

102 N MESQUITE ST

CORPUS CHRISTI, TX 78401

SALE PRICE:
\$975,000
"AS-IS"



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.

NEW LOW PRICE



Sale Price

**\$975,000
"AS-IS"**

OFFERING SUMMARY

Building Size:	7,847 SF
Lot Size:	0.17 Acres
Floors:	Two (2) + Basement
Price / SF:	\$124.25/SF
Year Built:	1948
Zoning:	CI - Intensive Commercial (ideal for office, creative use or adaptive reuse)
Market:	Corpus Christi
Submarket:	CBD

PROPERTY OVERVIEW

102 N. Mesquite Street offers a unique opportunity to own a freestanding commercial building in the heart of downtown Corpus Christi, directly across from Brookdale Trinity Towers. This 7,847 SF structure was originally built in 1948. Most recently used as a movie, radio and TV studio, the building was home to a communications-focused media and advertising technology company. While the current layout is well-suited to that use, future owners may consider modifications to accommodate a broader range of business types.

Located in the Central Business District (CBD) and zoned CI (Intensive Commercial), the property is only two blocks from Water Street and the bayfront. It stands to benefit from the city's "Water Street Reimagined" project, which aims to transform the corridor into a vibrant, pedestrian-friendly destination with upgraded infrastructure, landscaping and active street frontage—enhancing both visibility and long-term value. Properties of this size are rarely available downtown, making this an ideal investment for owner-users or developers looking to capitalize on the ongoing revitalization of Corpus Christi's urban core.

PROPERTY HIGHLIGHTS

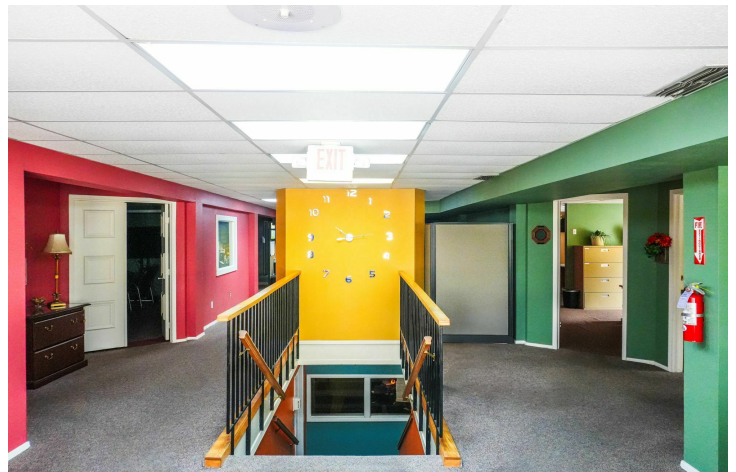
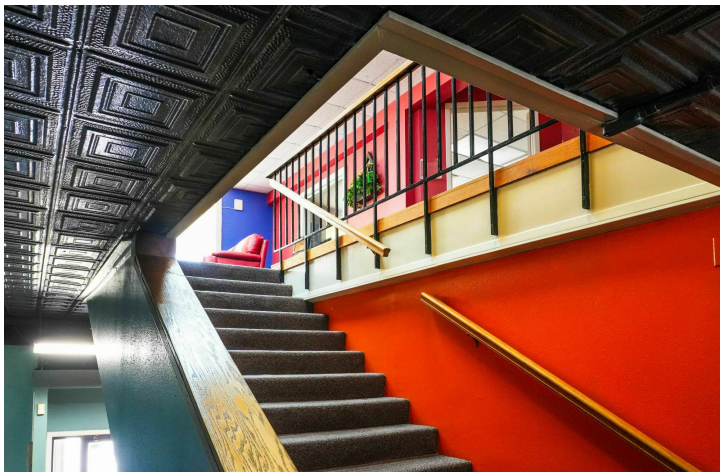
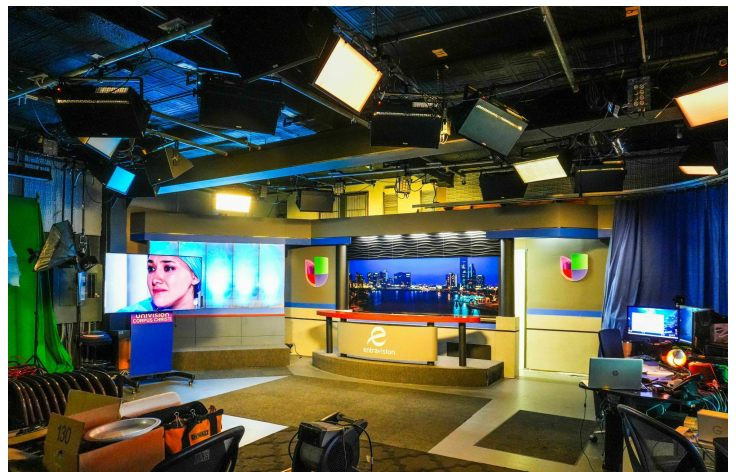
- Flexible layout, ideal for redevelopment or adaptive reuse
- Features include a lobby, private offices, workstations, conference rooms, break room, restrooms, basement, freight elevator (not in use), broadcast room & IT/server rooms
- Rare building size for the area—few comparable properties available
- Located near the "Water Street Reimagined" revitalization zone - enhancing visibility & value
- Walkable to restaurants, entertainment and the bayfront

