

#1 Most Visited Among 8 Closest H-E-B Locations

Leopard St 17,003 VPD

Violet Rd 16,895 VPD

[▶ Watch Video](#)

Former KFC Irreplaceable Signalized Hard Corner Adjacent to Top H-E-B - For Lease

11153 LEOPARD ST, CORPUS CHRISTI, TX 78410

Marcus & Millichap
PAINE RESTAURANT GROUP

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AUSTIN, TEXAS 78711-2188
(512) 936-3000

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Activity ID #ZAH0060230

Marcus & Millichap
PAINE RESTAURANT GROUP

Estimated Annual Sales of \$5.3 Million

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Leopard St 17

Violet Rd 16,8

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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PAINE RESTAURANT GROUP

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Estimated Annual Sales of \$5.3 Million

Leopard St 17,

Violet Rd 16,8

**FORMER KFC
IRREPLACEABLE
SIGNALIZED HARD
CORNER ADJACENT TO
TOP H-E-B**

Marcus & Millichap

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**FORMER KFC
IRREPLACEABLE
SIGNALIZED HARD
CORNER ADJACENT TO
TOP H-E-B**

Marcus & Millichap

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Marcus & Millichap
PAINE RESTAURANT GROUP

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PAINE RESTAURANT GROUP

Nationwide Restaurant Property Advisors

Specialized expertise in facilitating the buying and selling of single-tenant restaurant properties nationwide. By concentrating our efforts on restaurant real estate, we offer in-depth knowledge and insights that are crucial for navigating the dynamics and complexities of restaurants to identify risks or maximize property value.

Advisory Services

- Property Valuation & Sales
- Visits Report & Foot Traffic Rankings
- Local & Chain Rent Comps
- Tenant Sales Performance Evaluation

