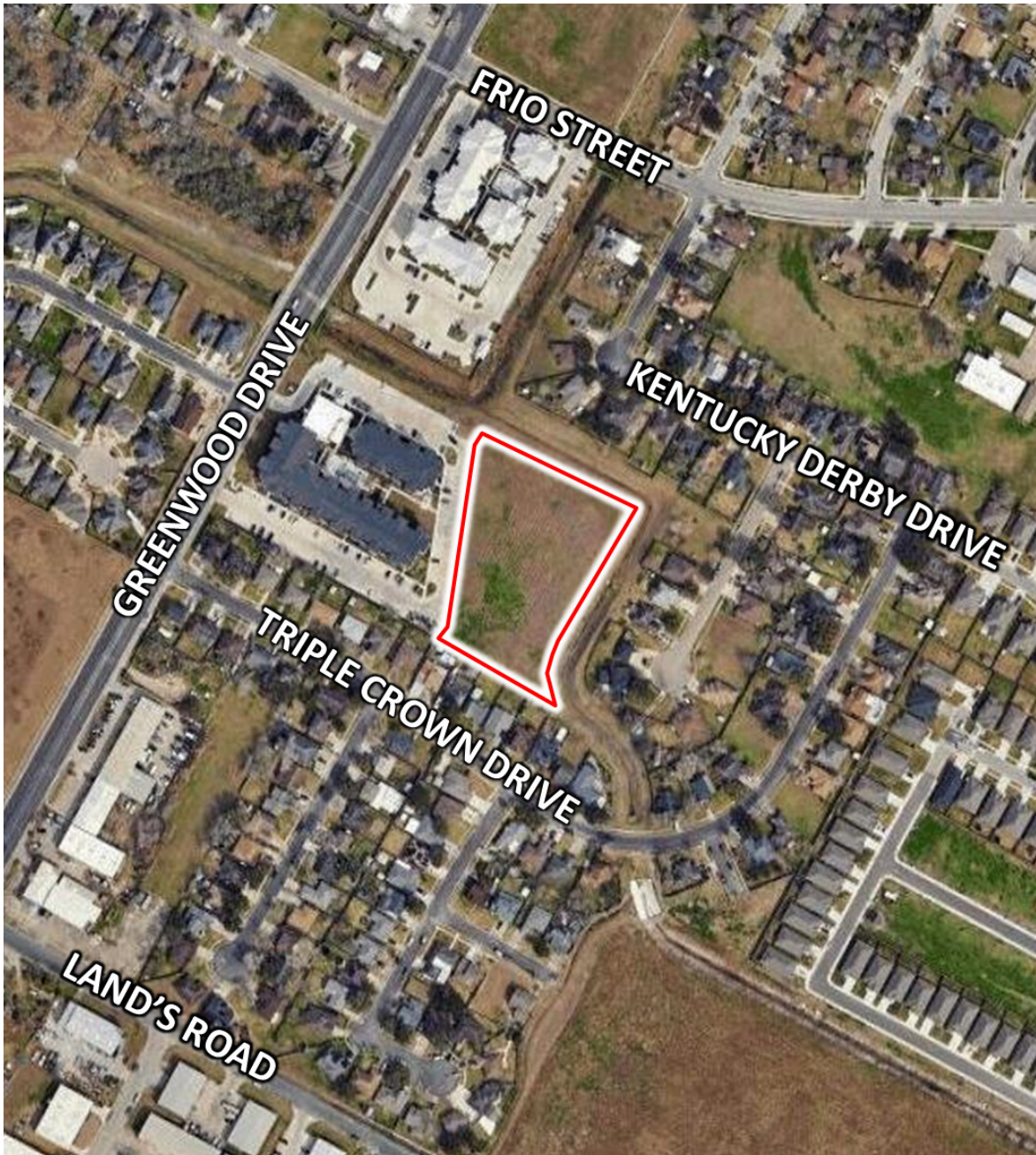


**6130 GREENWOOD DR
CORPUS CHRISTI, TX 78417**

**PRIME INFILL OPPORTUNITY WITH QUICK
ACCESS TO SPID & CROSSTOWN - CORPUS
CHRISTI'S KEY TRAFFIC CORRIDORS**

SALE PRICE:

\$440,000



DAVID HEITZMAN

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dheitzman@craveyrealestate.com

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.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$440,000
Property Type:	Vacant Land
Lot Size:	2.14 Acres
Zoning:	RM-1
Market:	Corpus Christi
Submarket:	South Side

PROPERTY OVERVIEW

6130 Greenwood presents a unique opportunity to acquire 2.14 acres of vacant land in the heart of Corpus Christi's South Side. Zoned RM-1, this infill site is ideally suited for multifamily development and is surrounded by established residential neighborhoods. Located just minutes from the major intersection of South Padre Island Drive and the Crosstown Expressway, the property offers convenient access to all parts of the city while maintaining a quiet, community-focused setting.

The land sits directly behind the Avanti at Greenwood apartment community, offering potential for a shared access arrangement or future connectivity. This proximity may also position the site as a natural expansion opportunity for neighboring multifamily operators. With strong demand for housing in the area and the continued growth of Corpus Christi's South Side, this property represents an excellent opportunity for developers seeking a strategically located site with long-term upside.

PROPERTY HIGHLIGHTS

- Zoned RM-1 for Multifamily Residential Use
- Minutes from SPID & Crosstown Expressway
- Ideal Site for Townhomes or Apartment Expansion
- Quiet, Residential Setting with Urban Connectivity
- Strong Area Demand for Workforce & Market-Rate Housing
- Surrounded by Established Neighborhoods

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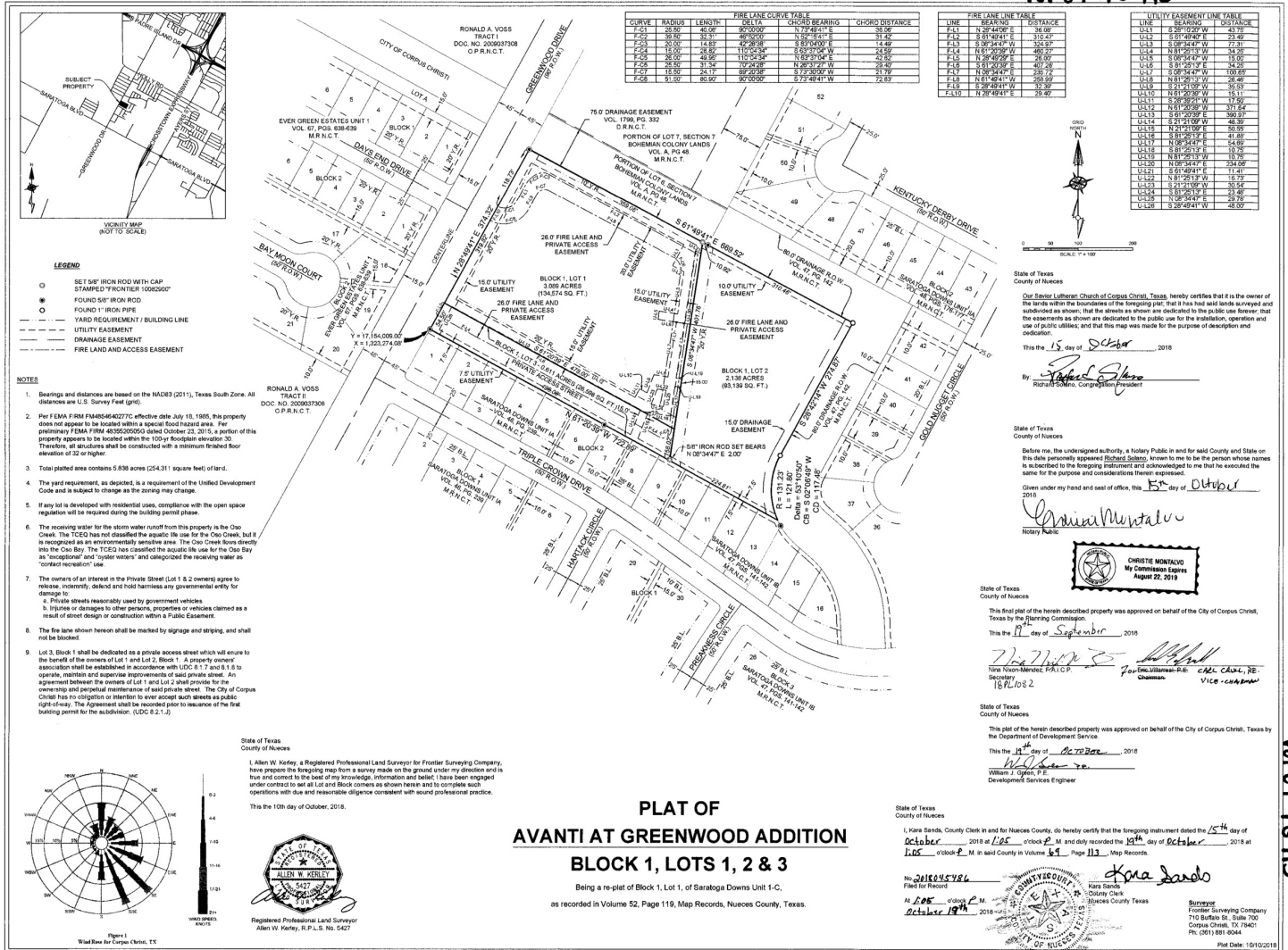
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PLAT