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INTERIOR PHOTOS

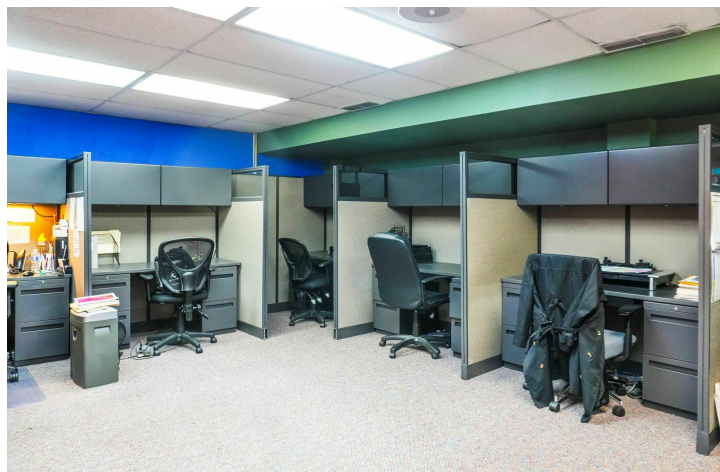
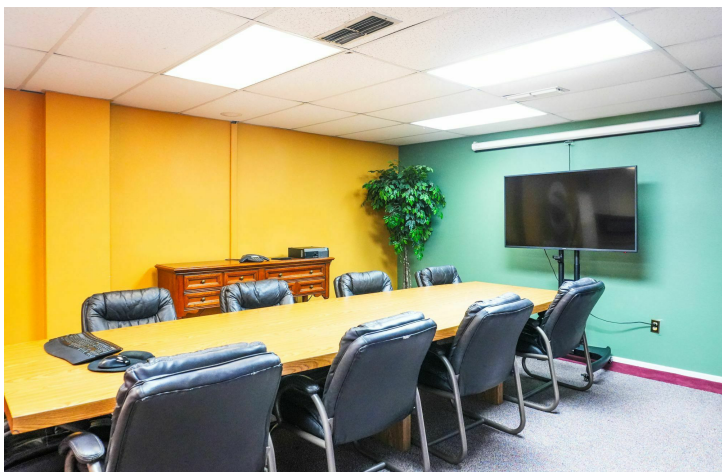
