

±5.01 Acres — Self-Storage Development Site

Old Brownsville Road (FM 665) · Corpus Christi, Texas 78417 · Zoned CG-2 General Commercial

5.01

ACRES · CG-2

~400

HOMESTEAD LOTS

250

SEASCAPE RENTAL
SITES

~650

NEARBY HOUSEHOLDS

OPPORTUNITY OVERVIEW

This ±5.01-acre commercial tract fronts Old Brownsville Road (FM 665), recently rezoned to CG-2 General Commercial (Zoning Case ZN9336, effective September 14, 2026), and was originally part of the Homestead manufactured home community site — placing it directly at the doorstep of one of the fastest-growing housing corridors on Corpus Christi's west side. The site is well suited for self-storage development, anchored by an established and growing residential base immediately surrounding the property.

BUILT-IN DEMAND BASE

Homestead

Manufactured home ownership community · approximately 400 home-and-land lots · located off SH-358 & Old Brownsville Rd., directly connected to the subject site.

Seascape

Manufactured home rental community · 250 home sites · land-lease community built 1987 · located at 6301 Old Brownsville Rd., directly across the street.

- Combined nearby household base of up to 650 rooftops within a short drive of the site
- Manufactured home communities consistently drive strong self-storage demand: limited on-site storage, seasonal & recreational equipment, and household transition activity (move-in/out, downsizing, RV & boat storage)
- Frontage and access along Old Brownsville Rd. (FM 665), near the Saratoga Blvd. corridor
- West Corpus Christi growth corridor with continued residential and commercial development nearby

SITE HIGHLIGHTS

- ±5.01 acres, zoned CG-2 General Commercial
- Frontage/access along Old Brownsville Road (FM 665)
- Adjacent to Homestead (~400 lots) and across from Seascape (250 rental sites)
- Combined nearby household base of up to 650 potential self-storage customers

Information contained herein has been obtained from sources deemed reliable and is subject to errors, omissions, prior sale, or withdrawal without notice. Buyer to independently verify acreage, zoning, permitted use, and all other information prior to closing.

American Realty Services Inc.

2815 Valley View Lane, Ste. 214 · Farmers Branch, TX 75234
Broker Lic. #530683-BB
214-563-0026 · americanrealtyservice@gmail.com