Team Website

<https://painerestaurantgroup.com>



LinkedIn

<https://linkedin.com/company/painerestaurantgroup>



Instagram

<https://instagram.com/painerestaurantgroup>



BRANDS WE WORK WITH

MCDONALD'S

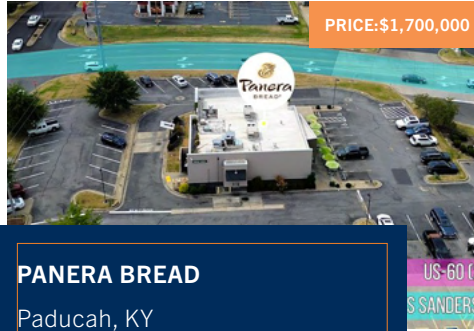
BURGER KING

DAIRY QUEEN



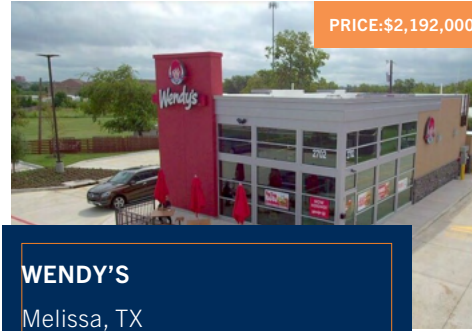
RECENT ACTIVITY LISTED

11153 Leopard St, Corpus Christi, TX 78410



PANERA BREAD

Paducah, KY



WENDY'S

Melissa, TX



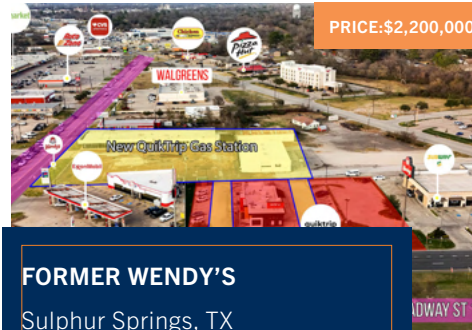
FUEGO TORTILLA

Baton Rouge, LA



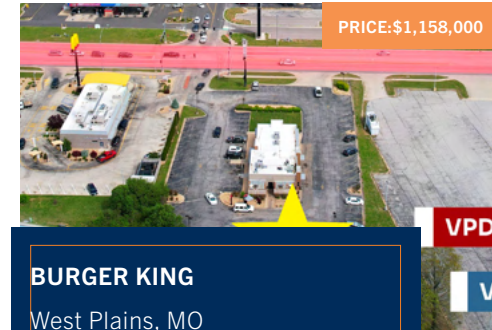
**DENNY'S
TRIPLE NET DFW MSA**

Mesquite, TX



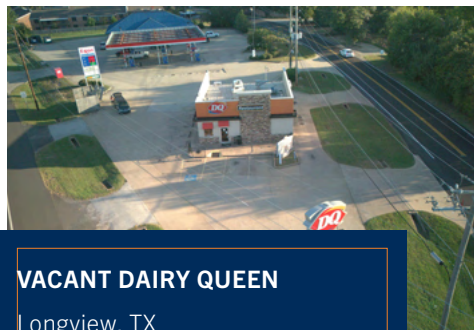
FORMER WENDY'S

Sulphur Springs, TX



BURGER KING

West Plains, MO



VACANT DAIRY QUEEN

Longview, TX

RECENT ACTIVITY JUST CLOSED

11153 Leopard St, Corpus Christi, TX 78410



TWIN PEAKS

Inquire for Cap Rate
Irving, TX



MCDONALD'S MSA

Inquire for Cap Rate
Austin, TX



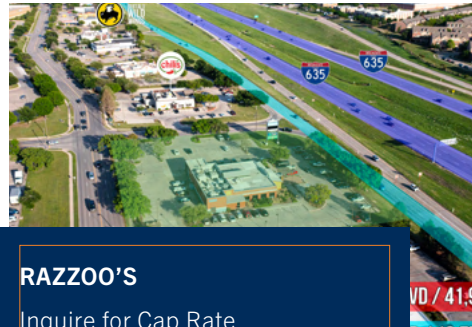
CHILI'S

Inquire for Cap Rate
Pearland, TX



MCDONALD'S MSA

Inquire for Cap Rate
Coconut Creek, FL



RAZZOO'S

Inquire for Cap Rate
Irving, TX



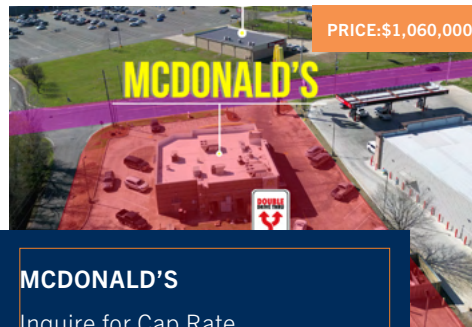
MCDONALD'S

Inquire for Cap Rate
Morrison, IL



