

423 W CLEVELAND  
BLVD

SALE PRICE:

\$799,900

ARANSAS PASS, TX 78336



DAVID HEITZMAN

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

**Cravey**  
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



Sale Price	\$799,900
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OFFERING SUMMARY

Building Size:	10,382 SF
Lot Size:	0.815 Acres
Property Type:	Office
Parking:	Ample
Year Built:	1971
Submarket:	Aransas Pass

PROPERTY OVERVIEW

This 10,382 SF building features ample parking and an abundance of private offices, ideal for future subdivision of space and multi-tenant leasing. Recent spring 2024 renovations include freshly painted interior walls, interior doors/casings and attic access doors.

LOCATION OVERVIEW

Situated in the heart of Aransas Pass, this office building is located down the street from the local police station, fire department, civic center, public library and Newbury Park, among many other homegrown amenities. Minutes from downtown and I-35, it is only 29 miles away from Corpus Christi International Airport. Aransas Pass benefits from a growing economy fueled by industries such as shipping, manufacturing and tourism-related businesses.

PROPERTY HIGHLIGHTS

- High visibility and easy accessibility
- Strategic position along a major thoroughfare
- Easily divisible
- Signage available
- Ample parking

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## INTERIOR PHOTOS



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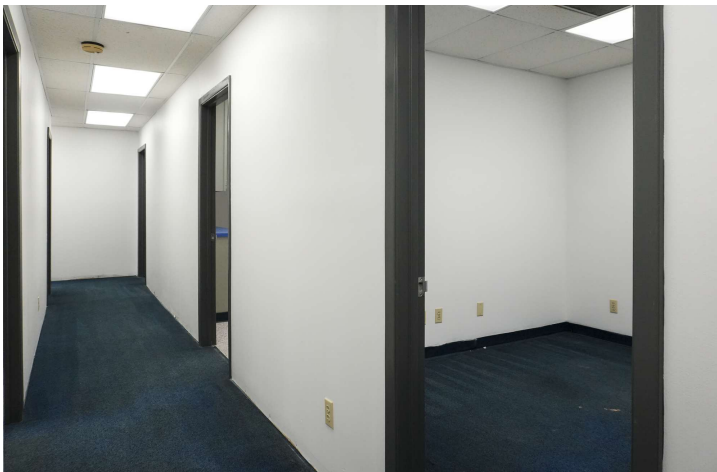
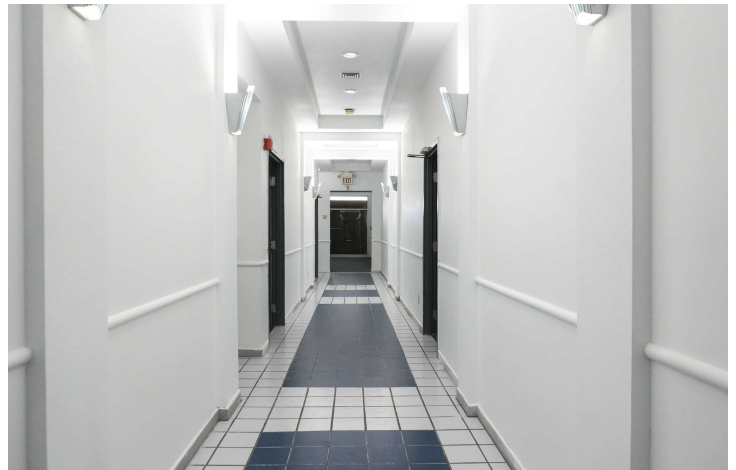
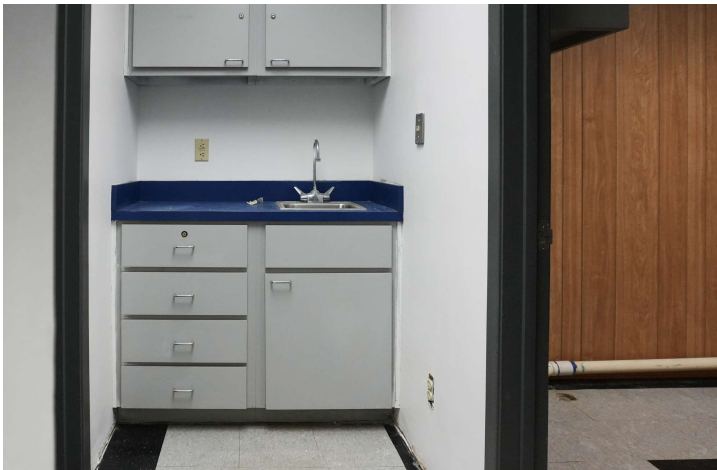
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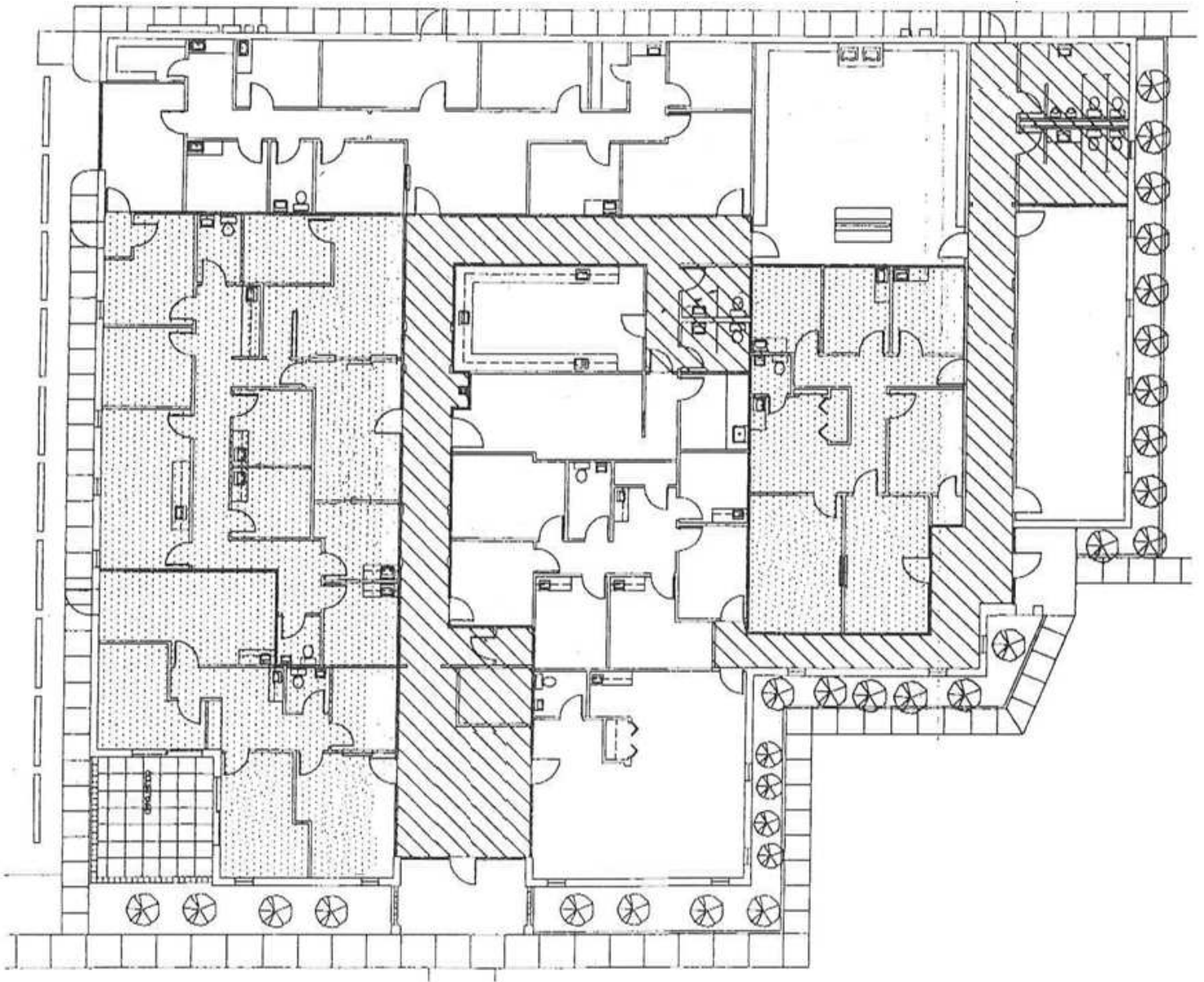
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FLOOR PLAN: 10,382 SF



