

3.5 AC STABILIZED YARD

LEASE RATE:
\$5,250.00
PER MONTH

3.5 ACRE YARD - HOLLY RD
CORPUS CHRISTI, TX 78417



MATTHEW CRAVEY,
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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



OFFERING SUMMARY

Lease Rate:	\$5,250.00/month Gross
Property Type:	Industrial Yard
Lot Size:	3.5 Acres
Zoning:	IH (Heavy Industrial)
Market:	Corpus Christi
Submarket:	Southwest

PROPERTY OVERVIEW

This ±3.5 acre stabilized and secured yard offers an exceptional opportunity for contractors, logistics firms, energy companies or marine support services seeking reliable outdoor space in Corpus Christi. Positioned along Holly Road, the property provides convenient access to Highway 358 - S. Padre Island Drive, Crosstown Expressway and the Port of Corpus Christi, making it a strategic hub for industrial users.

The yard is fully stabilized, ideal for heavy equipment, truck and trailer parking, material storage or laydown operations. A secured perimeter fence with gated access enhances security and ensures around-the-clock accessibility. Utilities, including electricity and water, are available on or near the site (availability to be verified per use), supporting a wide range of operational needs.

This property is part of a larger 11.4 acre industrial complex that also includes warehouse facilities, giving tenants the flexibility to pair the yard with additional improvements if needed. With heavy industrial zoning and ownership open to tailoring lease arrangements, the ±3.5 acre yard at 1420 Holly Road delivers both functionality and location in one of South Texas' most active industrial corridors.

PROPERTY HIGHLIGHTS

- ±3.5-acre stabilized and secured yard; fully fenced with gated access for security
- Heavy Industrial zoning with utilities (electricity & water) available on or near site
- Easy access to Hwy 358, Crosstown Expressway and Port of Corpus Christi
- Part of a larger 11.4 acre industrial complex with additional office/warehouse space available
- Flexible lease options – ownership open to tailoring space to tenant needs

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AERIAL IMAGES



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ADDITIONAL YARD & WAREHOUSE SPACE AVAILABLE



SUBJECT OFFERING: 3.5 acre stabilized yard (pictured above)



The full industrial site offers additional yard & warehouse space for lease. Owners are open to dividing the property to suit tenant needs. Contact Matt Cravey for additional information - 361.221.1915.

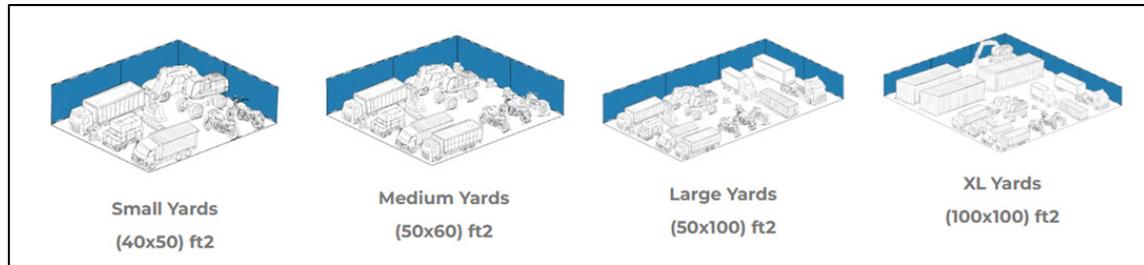
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ADDITIONAL STORAGE YARDS ARE AVAILABLE



Additional outdoor storage yards are available for lease. The entire property is fenced and gated, with 24-hour motion sensor cameras positioned throughout for added security. Month-to-month storage options are available. The large outdoor storage yards are designed for heavy equipment, vehicles and construction materials. Optional power is available with select storage units. The facility offers 24/7 access, so you can get to your equipment, inventory or vehicles whenever you need to—day or night.