VACANT DRIVE THRU RESTAURANT

Inquire for Cap Rate



MCDONALD'S

Inquire for Cap Rate
Oak Grove, LA



POPEYES

Inquire for Cap Rate
Fort Worth, TX

RECENT ACTIVITY JUST CLOSED

11153 Leopard St, Corpus Christi, TX 78410



BURGER KING CORPORATE

Inquire for Cap Rate
Stow, OH



VACANT IHOP DALLAS MSA

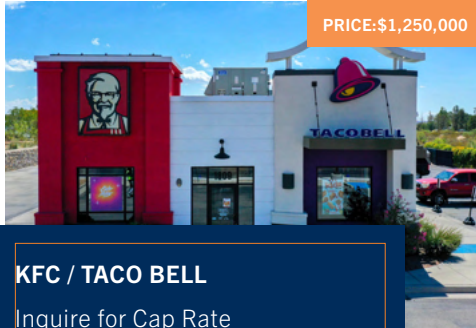
Inquire for Cap Rate
Ennis, TX



PRICE: \$1,040,000

MCDONALD'S

Inquire for Cap Rate
Rockport, TX



PRICE: \$1,250,000

KFC / TACO BELL

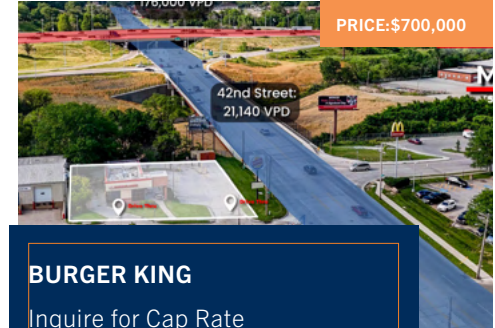
Inquire for Cap Rate
Anthony, TX



PRICE: \$1,740,000

7 BREW COFFEE

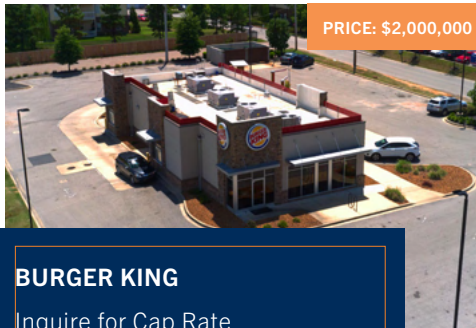
Inquire for Cap Rate
Little Rock, AR



PRICE: \$700,000

BURGER KING

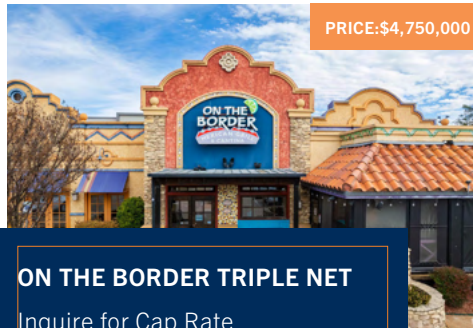
Inquire for Cap Rate
Omaha, NE



PRICE: \$2,000,000

BURGER KING

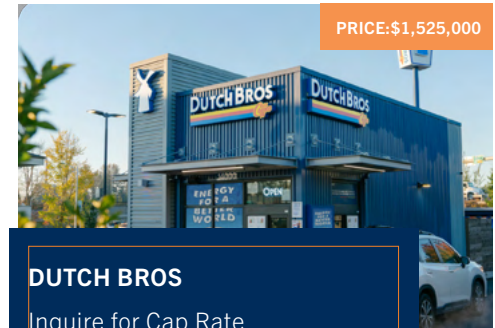
Inquire for Cap Rate
Memphis, TN



PRICE: \$4,750,000

ON THE BORDER TRIPLE NET

Inquire for Cap Rate
Fort Worth, TX



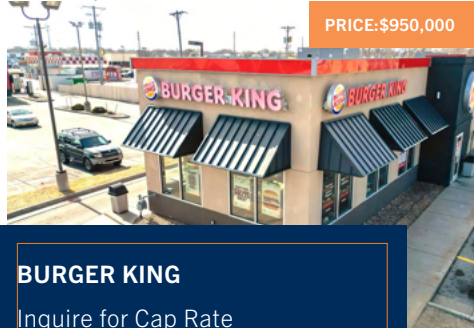
PRICE: \$1,525,000

DUTCH BROS

Inquire for Cap Rate
Waxahachie, TX

RECENT ACTIVITY JUST CLOSED

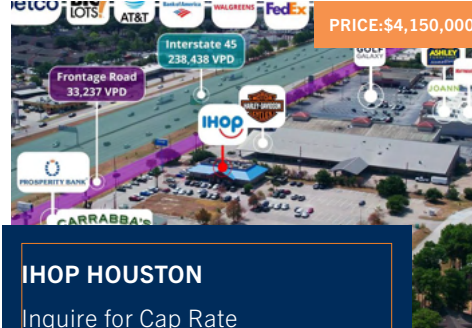
11153 Leopard St, Corpus Christi, TX 78410