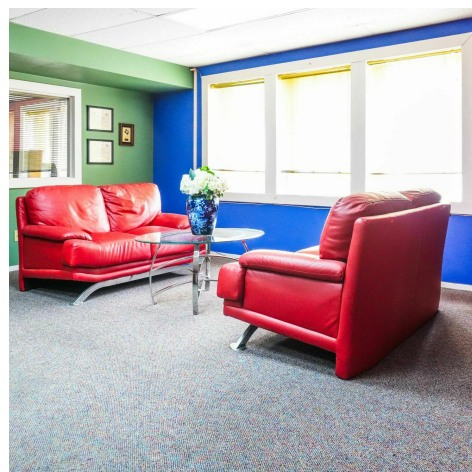
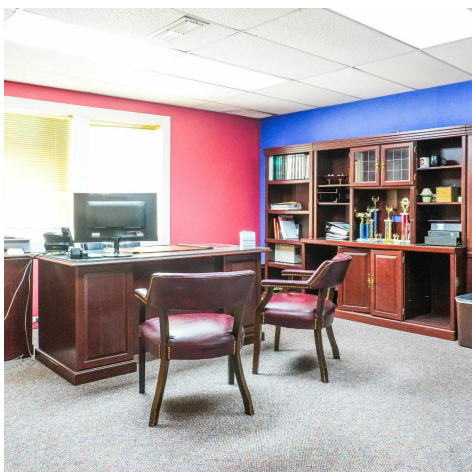
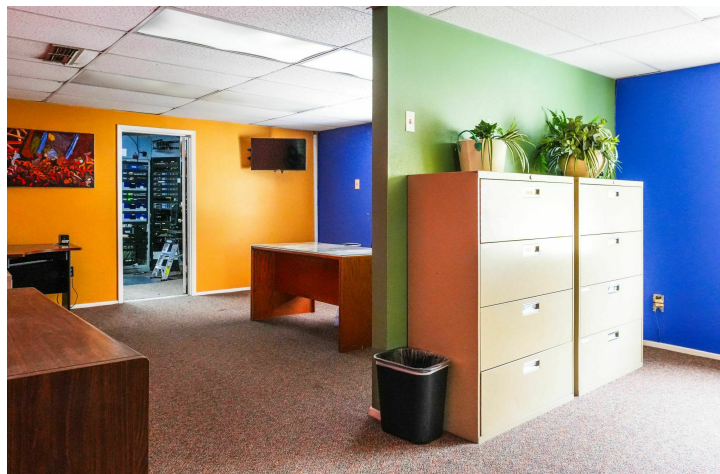
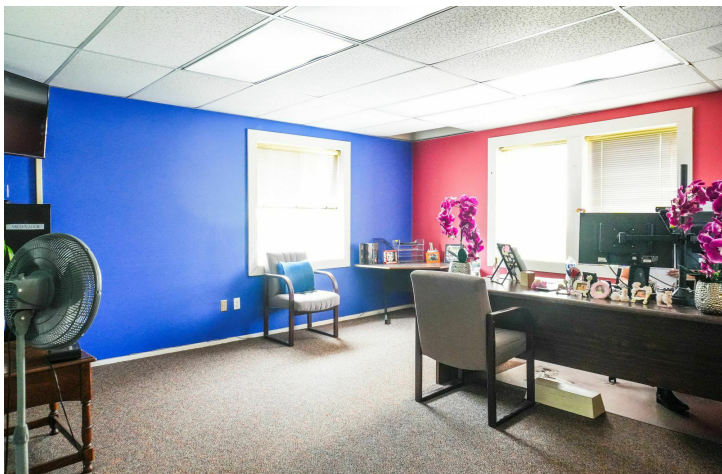