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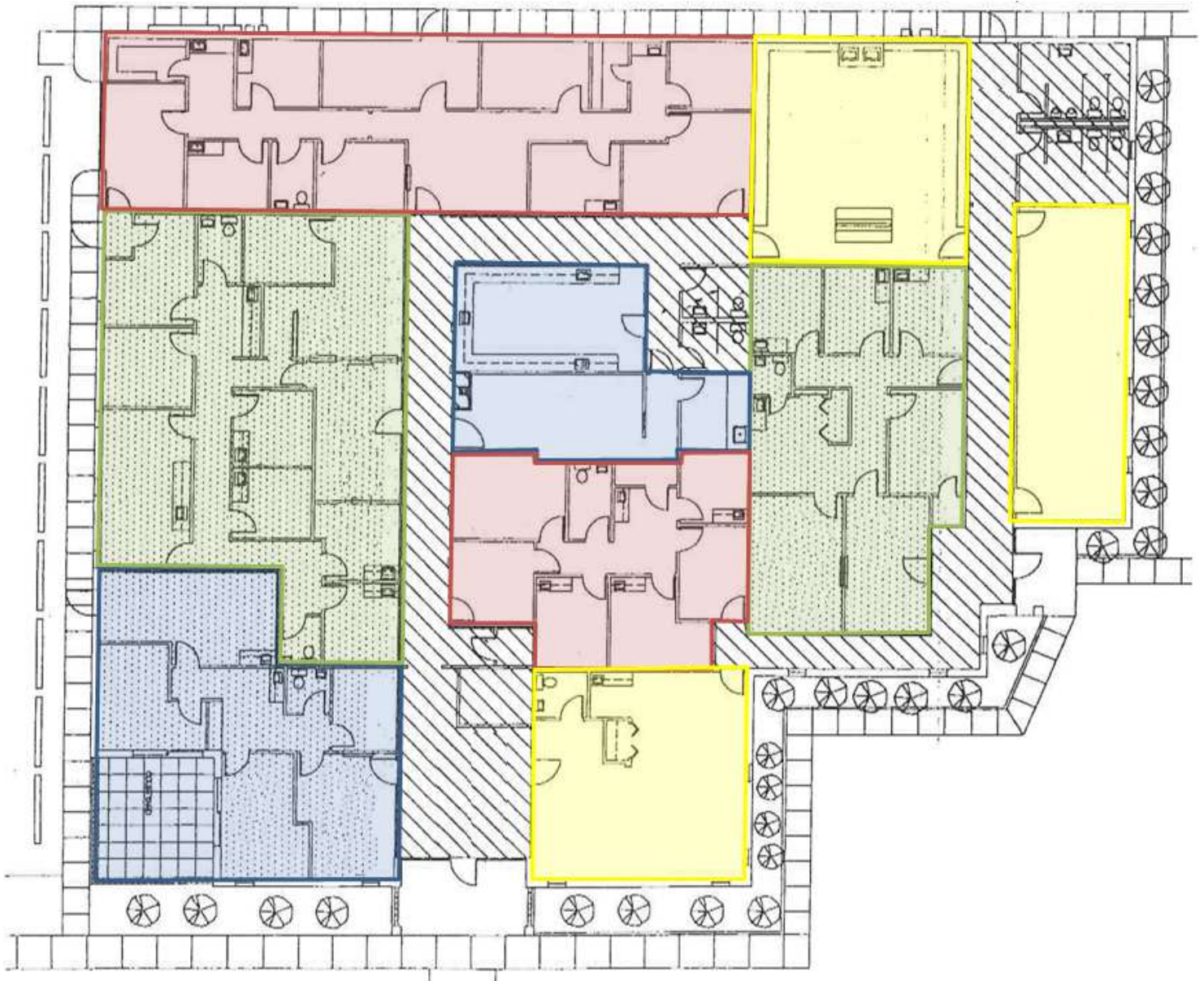
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## FLOOR PLAN: EASILY DIVISIBLE