PRICE:\$950,000

BURGER KING

Inquire for Cap Rate
Wichita, KS



PRICE:\$4,150,000

IHOP HOUSTON

Inquire for Cap Rate
Spring, TX



PRICE:\$1,260,000

BURGER KING

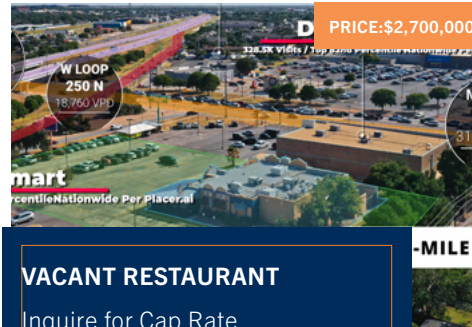
Inquire for Cap Rate
Ottawa, KS



PRICE:\$900,000

DENNY'S TRIPLE NET

Inquire for Cap Rate
Evansville, IN



PRICE:\$2,700,000

VACANT RESTAURANT

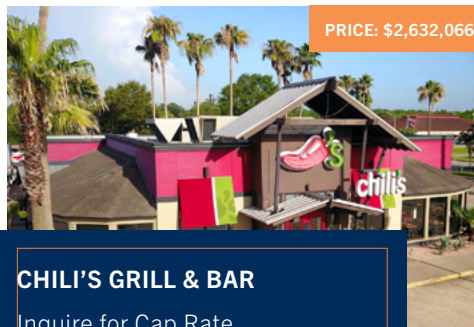
Inquire for Cap Rate
Midland, TX



PRICE:\$3,000,000

APPLEBEE'S

Inquire for Cap Rate
Austin, TX



PRICE: \$2,632,066

CHILI'S GRILL & BAR

Inquire for Cap Rate
Beaumont, TX

SEC. 1 FORMER KFC IRREPLACEABLE SIGNALIZED HARD CORNER ADJACENT TO TOP H-E-B

Executive Summary

- Property Highlights/Summary
- Traffic Count

PROPERTY HIGHLIGHTS/SUMMARY

11153 Leopard St, Corpus Christi, TX 78410

Building Size: 3,004 SF

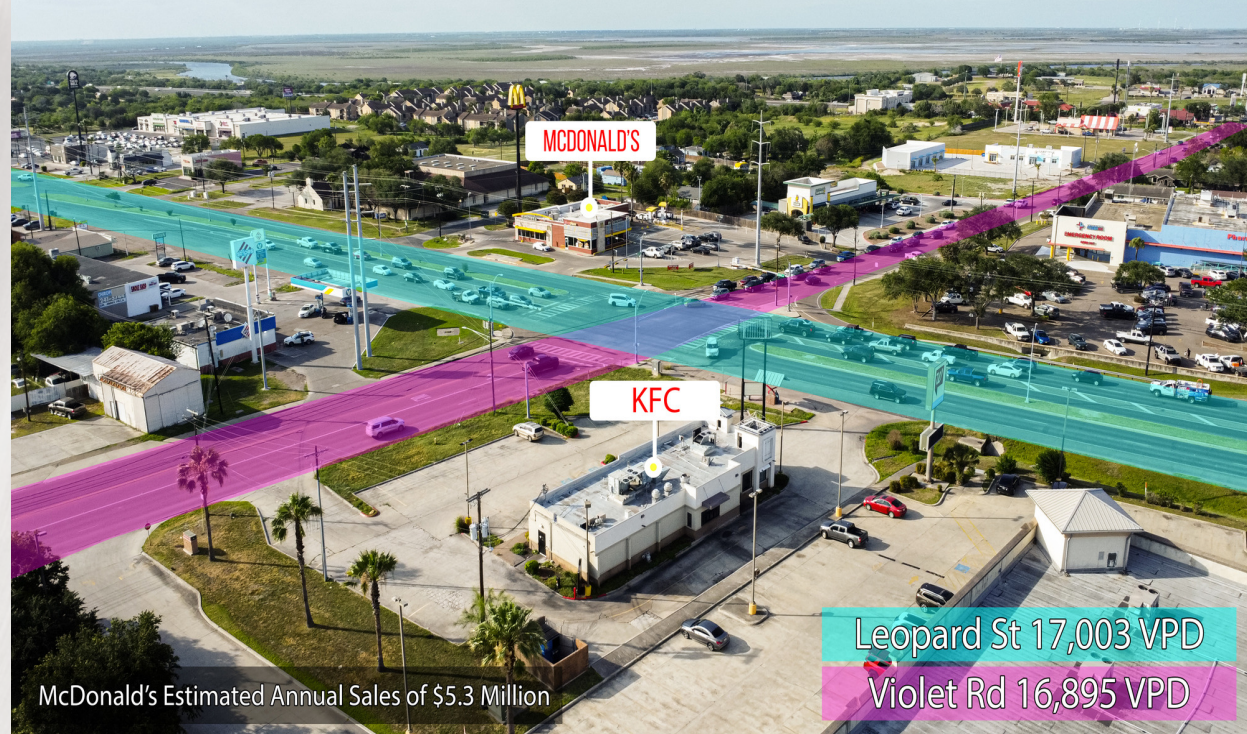
Lot Size: 0.91 AC

Year Built: 2003

Renovated: 2020

Marcus & Millichap is pleased to present the for-lease turnkey restaurant opportunity located at 11153 Leopard Street in Corpus Christi, Texas. Positioned along the highly trafficked hard corner of Leopard Street and Violet Road, the property was formerly occupied by a KFC/Long John Silver's location that vacated within the last four months. As a result, the property offers immediate potential for an owner-user, redevelopment, or repositioning opportunity in one of the area's strongest retail corridors. Benefiting from exceptional visibility and frontage, the site is exposed to over 33,000 vehicles per day, providing outstanding brand exposure and convenient customer access. Strategically located within a dominant HEB-anchored retail corridor, the property is surrounded by a dense concentration of national and regional retailers that drive consistent consumer traffic throughout the trade area. The nearby HEB has been ranked as the most visited HEB among eight locations within a 15-mile radius and performs within the top 25 percent of all HEB stores in Texas, reinforcing the corridor's strong retail fundamentals and consumer demand. Additional surrounding retailers include Walgreens, Sonic, Prosperity Bank, Whataburger, Valero, Domino's, Dairy Queen, Little Caesars, and numerous others. The area also features a high-performing fast-food corridor, with nearby McDonald's and Whataburger locations ranking among the top 10 percent of projected sales volumes in their respective systems, further highlighting the strength of the location and long-term investment appeal.

Marcus & Millichap
PAINE RESTAURANT GROUP



Highlights

- Turnkey For Lease Restaurant Opportunity in 3,004 SF Building on 0.91 Acre Lot with Drive-Thru | Tenant Vacated in Last 4 Months
- Multiple Access Points to both Leopard St (17,000 VPD) and Violet Rd (16,985 VPD). Close to Interstate 37 with over 70,263 VPD
- Anchored by #1 Most Visited H-E-B Among 8 Closest Locations with 2.6 Million Visits Annually
- Shares Hard Corner with McDonald's with over 663K Visits Per Year and Estimated Annual Sales of \$5.3 Million
- Strong Performing Fast-Food Corridor with both McDonald's and Whataburger (\$5.5 Million) Ranking in Top 10 Percent of Highest Projected Sales Locations per Placer.ai
- Corpus Christi is the Eighth Most Populous City in Texas
- Surrounded by 15+ National Retailers Including Walgreens, Sonic, Prosperity Bank, Whataburger, Valero, Domino's, Dairy Queen, Little Caesars and more

TRAFFIC COUNT

11153 Leopard St, Corpus Christi, TX 78410



Traffic Count: 11153 Leopard Street (Corpus Christi, TX)

The property is close to the intersection of Leopard Street and Violet Road. The traffic count along Leopard Street measures 17,000 vehicles per day. The daily traffic count along Violet Road measures 16,985 vehicles per day. Additionally, the property is close to Interstate 37, a major travel route with an average traffic count of 70,263 vehicles. Nearby points of interest, including Corpus Christi International Airport and the Selena Museum, help to consistently fuel foot traffic and consumer activity near the property.