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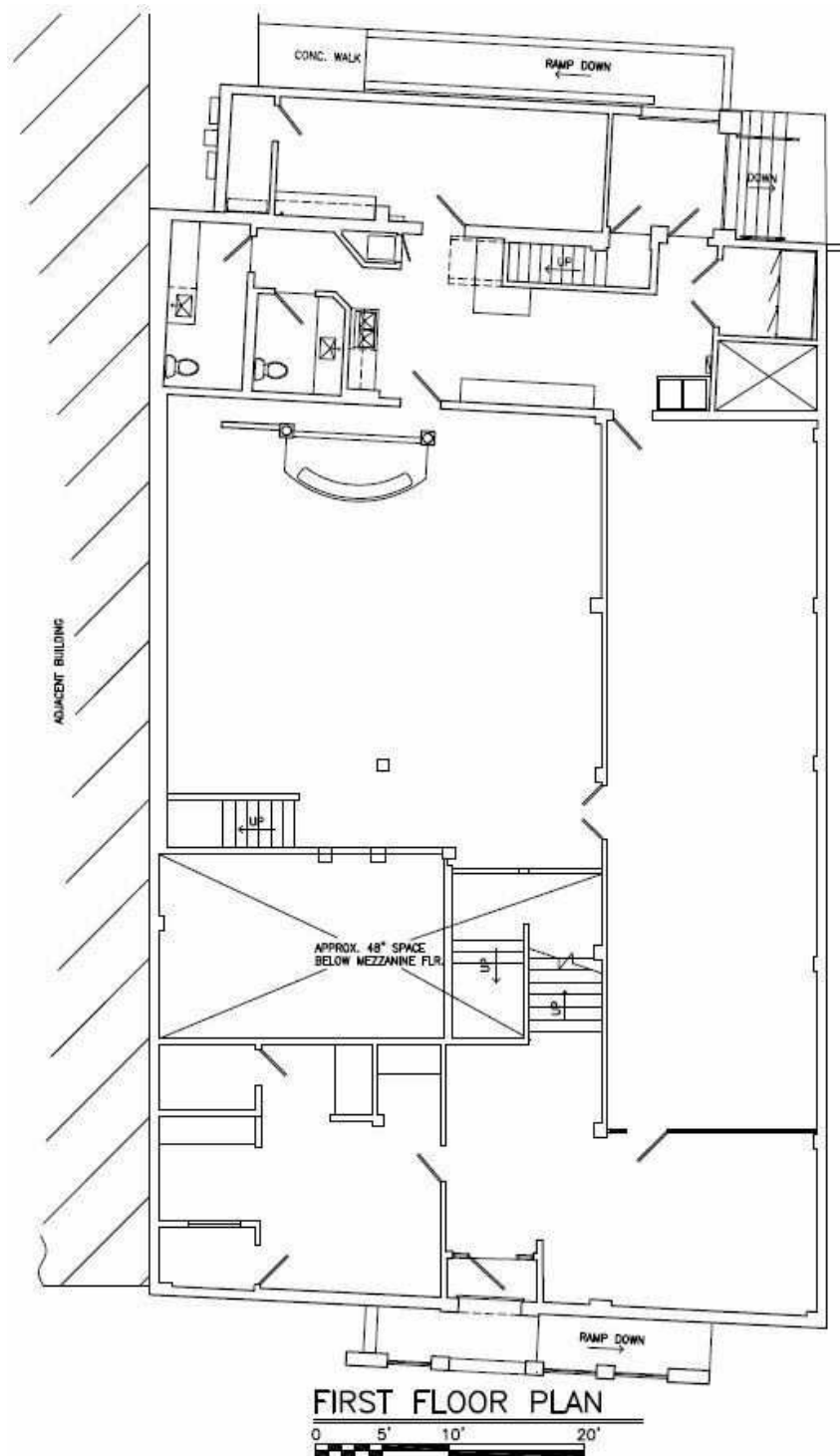
INTERIOR PHOTOS