Choose from spacious yard spaces, on-site containers and customizable units that work for construction crews, logistics operations, mobile services and more. **Owners are open to dividing the property to suit tenant needs.**

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RETAILER MAP



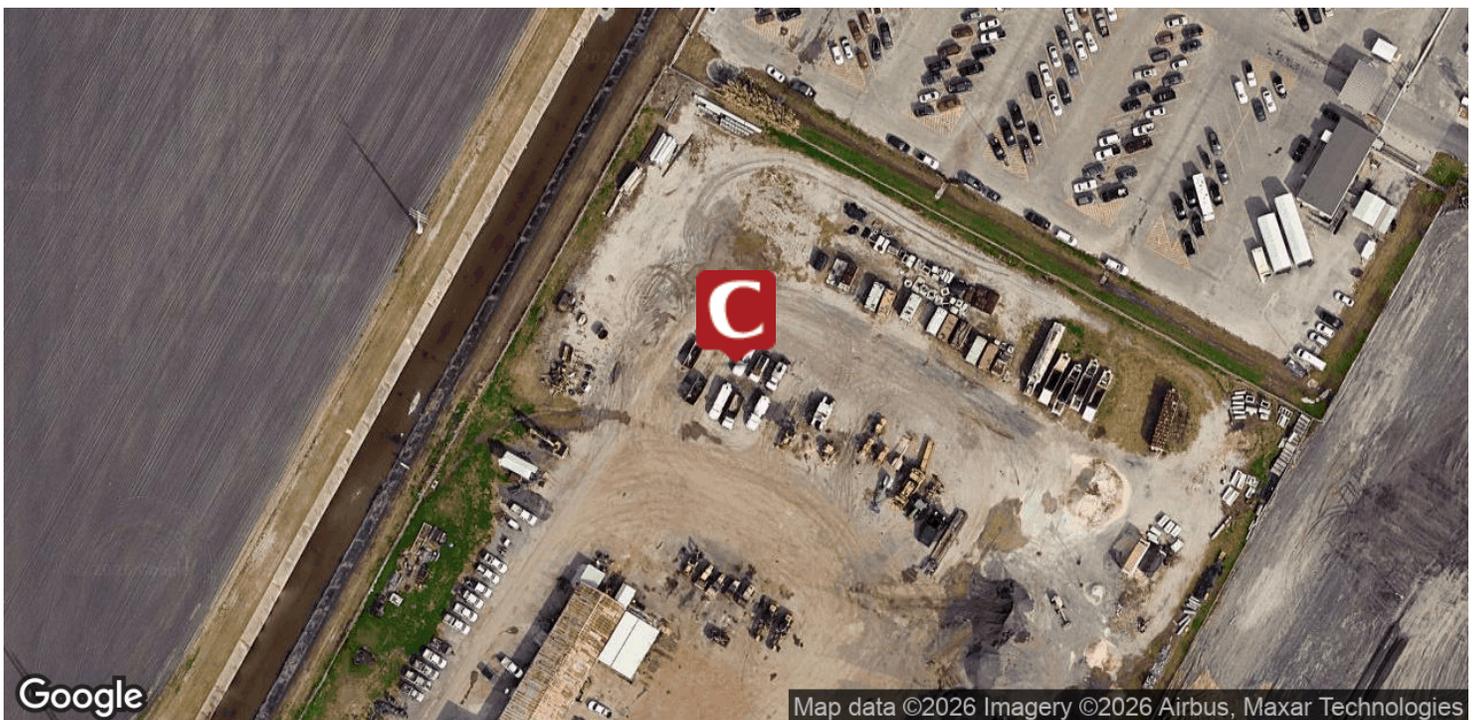
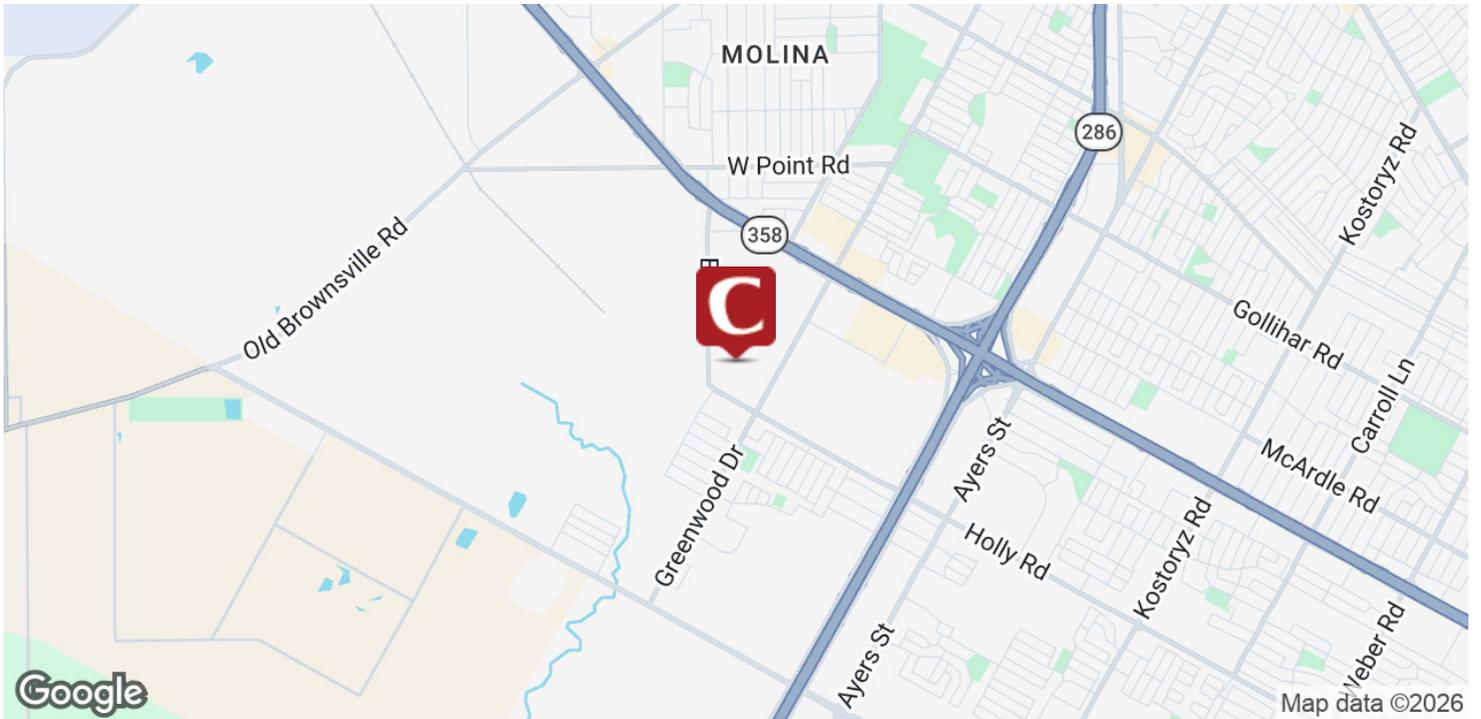
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LOCATION MAP



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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.

<u>Cravey Real Estate Services, Inc.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0409080</u> License No.	<u>matt@craveyrealestate.com</u> Email	<u>361.289.5168</u> Phone
<u>Matthew Cravey</u> Designated Broker of Firm	<u>0203443</u> License No.	<u>matt@craveyrealestate.com</u> Email	<u>361.289.5168</u> Phone
<u>Matthew Cravey</u> Licensed Supervisor of Sales Agent/ Associate	<u>0203443</u> License No.	<u>matt@craveyrealestate.com</u> Email	<u>361.221.1915</u> Phone
<u>Matthew Cravey, SIOR, CCIM</u> Sales Agent/Associate's Name	<u>203443</u> License No.	<u>matt@craveyrealestate.com</u> Email	<u>361.221.1915</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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