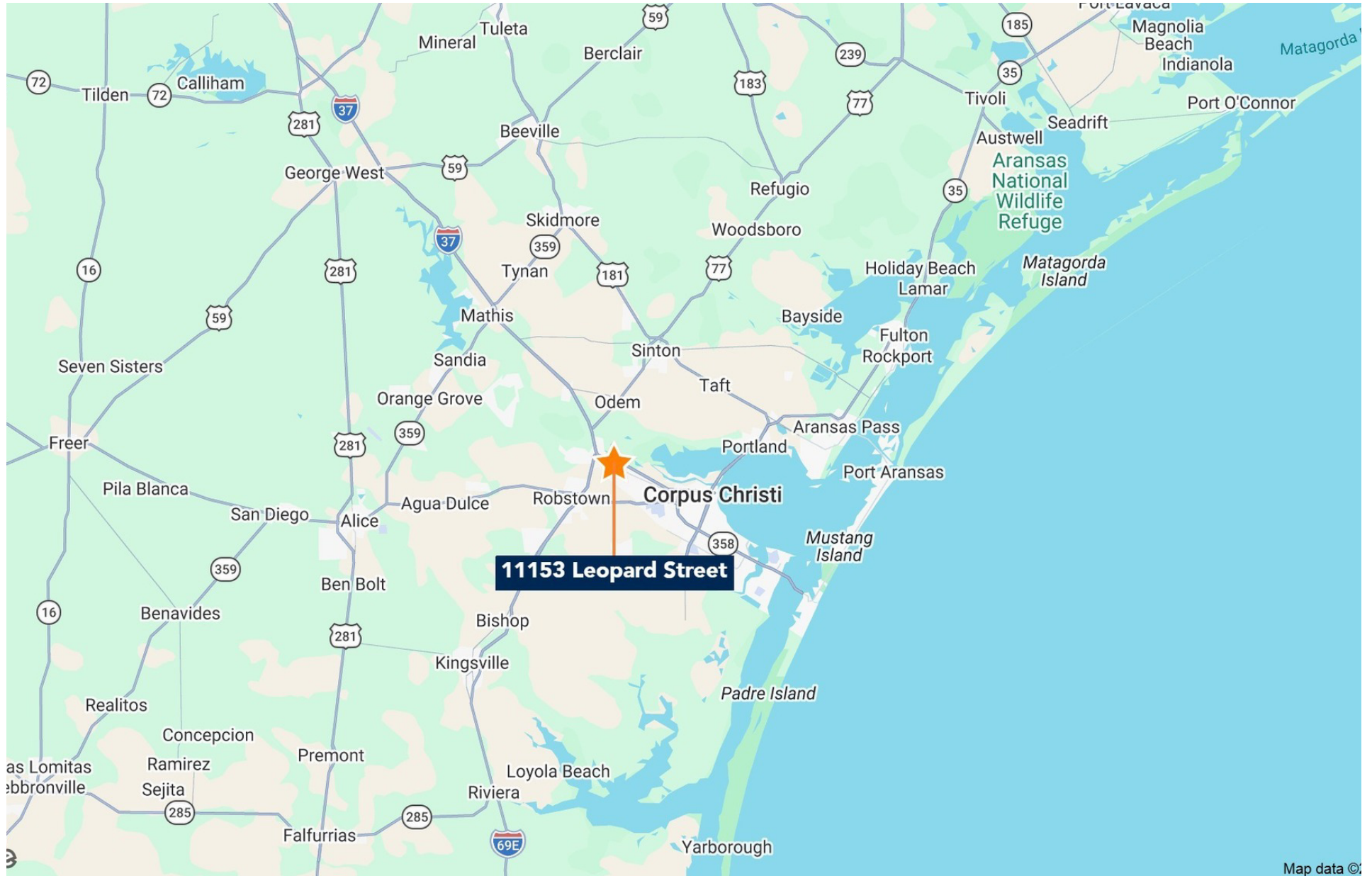
SEC. 2 FORMER KFC IRREPLACEABLE SIGNALIZED HARD CORNER ADJACENT TO TOP H-E-B

Property Information

- Regional Map
- Retailer Map
- Property Photos

REGIONAL MAP

11153 Leopard St, Corpus Christi, TX 78410



RETAILER MAP

11153 Leopard St, Corpus Christi, TX 78410



Map data ©20

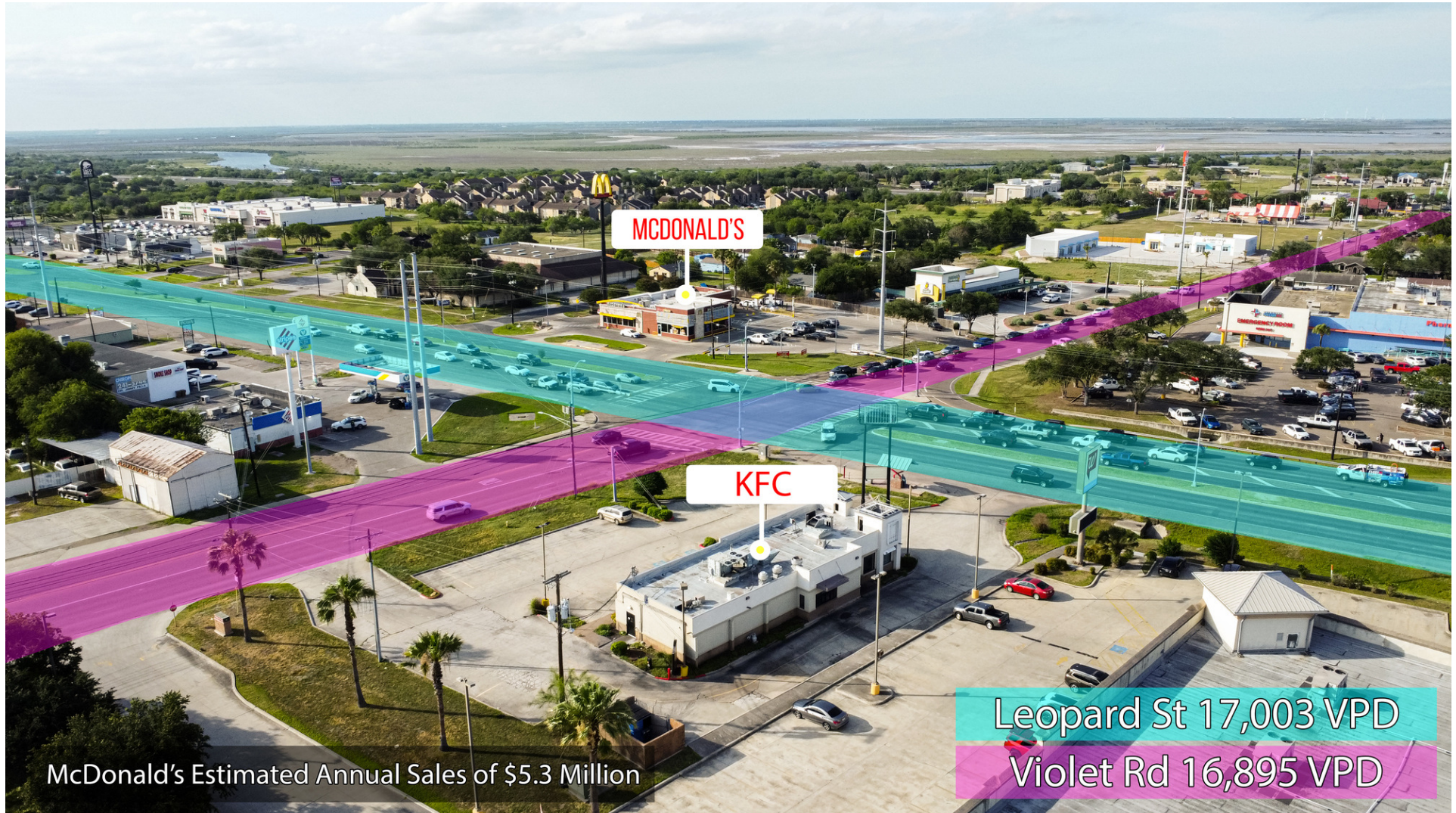
PROPERTY PHOTOS

11153 Leopard St, Corpus Christi, TX 78410



PROPERTY PHOTOS

11153 Leopard St, Corpus Christi, TX 78410



McDonald's Estimated Annual Sales of \$5.3 Million

Leopard St 17,003 VPD

Violet Rd 16,895 VPD

SEC. 3 FORMER KFC IRREPLACEABLE SIGNALIZED HARD CORNER ADJACENT TO TOP H-E-B

Market Overview

- Market Overview
- Demographics

MARKET OVERVIEW

11153 Leopard St, Corpus Christi, TX 78410

CORPUS CHRISTI

Situated along the Gulf of America in Southeast Texas, the Corpus Christi metro encompasses three counties: Nueces, Aransas and San Patricio. Nueces is the most populous county and contains the city of Corpus Christi, which has close to 320,000 residents. Offshore, Padre and Mustang Islands shelter area bays, providing beautiful beaches and a large tourism industry. Additionally, the economy is supported by the Eagle Ford Shale Play, which is west of the metro, and trade with Mexico.