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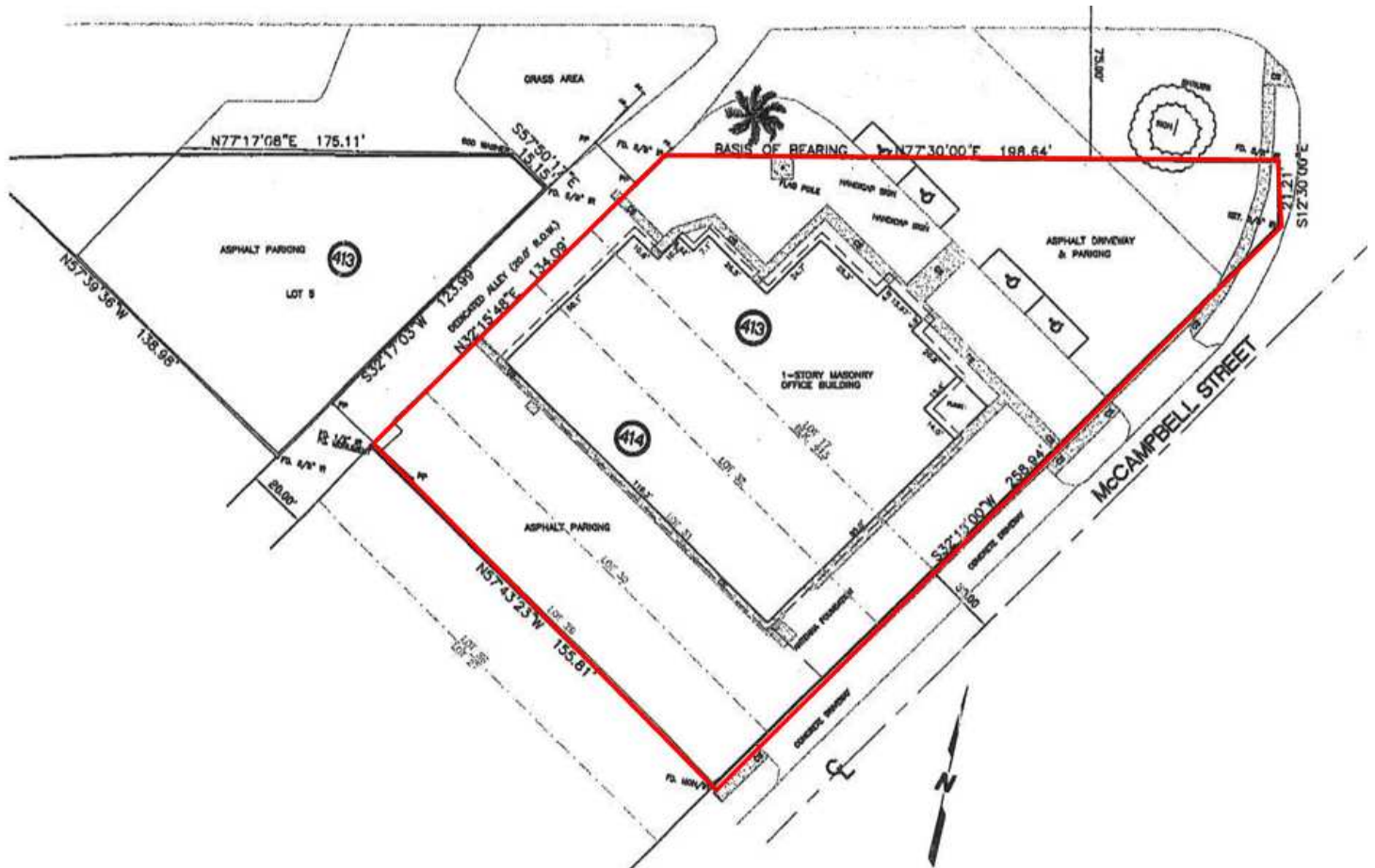
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## SURVEY



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## AERIAL MAP



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## ARANSAS COUNTY

## ARANSAS COUNTY: ECONOMIC OVERVIEW

Aransas County sits along the Gulf Coast of Texas, serving as a central hub for the greater Coastal Bend region. Positioned about 30 minutes north of Corpus Christi, the county is bordered by three bays: Copano, St. Charles and Aransas. Its diverse transportation infrastructure includes highways, farm-to-market roads, the Gulf of Mexico, the Gulf Intracoastal Waterway, rail lines and the Aransas County Airport. Geographically, the county boasts over 28,000 parcels of land, collectively valued at over \$5 billion.

