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**(361) 992-4182**

## Industrial Park on 5 Acres



**McCord Business Center 5564-5566 Ayers Corpus Christi, TX 78415**

**For Sale**

**LEGAL DESCRIPTION:** Holly Industrial, N/2 of LOT 2 City of Corpus Christi, Nueces County

**SITE SIZE:** Total ± 218,400 SF site (NCAD) or 5.01 Acres. Near corner site with excess land

**IMPROVEMENTS:** Three structures totaling 43,841 SF. A fourth structure at the back of the property that needs demolition or extensive renovation. 5564 Ayers is a 4,800 SF concrete masonry unit (CMU) building currently leased. 5566 Ayers building #1 is 16,000 SF CMU structure with 23 separate rooms that are leased to tenants. 5566 Ayers #2 is a 21,600 SF of the same make and purpose with 29 rooms.

**SALE PRICE:** \$3,300,000

**Listing Broker:** Mark Pettigrove cell (361) 941-5269

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**SALE TERMS:** Cash, Conventional, Seller Financing negotiable

**ZONING:** "IL" (Light Industrial)

**UTILITIES:** Electric, gas, water and sewer on site

**TAXES:** 2025 AV \$1,010,813 Taxes 2025 ± \$21,981

**COMMENTS:** Great location in the safer, cleaner southside area of Corpus Christi that includes additional land. Location is in close proximity to HWY 286 and HWY 358, the main freeways of Corpus Christi, with quick access to the airport, port, petrochemical refineries, and harbor bridge.

North ½ of McBC, approximately 5+- Acres, (226'+- On Ayers St.)

**5564 Ayers St.** Concrete Block, Slab foundation,

Size: 120' X 40', 4,800 SF- plus

Restrooms and 'Walk-in' Vault protrudes out from this. Central A/C-Heat, new LED lighting, Restrooms. Leases with 120' X 58' 6960+- SF of fenced gated 'hard packed' adjoining land. All fronts on Ayers St. Occupied = **\$4,050 per Mo.**

**5566 Ayers St., Building #1,** Concrete Block filled w/concrete, Slab foundation, with cement filled pilasters every 20',

Size: 460' X 36' 16,500+- SF,

Units: 23 20' X 36' Rooms, w/2 Walk-in & 2 10'T X 9'W Drive-in doors, plywood 2X4 walls, 2 with private Restrooms & almost all have their own electy meters, 2 'shared' R.rooms.

Rate: Each 20'X36' room leases @ \$450. Mo. W/discount if they lease more than 1 room.

23 20x36 rooms @ \$450 = **\$10,350. per Mo.**

August 2022 update: rents raising to \$500/mo/unit = \$11,500

**5566 Ayers St., Building #2,** Concrete Block filled w/concrete, Slab foundation, with cement filled pilasters every 20'

Size: 600' X 36' 21,600+- SF,

Units: 29 20' X 36' Rooms, w/2 Walk-in & 2 Drive-in doors, plywood 2X4 partitions, few w/ priv. R.rooms & priv. electy meters, 4 'shared' R.rooms.

Rate: Each 20' X 36' room leases @ \$450. Mo. w/discount if they lease more than 1 room.

Office & Living Quarters in front of this building. 29 20X36 rooms @ \$450 = **\$13,450 per Mo.**

August 2022 update: rents raising to \$500/mo/unit = \$14,500

**5564 Ayers St., Building #3,** Wood frame, corrugated roof, 220' X 32' (11 20' X 32' Rms. \$300. ea) 1 w/R.R. **Needs to be torn down** & another building built on this slab.

Plus over +/- 1.6 acres of Vacant, Hard Packed, Land Ready to Build more Income Producing Buildings on.

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