ECONOMY

- Corpus Christi’s position on the Gulf of America, providing access to the Mexican market, and its growing population contribute to a dynamic economy.
- Thousands of jobs are affiliated with the Eagle Ford Shale Play at companies like Halliburton, C&J Energy Services and Baker Hughes. Local refinery operators include Flint Hills and Valero.
- The area is home to Naval Air Station Corpus Christi, which has an arrangement to house the Corpus Christi Army Depot. Education and health care is another large employment sector. Firms in this segment include Christus Health, Del Mar College, Corpus Christi Medical Center and Driscoll Children’s Hospital.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau

QUICK FACTS



POPULATION
452K
Growth 2024-2029*
2.4%



HOUSEHOLDS
173K
Growth 2024-2029*
2.9%

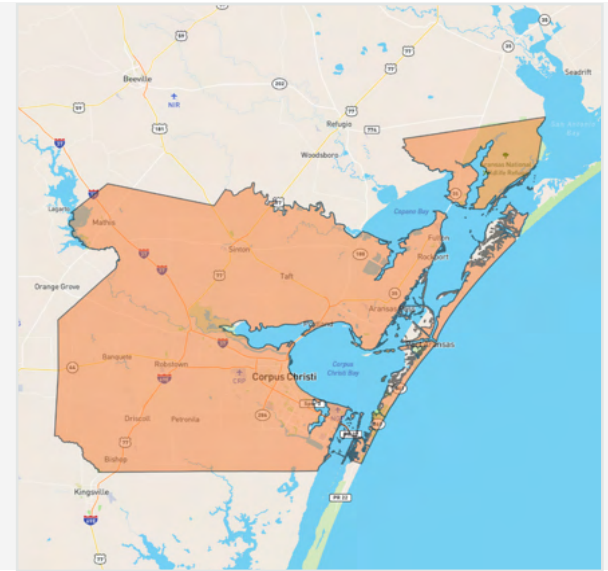


MEDIAN AGE
37.0
U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME
\$66,800
U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



ENERGY AND PETROCHEMICAL SECTOR

The Eagle Ford Shale Play and other gas and oil deposits attract major energy and petrochemical companies to the area, connected by the EPIC pipeline and facilities at the Marine Terminal.



