attractions, located along the Gulf Coast of Texas.

Corpus Christi offers convenient access to popular destinations in South Texas:

- 10 min from Padre Island
- 30 min from Port Aransas
- 40 min from Rockport
- 45 min from Kingsville
- 2 hours to San Antonio
- 2 hours and 30 min to Laredo
- 3 hours to Houston



# MEET YOUR AGENT

## ADAM HAWKINS

REALTOR®

- 📞 210.885.2406
- ✉️ [adam@legacybrokergroup.com](mailto:adam@legacybrokergroup.com)
- 🌐 [www.legacybrokergroup.com](http://www.legacybrokergroup.com)



Adam's story is woven into the very fabric of our beloved Boerne, Texas, and the surrounding areas. A true Texan, he proudly graduated from Boerne High School in 2004 and has been an integral part of this community ever since. From his early days as a volunteer firefighter with the Boerne Fire Department to his current role as a Fire Engineer/Paramedic at San Antonio Fire Department's Fire Station 23, Adam's commitment to service and dedication to safety have earned him the respect of his peers and neighbors.

In addition to his role at SAFD, Adam serves as the Fire Chief for the Bergheim Volunteer Fire Department, where he's been making our communities safer since 2010. His 21 years of experience as a Volunteer Firefighter in Kendall County have equipped him with leadership, teamwork, and problem-solving skills that he now channels into the world of real estate.

Adam knows that life in Texas is about more than just work. He cherishes quality time spent with his wife, Vanessa, and their children, whether they're out fishing on their bay boat along the coast or enjoying a round of golf together. This love for family and the Texan way of life permeates every aspect of Adam's work.

While firefighting has been his passion for over two decades, Adam has always held a deep interest in real estate. He understands the importance of finding that perfect place to call home, and he knows the local area like the back of his hand. With his recent acquisition of a real estate license, Adam has combined his lifelong passion for his community with his newfound expertise in real estate.

When you choose Adam Hawkins as your real estate agent, you're not just gaining a professional with a wealth of knowledge about the local area; you're gaining a friend and advocate who understands the value of community, hard work, and making the most out of every Texan opportunity.

# MEET YOUR AGENT

## CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES, PARTNER

- 📞 210.383.0007
- ✉️ [charlie@legacybrokergroup.com](mailto:charlie@legacybrokergroup.com)
- 🌐 [www.legacybrokergroup.com](http://www.legacybrokergroup.com)



With a deep-seated enthusiasm inspired by Boerne's distinctive heritage and promising future, Charlie infuses a contemporary allure into his community, all the while paying homage to its rich cultural legacy.

This fervor is prominently displayed in the noteworthy commercial ventures where Charlie serves as the creative visionary, guided by his commitment to fostering sustainable growth of the highest quality in Boerne and the surrounding Texas hill country.

In addition to his aspiration to incorporate the best of Boerne's history into his ongoing projects and commercial listings throughout the state, Charlie's results-oriented business acumen empowers him to adeptly handle intricate deals and projects, all while arming his clients with the knowledge to make well-informed decisions throughout the process.

Ultimately, Charlie's multifaceted drive centers around closing deals and simultaneously enabling his clients to embark on a stress-free, fulfilling journey, allowing them to actively participate in building a legacy for both themselves and their community.

## LEGACY BROKER GROUP

- 📞 O: 830.446.3378
- 📍 710 E BLANCO RD, BOERNE, TX 78006
- 🌐 [www.legacybrokergroup.com](http://www.legacybrokergroup.com)





# 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.

11-2-2015



## 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.

TXDT, LLC dba Legacy Broker Group Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9445445 License No.	richmond@legacybrokergroup.com Email	830-446-3378 Phone
Richmond Frasier Designated Broker of Firm	559072 License No.	richmond@legacybrokergroup.com Email	210-816-3171 Phone
Richmond Frasier Licensed Supervisor of Sales Agent/ Associate	559072 License No.	richmond@legacybrokergroup.com Email	210-816-3171 Phone
Charles Riddle Sales Agent/Associate's Name	664534 License No.	Charlie@legacybrokergroup.com Email	2103830007 Phone





# LEGACY

BROKER GROUP



## CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES

210.383.0007

CHARLIE@LEGACYBROKERGROUP.COM



## ADAM HAWKINS

REALTOR®

210.885.2406

ADAM@LEGACYBROKERGROUP.COM

---

## NOTABLE TRANSACTIONS/PROJECTS

- The Boerne Mercantile: Acquisition/Buyer
- The William "Crescent Quarters": Acquisition/Buyer
- Historic Bergmann Lumber Property: Master Lease/Owners
- 17 Herff: 26 Acre Master Planned Mixed Use Development
- 470 Main Street "The Historic Sach's Garage"
- Historic 325 S Main Street/110 Theissen: multi prop acquisition for renovation
- 134 Oak Park- Harz Gas Station: off market/owners/buyers
- Historic 35 Old San Antonio Rd: Sale/Owner
- The Dienger Trading Co.
- Wheeler's Outfitters & Feed

COMMERCIAL | LAND | RANCH | RESIDENTIAL | INVESTMENT

WWW.LEGACYBROKERGROUP.COM