

EXECUTIVE SUMMARY



Sale Price

\$599,500

OFFERING SUMMARY

Property Type:	Office/Light Industrial
Building Size:	+/-6,225 SF Office 560 SF Canopy 6,252 SF Parking
Lot Size:	18,500 SF
Year Built:	1973
Renovated:	2006
Zoning:	I-2, Light Industrial District
Parking:	Ample Surface Spaces
Market:	Corpus Christi
Submarket:	West Side

PROPERTY OVERVIEW

This remodeled +/-6,225 SF two-story office building offers a spacious layout with a 10' eave height, 28' ridge height and 560 SF canopy. The property boasts approximately 108' of frontage along the west line of Omaha Drive. Zoned I-2, Light Industrial, this versatile property's total lot size is 18,500 SF with dimensions of 108.4' x 190' x 76' x 200'. The site is fully equipped to support business operations with all utilities readily available, including water, gas and wastewater services supplied by the City of Corpus Christi. Ample parking on a 6,252 SF lot is available to accommodate employees and clients. Importantly, the property is not located in Flood Zone C, and there are no known detrimental easements or encroachments affecting its usability. The immediate neighborhood consists mainly of distribution offices, warehouses and light fabrication facilities, offering a robust industrial environment. This property is an excellent investment opportunity in a well-developed, service-oriented industrial area.

PROPERTY HIGHLIGHTS

- Ideal for office or light industrial use
- Easy access to major transportation routes
- Close proximity to essential amenities and services
- Versatile layout to suit a variety of business needs

DAVID HEITZMAN

361.541.4417

dheitzman@craveyrealestate.com

Cravey
 Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

INTERIOR PHOTOS



DAVID HEITZMAN
361.541.4417
dheitzman@craveyrealestate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