## REAL GDP - ANNUAL GROWTH\*



## Unemployment Rate

4.7%

## Total Employment

9.0K

## Total Establishments

664

The county's strategic location, abundant natural resources and opportunities for outdoor recreation make it an attractive destination. With a regional economy experiencing rapid growth and a strong sense of community history, Aransas County is focused on sustainable development that expands and diversifies its economic and employment sectors while preserving its high quality of life.

Hospitality and tourism are cornerstone industries in Aransas County, driving much of its business activity. However, there is a concerted effort to explore growth opportunities in secondary and tertiary support services, bolstering the regional economy. Additionally, plans include enhancing infrastructure around the Aransas County Airport, promoting sports tourism, expanding medical services, facilitating attainable housing development and other initiatives aimed at furthering economic prosperity and community well-being.

## ARANSAS COUNTY STATS\*

SOURCE: U.S. CENSUS BUREAU

Population	24,944
Total Housing Units	16,031
Total Households	1,412
Persons per Household	2.08
Total Retail Sales per Capita	\$12,417
Median Household Income	\$58,168
Population per Square Mile	94.5
Land in Square Miles	252
Total Employer Establishments	537
Median Age	51
Median Gross Rent	\$1,076
Homeownership Rate	79%



## TOP EMPLOYMENT SECTORS



\*Sources: U.S. Census Bureau, Texas Workforce Commission and The Aransas County Economic Development Partnership

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## ARANSAS COUNTY

## ARANSAS COUNTY: ECONOMIC OVERVIEW

## EMPLOYMENT ANNUAL % CHANGE SINCE 2020\*



Aransas County's economy is on a steady upward trajectory following a robust rebound from the COVID-19 pandemic. Despite a remarkable annual growth rate exceeding 15% in both 2021 and 2022, the county's monthly sales tax collections, a key indicator of business activity, saw a more moderate year-over-year increase of around 3 % in 2023.

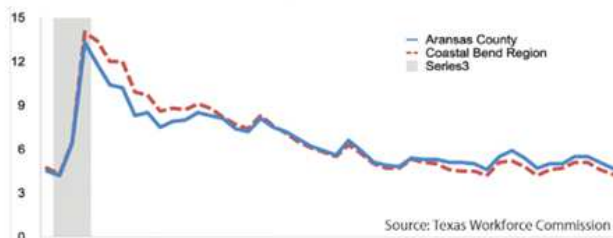
The county's workforce expanded nearly in tandem with the 1.5% annual employment growth rate, resulting in an unemployment rate of approximately 5% for 2023.

Although Aransas County experienced significant employment growth, it was overshadowed by a remarkable surge in population, particularly compared to neighboring communities in the Coastal Bend region. Since 2020, the county has seen an annual increase of around 500 residents, equating to roughly 2% growth each year.

This population surge is largely attributed to migration from both the Corpus Christi metropolitan area and other parts of the country.

The ongoing influx of residents into Rockport and surrounding areas since the pandemic's onset has bolstered the local housing market. Despite a slowdown in construction activity across the Corpus Christi metro area and nationwide in 2023, the demand from new arrivals has driven

## UNEMPLOYMENT RATE SINCE 2020\*



## TOP 10 EMPLOYERS\*

1	ARANSAS CO ISD	450
2	ARANSAS COUNTY	305
3	HEB	215
4	WALMART	209
5	CITY OF ROCKPORT	165
6	LYDIA ANN CHANNEL FLEET	102
7	STATE OF TEXAS	100
8	PARADISE KEY DOCKSIDE BAR & GRILL	100
9	ROCKPORT NURSING & REHABILITATION CENTER	70
10	INTREPID HOTELS	68

up local home prices. Despite continued construction of approximately 200 new single-family homes annually, the heightened demand has led to increased housing costs, defying the broader trend observed elsewhere.