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1ST FLOOR PLAN

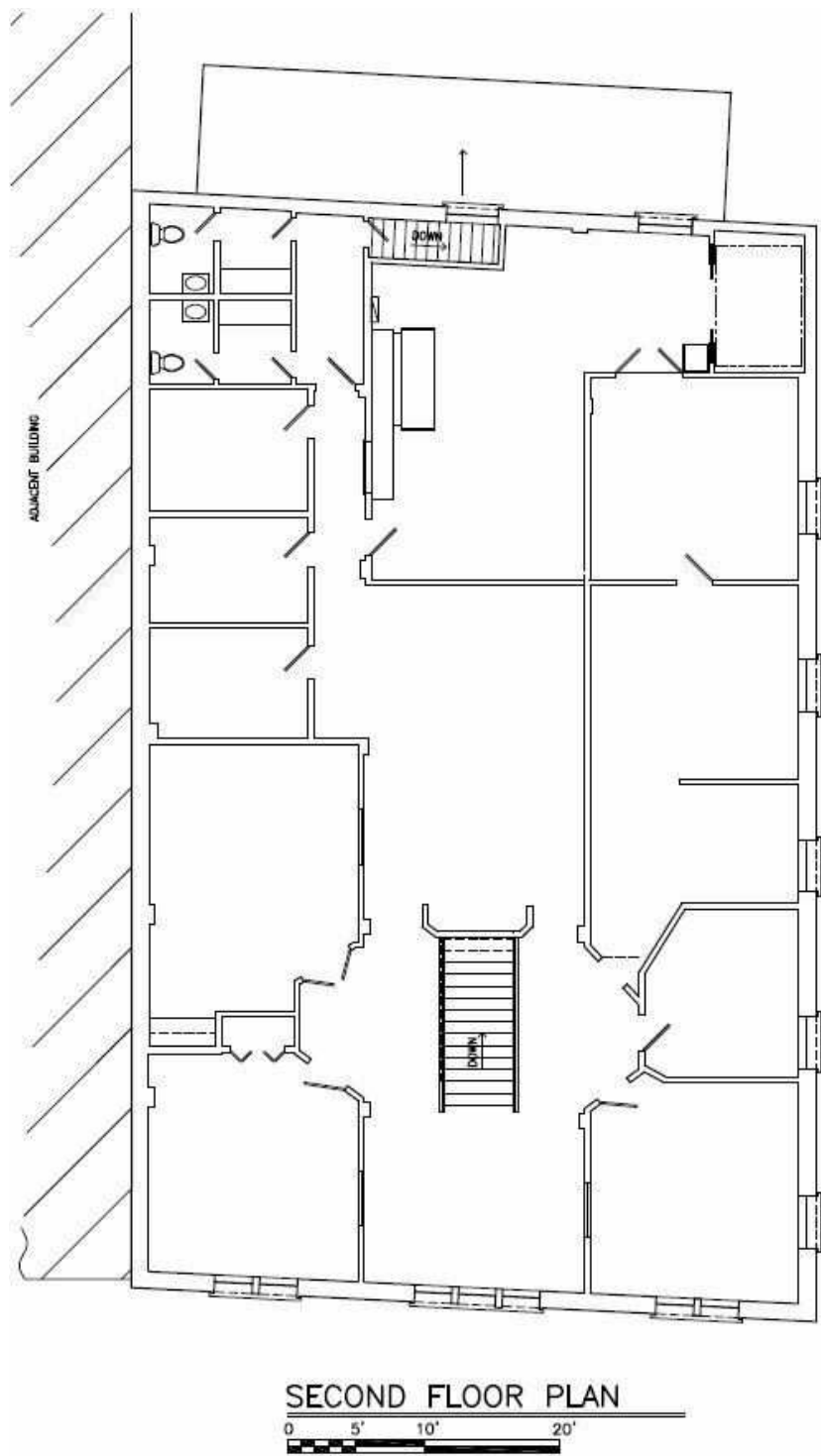


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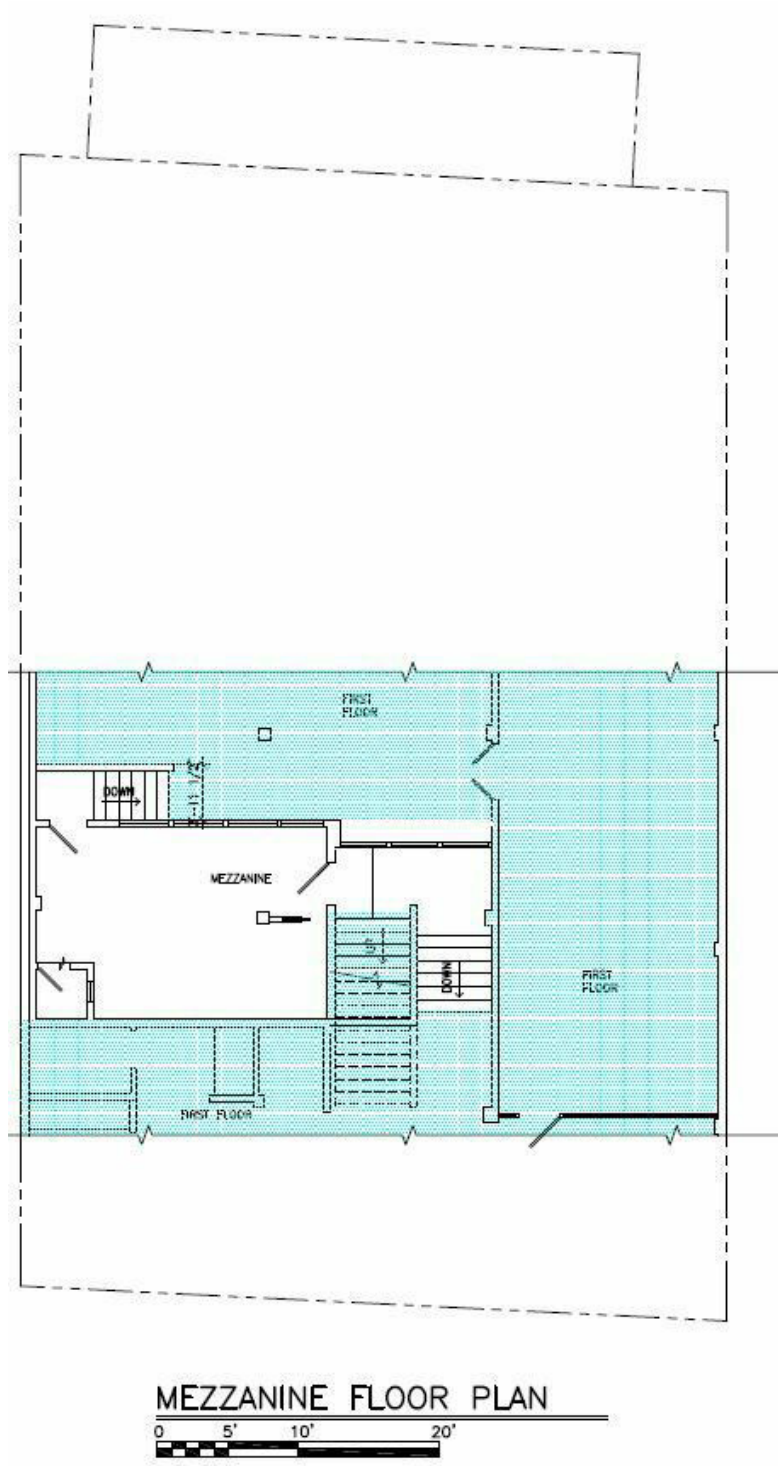
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2ND FLOOR PLAN



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MEZZANINE FLOOR PLAN



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PARKING LOT



There is a small parking lot at the rear of the property along Coopers Alley. Currently, the entity occupying this building leases additional parking space for employees from a neighboring business.



The broadcast satellite dishes pictured above are not in use and could be removed to expand on-site parking.