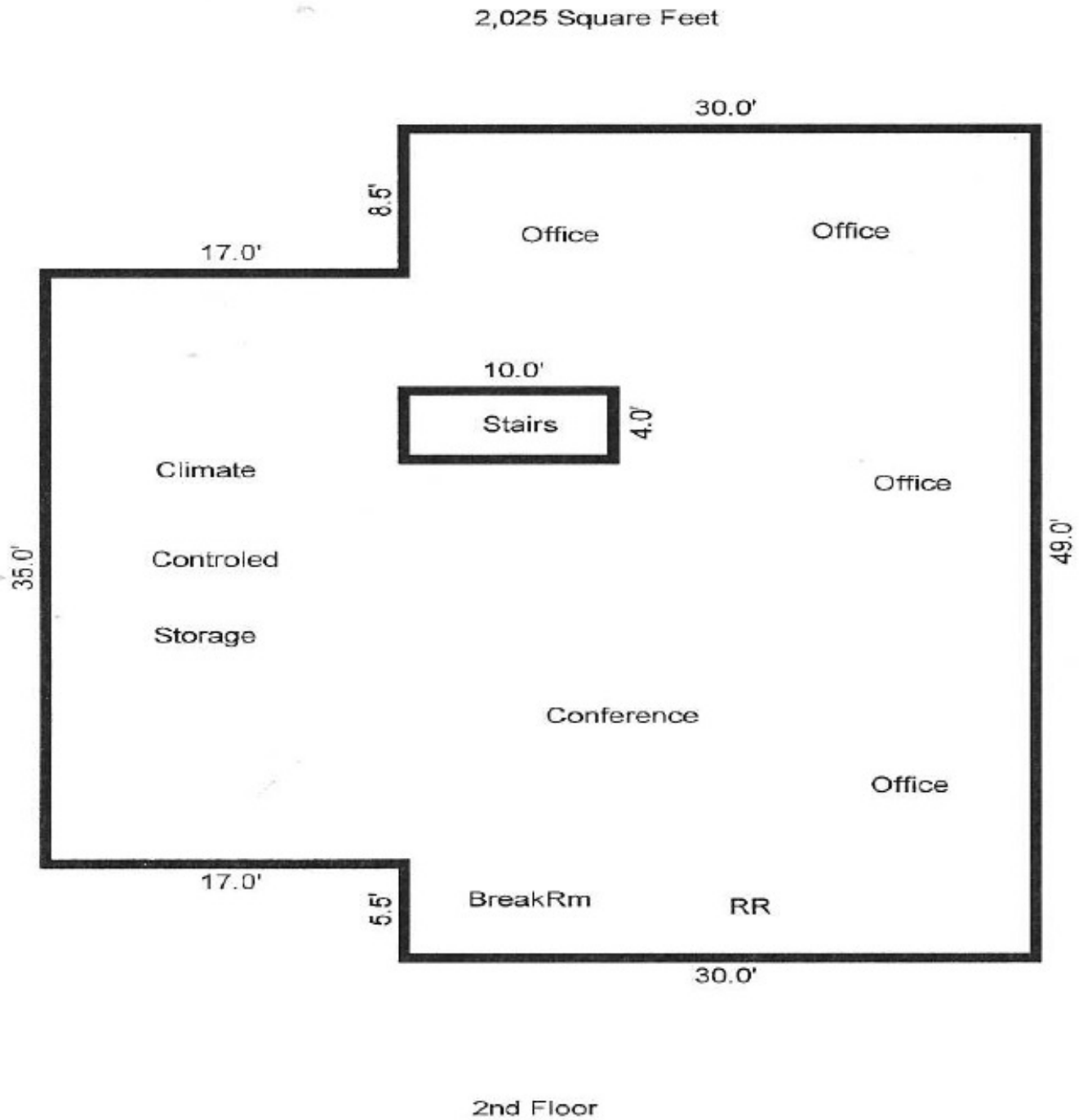
INTERIOR PHOTOS



DAVID HEITZMAN
361.541.4417
dheitzman@craveyrealestate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

FLOOR PLAN - 2ND FLOOR



DAVID HEITZMAN
361.541.4417
dheitzman@craveyrealestate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

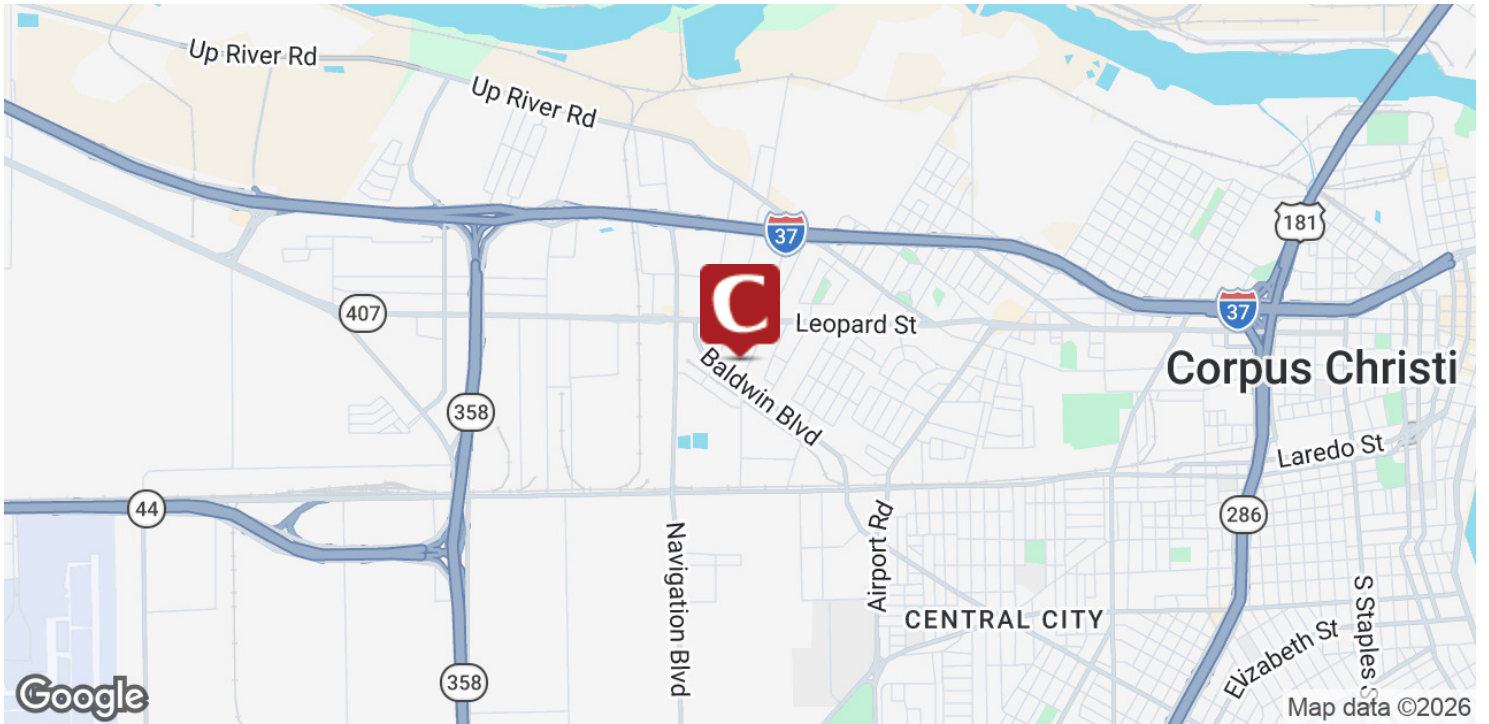
AERIAL MAP



DAVID HEITZMAN
 361.541.4417
 dheitzman@craveyrealestate.com

Cravey
 Real Estate Services, Inc.
 361-289-5168
 Corpus Christi, TX

LOCATION MAP



DAVID HEITZMAN
361.541.4417
dheitzman@craveyrealestate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Cravey Real Estate Services, Inc.	TX #0409080	matt@craveyrealstate.com	361.289.5168
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealstate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealstate.com	361.289.5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Heitzman	TX #806588	dheitzman@craveyrealstate.com	361.541.4417
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date