Call David at 361.541.4417 or email dheitzman@craveyrealestate.com to request PDF copy of plat (pictured above) or survey.

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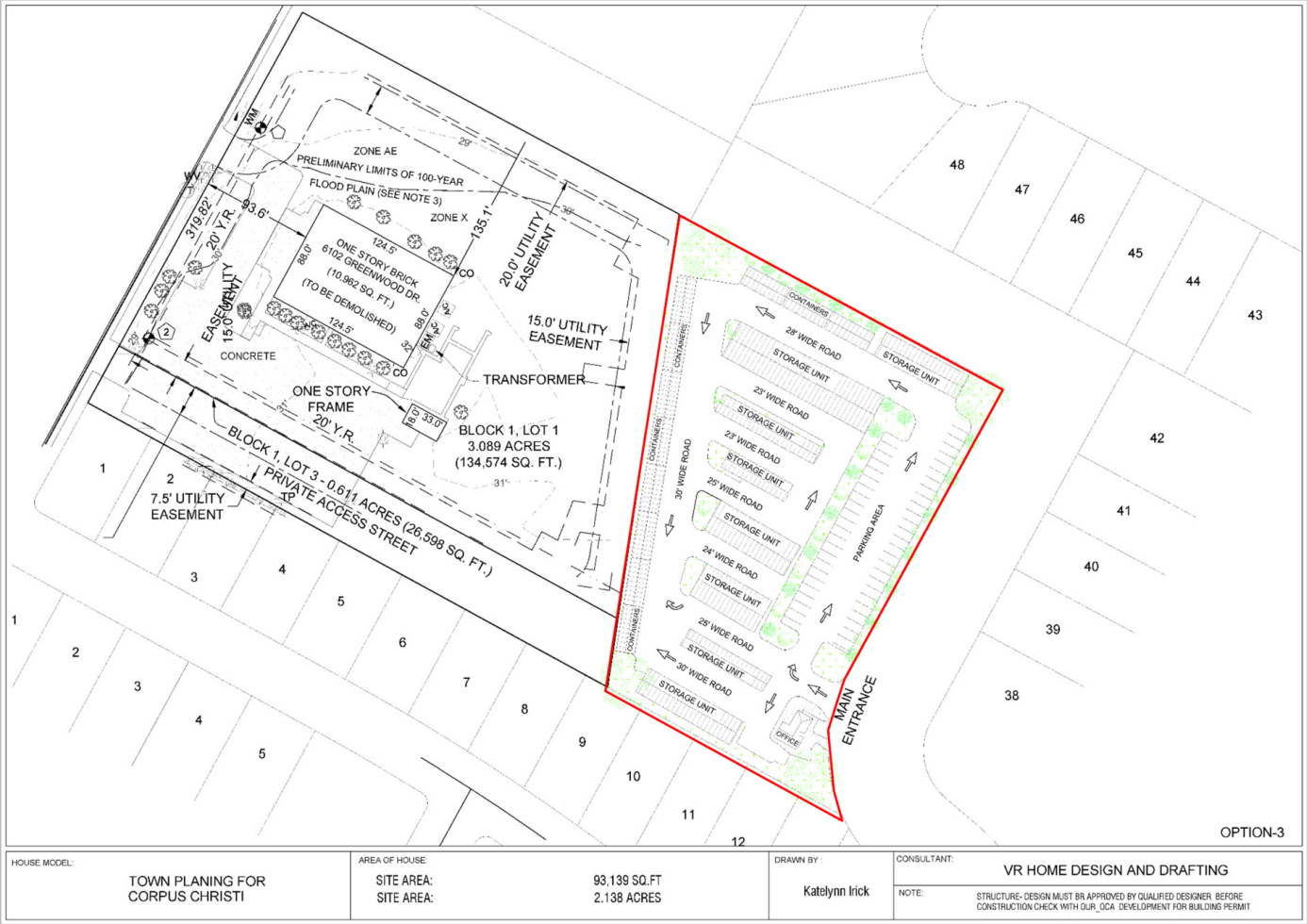
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CONCEPTUAL RENDERINGS: STORAGE DEVELOPMENT



