FOR SALE

4242 BALDWIN BLVD

Corpus Christi, TX 78405

HUGHESMARINO

Property Information

Address:
4242 Baldwin Blvd
Corpus Christi, TX 78405

Available:
Immediate

Sale Type:
Investment/Owner-User

Building RBA:
106,081 SF

Land Area:
6.29 Acres

Zoning:
Light Industrial

Asking Price:
$4,250,000

Building Highlights

Building Type:
Industrial - Distribution & Manufacturing

Year Built:
1973

Power:
TBD

Clear Height:
25’

Loading:
Dock: 4
Grade: 19

Parking:
150 surface spaces, securely fenced parking and yard space

Additional Highlights

Unique opportunity for investor to multi-tenant and subdivide the building into three separate suites, as each building is separately metered.

Floor Plan

Demographics Overview

1 MILE RADIUS	5 MILE RADIUS
POPULATION 8,675	POPULATION 107,769
AVERAGE AGE 37.9	AVERAGE AGE 38.1
HOUSEHOLDS 2,969	HOUSEHOLDS 38,791
AVERAGE HOUSEHOLD INCOME $44,536	AVERAGE HOUSEHOLD INCOME $58,847

Demographics Summary

DEMOGRAPHIC SUMMARY REPORT - HORTON AUTOMATICS 4242 Baldwin Blvd						
Radius	1 Mile Radius Totals		3 Mile Radius Totals		5 Mile Radius Totals	
Population						
2029 Projection	8,573		61,645		106,902	
2024 Estimate	8,675		61,914		107,769	
2020 Census	9,154		62,942		111,611	
Growth 2024-2029	-1.18%		-0.43%		-0.80%	
Growth 2020-2024	-5.23%		-1.63%		-3.44%	
2024 Population by Hispanic Origin	7,982		51,354		86,953	
2024 Population	8,675		61,914		107,769	
White	2,285	26.34%	19,046	30.76%	35,109	32.58%
Black	267	3.08%	3,599	5.81%	5,223	4.85%
Am. Indian & Alaskan	35	0.40%	362	0.58%	610	0.57%
Asian	8	0.09%	263	0.42%	745	0.69%
Hawaiian & Pacific Island	14	0.16%	59	0.10%	87	0.08%
Other	6,066	69.93%	38,586	62.32%	65,995	61.24%
U.S. Armed Forces	0		19		73	
Households						
2029 Projection	2,931		21,954		38,493	
2024 Estimate	2,969		22,038		38,791	
2020 Census	3,153		22,344		40,089	
Growth 2024-2029	-1.28%		-0.38%		-0.77%	
Growth 2020-2024	-5.84%		-1.37%		-3.24%	
Owner Occupied	1,829	61.60%	10,926	49.58%	21,453	55.30%
Renter Occupied	1,140	38.40%	11,112	50.42%	17,338	44.70%
2024 Households by HH Income	2,969		22,040		38,791	
Income: <$25,000	836	28.16%	7,965	36.14%	11,449	29.51%
Income: $25,000-$50,000	1,339	45.10%	6,822	30.95%	11,157	28.76%
Income: $50,000-$75,000	439	14.79%	2,841	12.89%	6,189	15.95%
Income: $75,000-$100,000	195	6.57%	2,105	9.55%	4,396	11.33%
Income: $100,000-$125,000	72	2.43%	779	3.53%	2,010	5.18%
Income: $125,000-$150,000	58	1.95%	571	2.59%	1,465	3.78%
Income: $150,000-$200,000	0	0.00%	485	2.20%	1,041	2.68%
Income: $200,000+	30	1.01%	472	2.14%	1,084	2.79%
2024 Avg Household Income	$44,536		$50,732		$58,847	
2024 Med Household Income	$36,452		$34,720		$42,246	

Source: 2025 CoStar Group

SHIPPING

Horton

1
2
Horton

4242 BALDWIN BLVD

CORPUS CHRISTI, TX 78405

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