MAJOR TOURISM DESTINATION

Beaches along the Gulf of America, warm winter weather and wildlife draw visitors to the area and provide jobs in the leisure and hospitality segment.

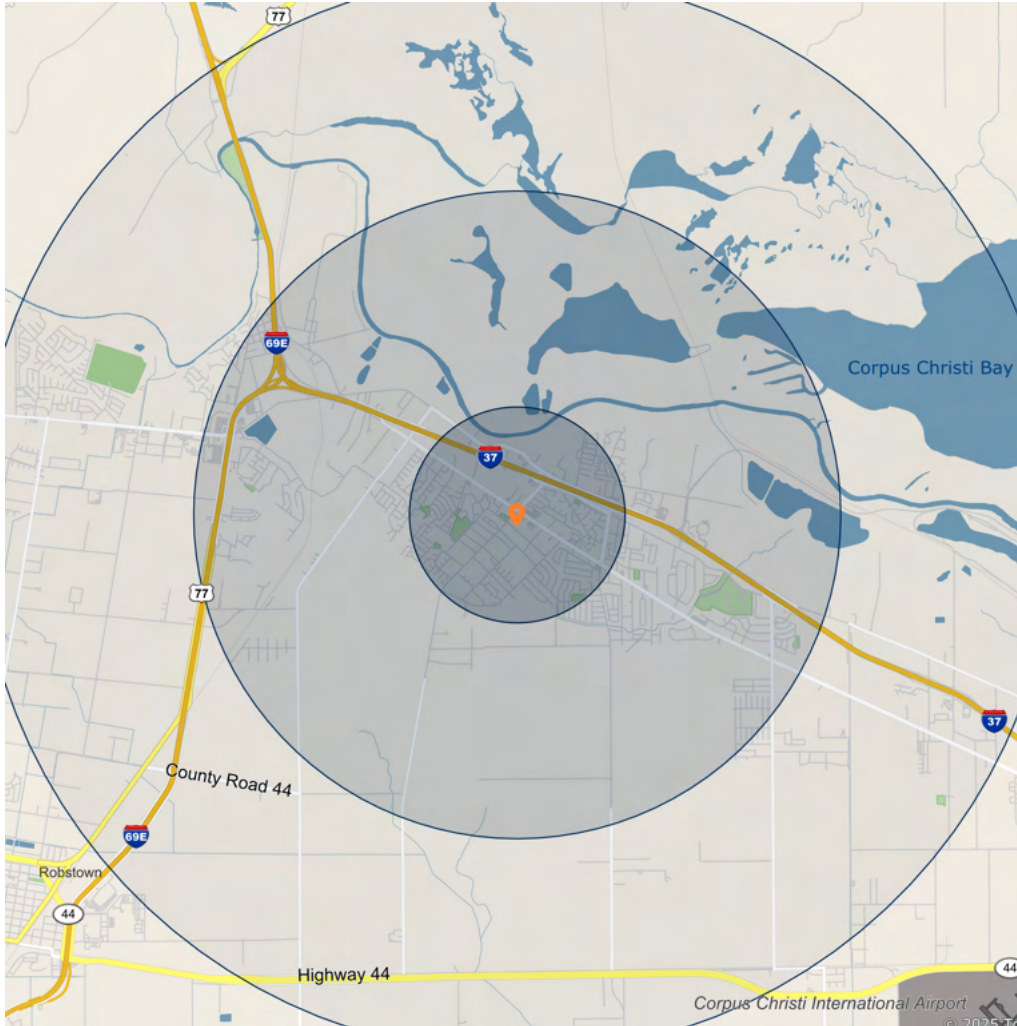


ACCESS TO WORLD MARKETS

Corpus Christi International Airport and the Port of Corpus Christi connect the metro to markets around the globe. The latter port is considered one of the largest in the United States by total tonnage.

