

# FOR SALE

5968 STATE HWY 44 AT HEINSOHN RD,  
CORPUS CHRISTI, TX 78406



Gene Guernsey

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Sale Price:

\$250,000



The information provided is from sources deemed reliable but not guaranteed. All information should be verified prior to purchase or lease.

**FOR SALE**

**5968 SH-44**

**PROPERTY SUMMARY**



**Sales Price**

**\$250,000**

<b>Lot Size:</b>	1.00 Acres
<b>Lot Size SF:</b>	43,680
<b>Price / Acre:</b>	\$250,000.00
<b>Price / Lot SF:</b>	\$5.72
<b>Zoning</b>	IL

**PROPERTY DESCRIPTION**

1-acre commercial lot located at the intersection of the State Highway 44 access road and Heinsohn Rd. Excellent visibility and easy access to Hwy 44 and Hwy 358, with a nearby expressway underpass providing quick east/west connectivity. Property is situated near the airport and railroad, making it ideal for light industrial use. High-traffic area with strong development potential.

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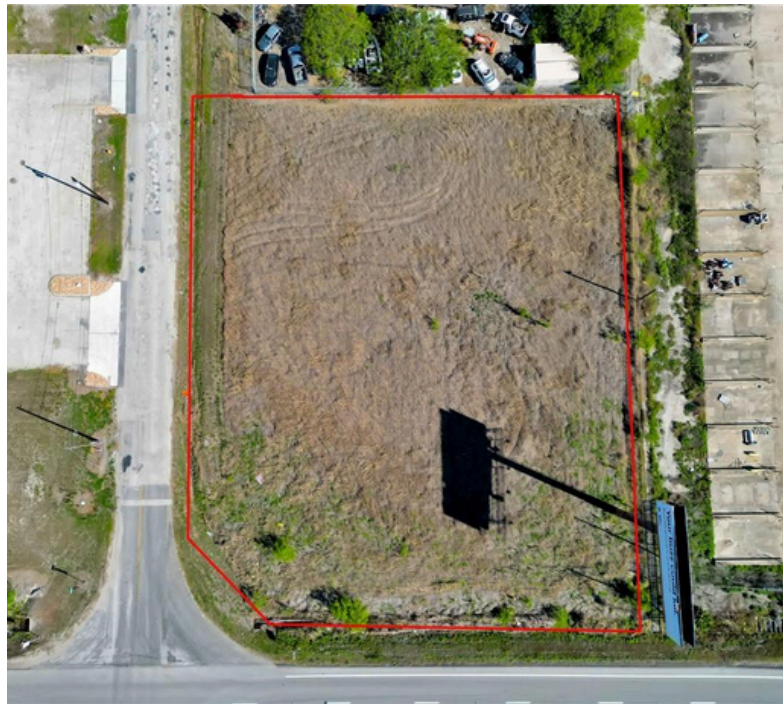


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**1 ACRE CORNER LOT**



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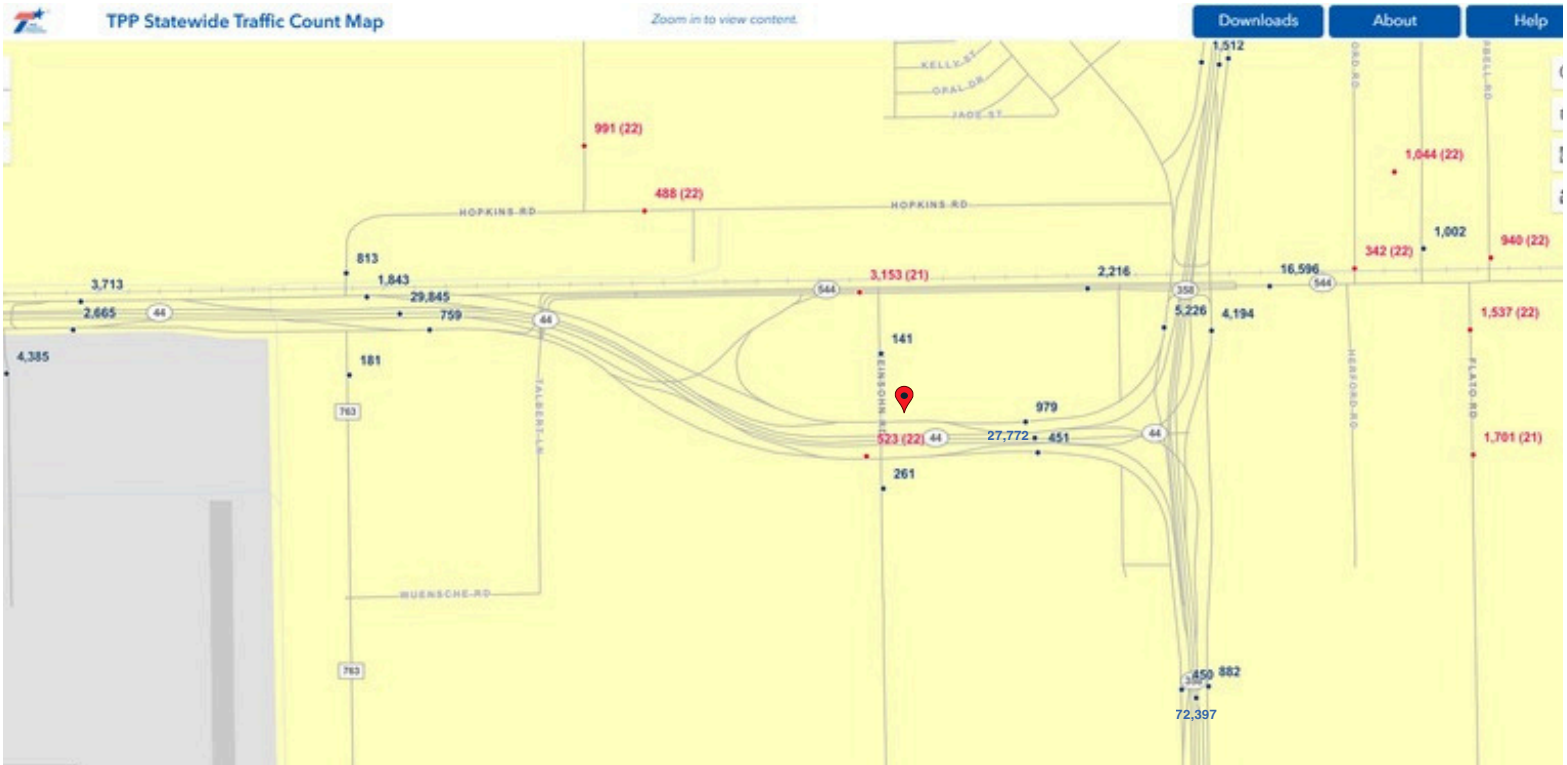


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FOR SALE

5968 SH-44

# TRAFFIC COUNT



FOR SALE

5968 SH-44

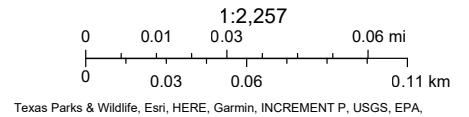
UTILITY MAP

Corpus Christi Map View



3/20/2026, 10:31:02 AM

- Residential Water Lines
- Residential Gas Lines
- Wastewater Mains
- NonImpact Fee Roadways
- City Limits
- Parcels



ArcGIS Web AppBuilder  
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Corpus Christi | Downloaded from the Railroad Commission in 2023 | Shelly Daly, Rudy Landa, Public Works |

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