## COUNTY OF ARANSAS - ALL INDUSTRIES 2022\*

QUARTER 1	QUARTER 2	QUARTER 3	QUARTER 4
615,273,295	401,012,096	362,878,577	420,548,928
GROSS SALES	GROSS SALES	GROSS SALES	GROSS SALES
77,631,850	94,636,346	92,323,538	80,384,682
AMOUNTS SUBJECT TO SALES TAX			
OUTLETS 1,030	OUTLETS 1,053	OUTLETS 1,051	OUTLETS 1,325

**TOTAL AMOUNT SUBJECT TO SALES TAX: \$344,979,416**

\*Sources: Texas Workforce Commission and The Aransas County Economic Development Partnership

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## RETAILER MAP



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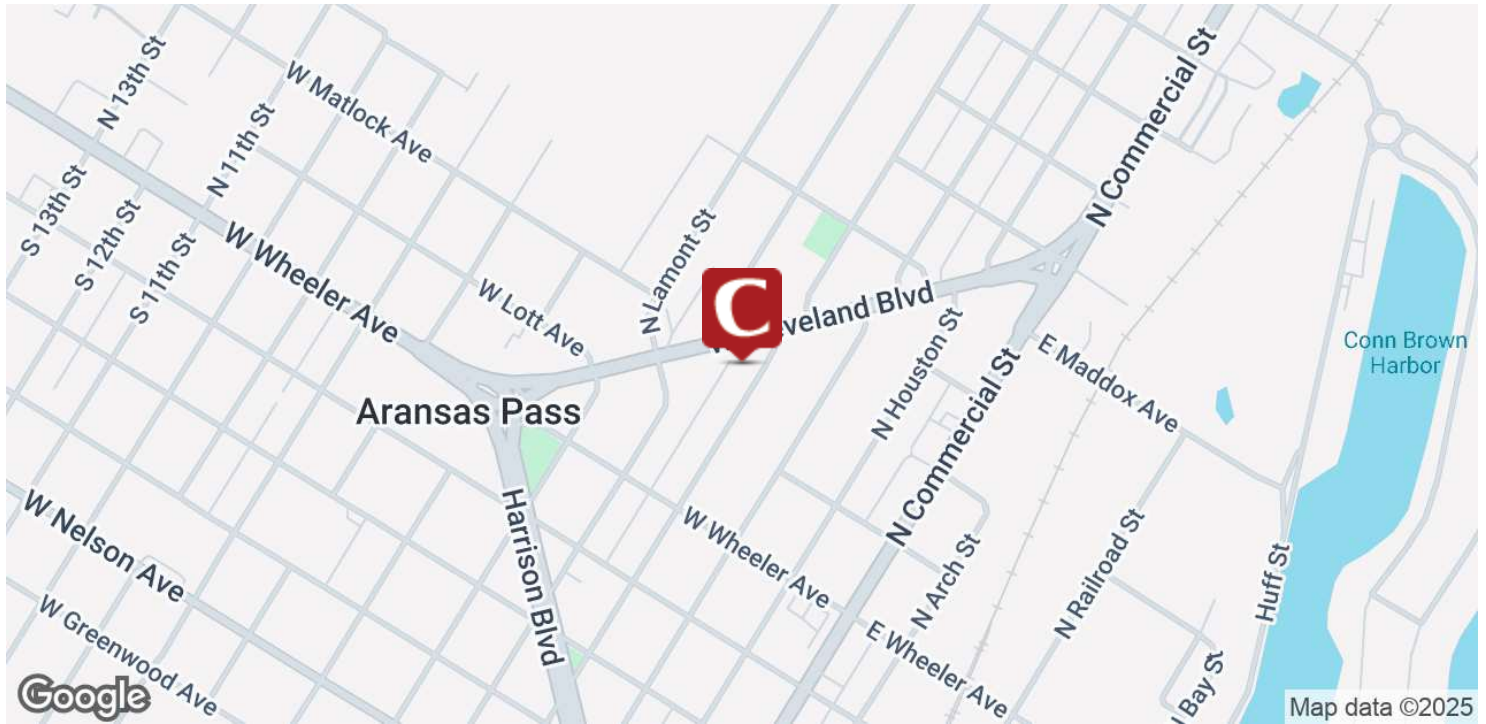
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# Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Heitzman	806588	dheitzman@craveyrealstate.com	361.541.4417
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

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