DEMOGRAPHICS

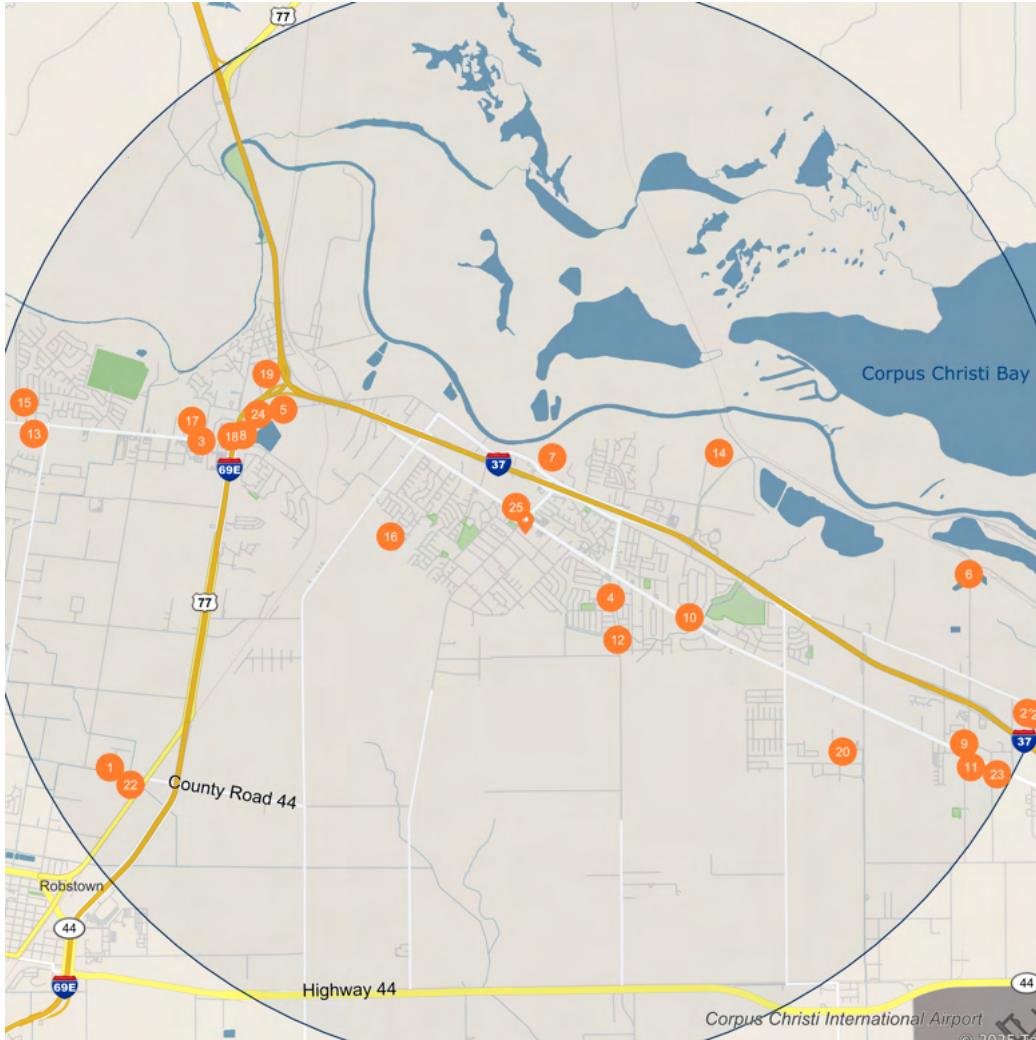
11153 Leopard St, Corpus Christi, TX 78410



	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	10,329	24,366	33,283
2025 Estimate	10,259	24,098	32,942
2020 Census	10,462	24,344	33,424
2010 Census	10,232	22,390	30,216
HOUSEHOLD INCOME			
Average	\$84,449	\$90,214	\$100,877
Median	\$65,445	\$74,611	\$84,354
Per Capita	\$33,149	\$33,854	\$37,388
HOUSEHOLDS			
2030 Projection	4,157	9,325	12,539
2025 Estimate	4,086	9,137	12,313
2020 Census	3,948	8,771	11,877
2010 Census	3,768	7,888	10,570
HOUSING			
Median Home Value	\$208,790	\$217,478	\$231,913
EMPLOYMENT			
2025 Daytime Population	5,808	18,516	30,053
2025 Unemployment	1.95%	2.76%	2.41%
Average Time Traveled (Minutes)	20	21	22
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	3.55%	3.07%	2.34%
Some College (13-15)	41.19%	39.38%	37.46%
Associate Degree Only	14.95%	16.45%	17.86%
Bachelor's Degree Only	12.89%	13.30%	12.75%
Graduate Degree	18.39%	18.33%	20.22%

DEMOGRAPHICS

11153 Leopard St, Corpus Christi, TX 78410



Major Employers		Employees
1	AmeriGas Propane Inc-AmeriGas	643
2	Repcon Inc-Turnaround Welding Services	500
3	Columbia Hosp Corp Bay Area-Columbia HCA	284
4	Lyondell Chemical Company-	257
5	Walmart Inc-Walmart	221
6	Flint Hills Resources LP-	189
7	Rabalais Constructors LLC-Rabalais I & E Constructors	175
8	United States Dept of Navy-	175
9	B & E Resources LLC-	167
10	Heritage Construction Co LLC-	156
11	Gulf Copper Ship Repair Inc-Gc Energy Services Group	152
12	Tuloso-Midway Ind Schl Dst-Tuloso-Midway High School	121
13	West Wharton County Hosp Dst-River Rdge Nrsing Rhbilitation	115
14	Refinery Terminal Fire Company-	105
15	Calallen Independent Schl Dst-Calallen WD Rver Elmntary Schl	104
16	Calallen Independent Schl Dst-Calallen East Elementary Schl	104
17	Calallen Independent Schl Dst-Calallen High School	104
18	Calallen Independent Schl Dst-Calallen West Int	104
19	Calallen Independent Schl Dst-Calallen Middle School	104
20	J&J Tamez LLC-	100
21	J E Construction Services LLC-	90
22	Sprint Waste Services LP-	86
23	Highway Barricades & Svcs LLC-Corpus Christi Readymix	85
24	Home Depot USA Inc-Home Depot The	83
25	Sizzling Platter LLC-Little Caesars	80



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Information About Brokerage Services

11-03-2025

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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● **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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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