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FOR SALE

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CONCEPTUAL RENDERINGS: STORAGE DEVELOPMENT



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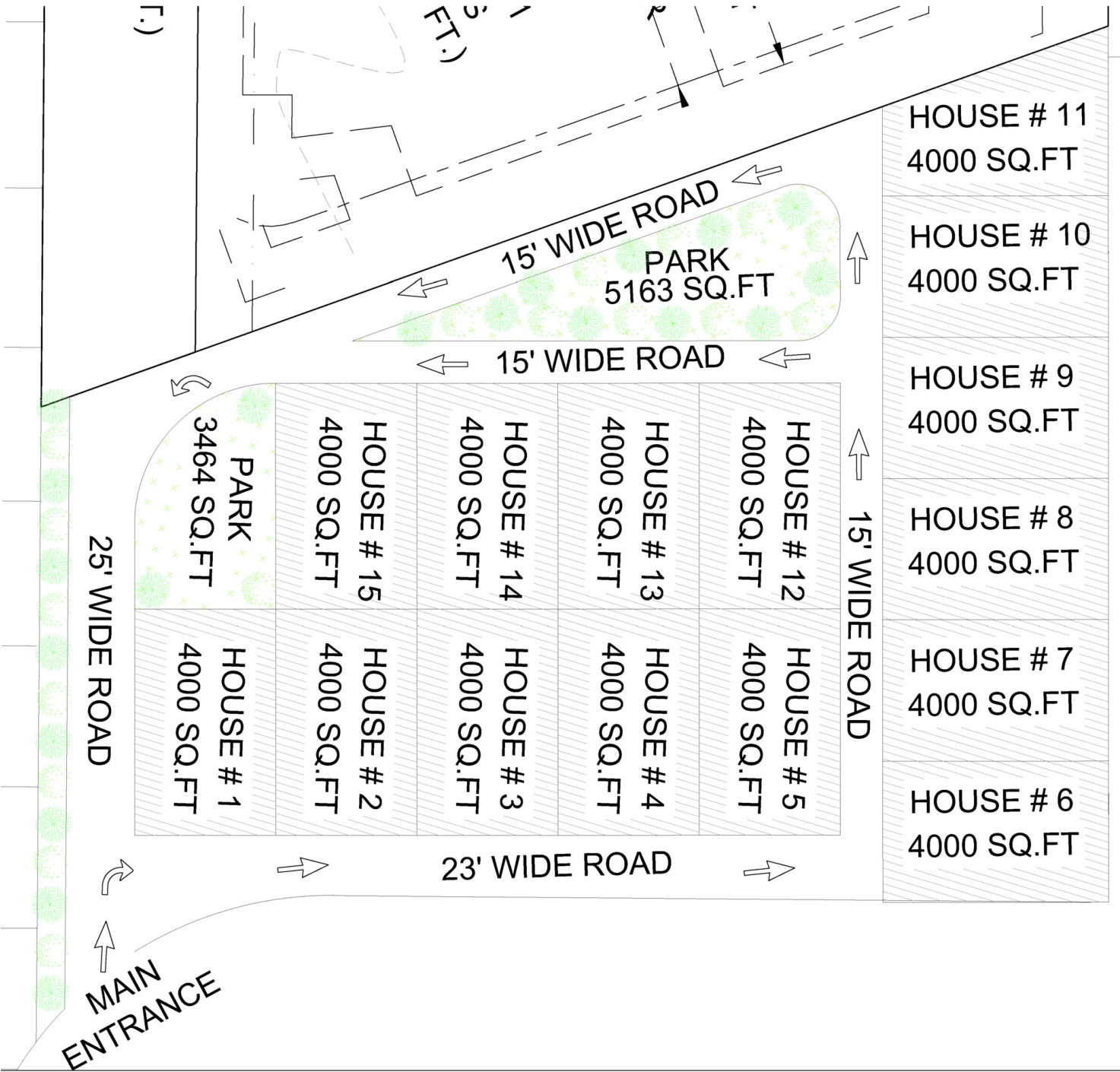
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CONCEPTUAL RENDERINGS: HOUSING DEVELOPMENT



