

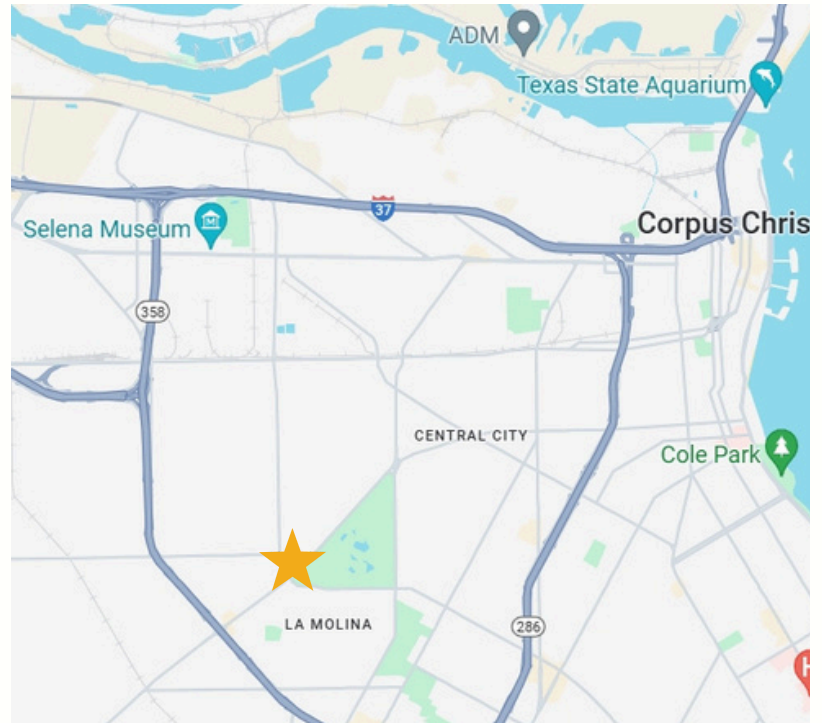
# 4917 Bear Lane Corpus Christi, 78405



## Features:

- Road Frontage on Three Sides
- Excellent Development Tract
- All Utilities Available\*
- IL - Light Industrial Zoning

## Location:



\*Prospective buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use

## Size:

10.8 Acres - 470,448 SF

## Price:

\$ 1,650,000 - \$3.50/SF

## Contact:

**Conner Kearby**

**Conner@turcottes.com**

**210-912-1736**

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales or disposition, or withdrawal without notice.

Survey:

# 10.8 Acres of Commercial Land For Sale



**TURCOTTE**  
REAL ESTATE SERVICES, INC.

## 4917 Bear Lane

Conner Kearby Conner@turcottes.com 210-912-1736

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.