



5030 & 5034 Holly Rd. | Corpus Christi | 78411

## Property Description

Holly Office Park consists of two professional office buildings built in 2002, offering a combined 1.14-acre site with 49,500 square feet of land area. The property features 198 feet of frontage along the northeast side of Holly Road and extends approximately 250 feet in depth, positioned between Nelson Lane and Betty Jean Drive. Together, the buildings provide a mix of single-tenant and multi-tenant layouts.

**Legal Description:** Lot 20 and the southesast ½ of Lot 21, Block 8, Gardendale Addition, Corpus Christi, Nueces County, Texas

**Zoning:** CN-1, Neighborhood Commercial District

### 5030 Holly Rd.

The building at 5030 Holly Road totals 3,019 square feet of gross building area, with approximately 3,000 square feet of net rentable space. It is currently configured for three tenants and includes an additional 188-square-foot storage building.

#### 5030 Holly Rd Recent Updates:

- Suite A: 2024 New AC & toilet installed
- Suite B: 2022 AC installation
- 2020 Repaved parking lot
- Suite C: 2022 New AC installation
- 2025 Toilet installed
- 2025 Repainted parking lot stripes
- Wall mount light fixtures replaced on outside of building. Ceiling light fixture ballast replaced in all suites.

### 5034 Holly Rd.

The property also includes a two-story office building at 5034 Holly Road, offering 11,200 square feet of net rentable space. The first floor measures 7,217 square feet, while the second floor totals 3,893 square feet. It is currently leased to a single tenant.

#### 5034 Holly Rd. Recent Updates:

- Roof replacement (January 2018)
- New water heater (April 2021)
- 2020 Repaved parking lot
- Two new toilet installed (2022)
- New AC installed with Carrier (Oct 2020)
- 2025 Repainted stripes
- Wall mount light fixtures replaced on outside of building. Ceiling light fixture ballast replaced in all suites.

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 the accuracy, but we do not guarantee it. All information should be verified prior to purchase.

### Offering Summary

Sale Price:	\$2,385,000
Lot Size:	1.14 Acres
5030 Holly Bldg Size:	3019 SF
5034 Holly Bldg Size:	11,366 SF
Net Rentable Area:	14,200 SF
Gross Building Area:	14,385 SF