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AERIAL IMAGE



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RETAILER MAP



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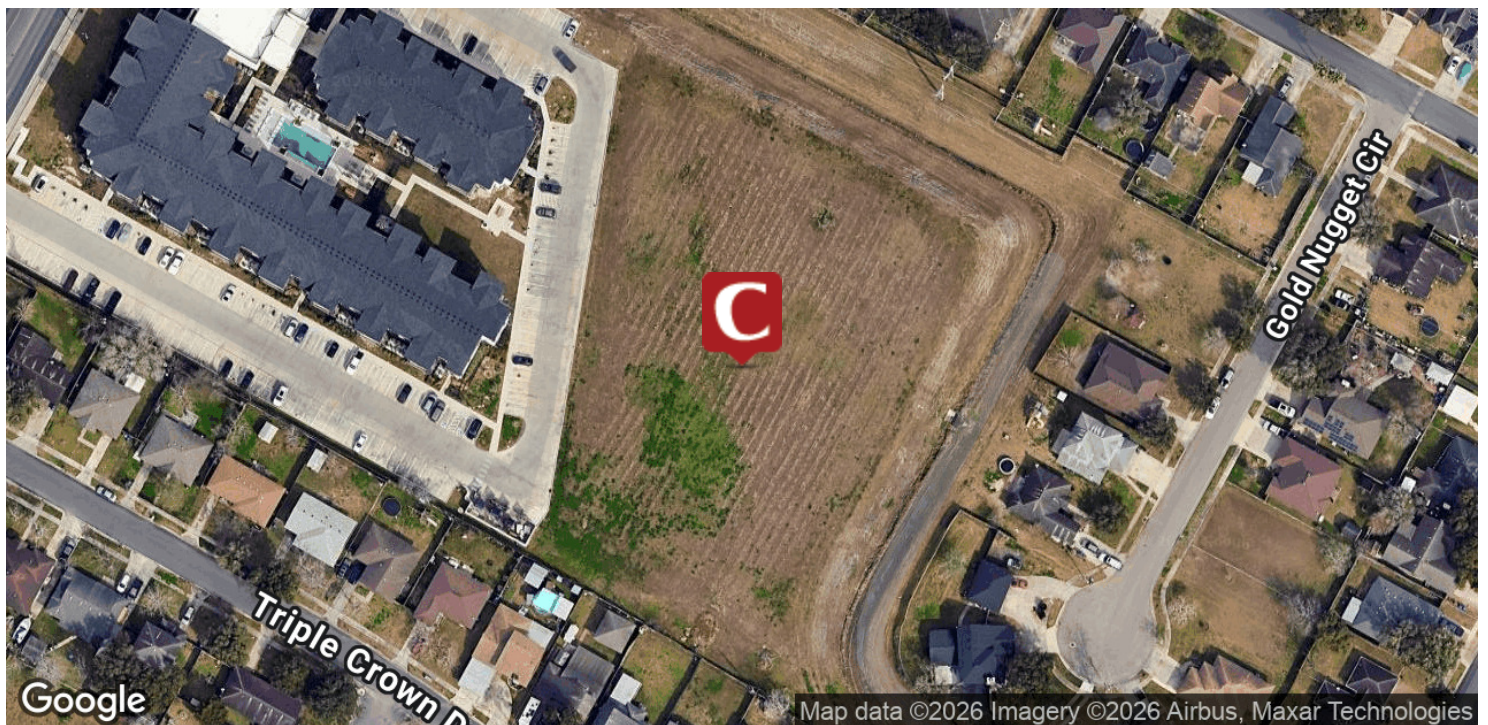
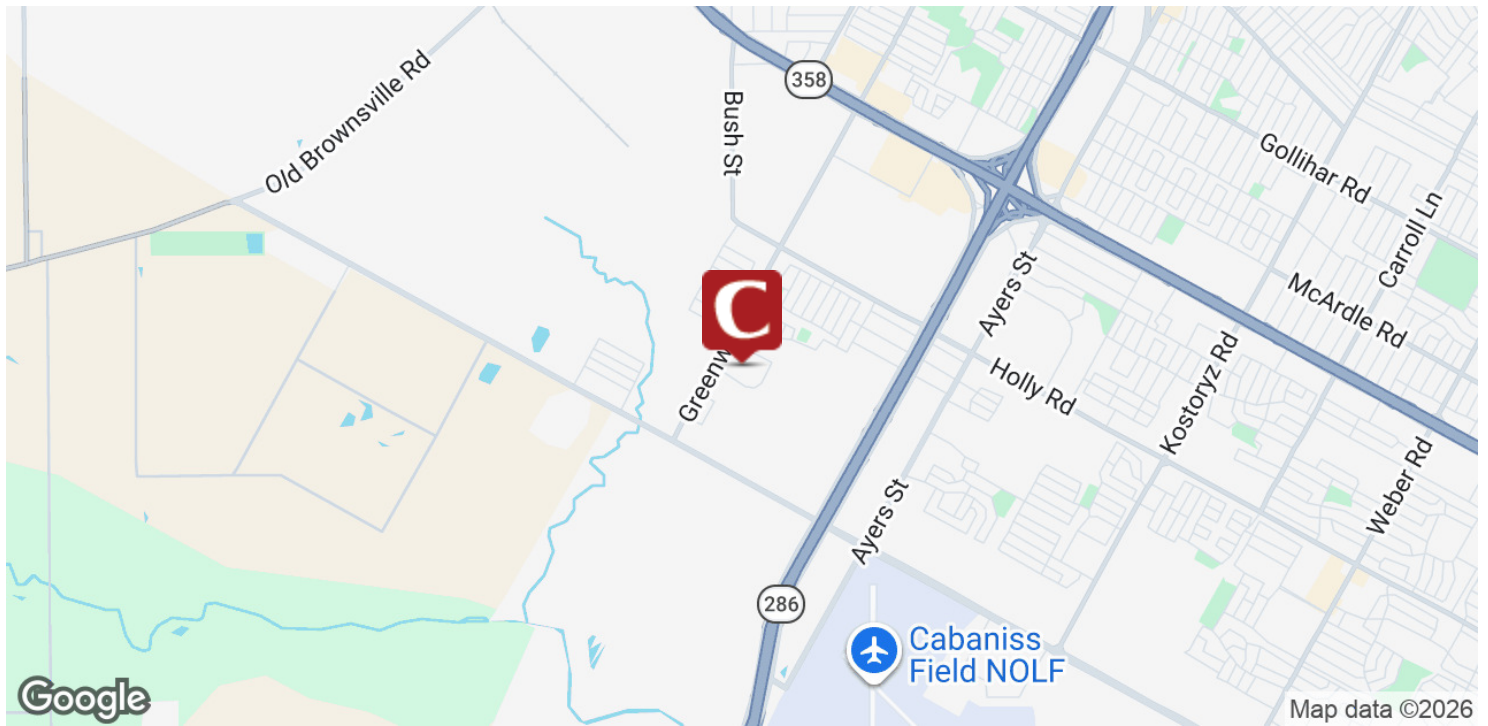
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LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Cravey Real Estate Services, Inc.	TX #0409080	matt@craveyrealestate.com	361.289.5168
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Heitzman	TX #806588	dheitzman@craveyrealestate.com	361.541.4417
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date