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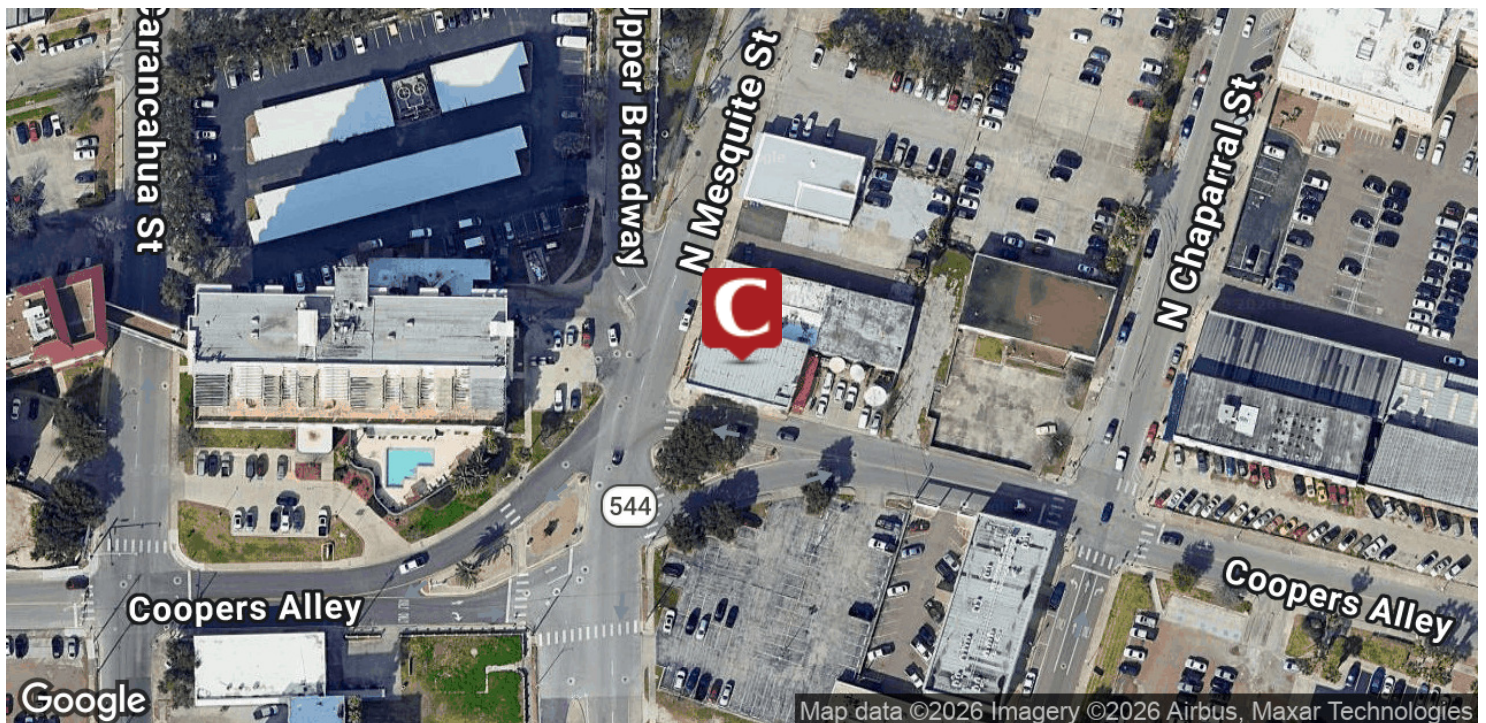
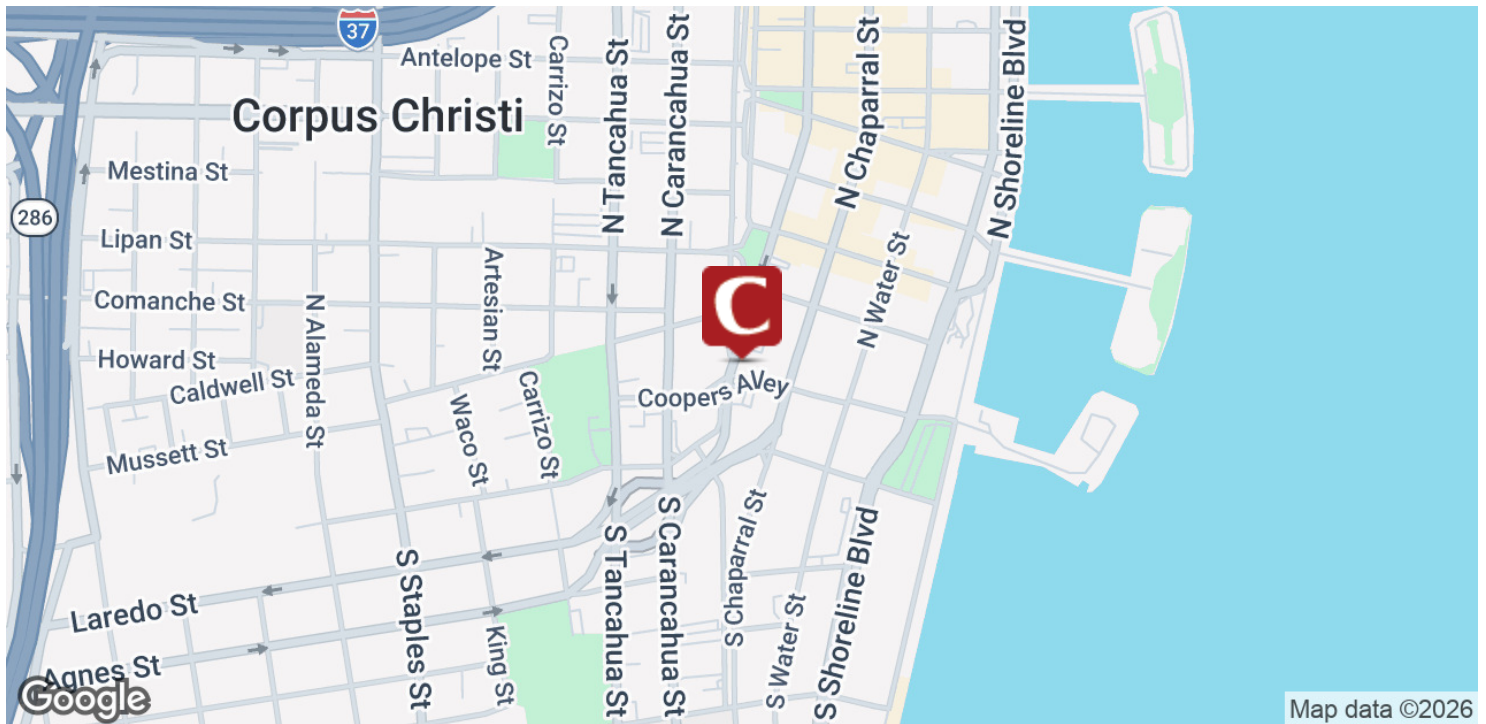
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An aerial photograph of downtown Corpus Christi, Texas, overlaid with numerous white callout boxes containing logos and names of local businesses, organizations, and landmarks. The map shows a grid of streets including Belden St, IH 37, N Water St, N Shoreline Blvd, Kinney St, S Watr St, Park Ave, Laredo St, Agnes St, King St, Coopers Alley, Carrizo St, Antelope St, Leopold St, Winneham St, Chipito St, Ramirez St, and Vaco St. Key locations labeled include: Old Concrete Street Amphitheater, Las Palmas Mexican Cafe, Giovanni's Pizzeria & Pasta, Bell'Aroma Café, Wells Fargo, Nueces County Courthouse, Brookdale Trinity Towers, EMS Central Fire Station, Al Kruse Tennis & Pickleball Center, The Beacon - Rooftop Event Space, House of Rock, Kspace Contemporary, The Cosmopolitan, Aka Downtown, Community Bank, Subway, Landry's Seafood House, Harrison's Landing, Bay Yacht Club, Joe's Crab Shack, Best Western, Corpus Christi Marina, Jane's L-Head Seafood House, Water's Edge Park, PAM Health Rehabilitation Hospital, Nueces Brewing and Barbecuing, Frost Bank, IBC, American Bank, ART CENTER corpus christi, LA PLAYA, Whataburger, and OMNI Hotel. The Republic of Texas Bar & Grill logo is also visible in the top right corner. Map data is attributed to ©2025 Airbus and Maxar Technologies.

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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.

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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

TAR 2501

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