

7252 MANSIONS DRIVE,  
UNITS G1 - G5

CORPUS CHRISTI, TX 78414

SALE PRICE:

\$850,000



DAVID HEITZMAN

361.541.4417

[dheitzman@craveyrealstate.com](mailto:dheitzman@craveyrealstate.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



|            |                  |
|------------|------------------|
| Sale Price | <b>\$850,000</b> |
|------------|------------------|

## OFFERING SUMMARY

|                         |                         |
|-------------------------|-------------------------|
| Property Size:          | 8,438 SF                |
| Number of Units:        | 5 Units                 |
| Unit Size:              | 1,200 SF                |
| Units Occupied:         | 4 (of 5) Units Occupied |
| Total Income:           | \$5,300/Month           |
| Price/SF Livable Space: | \$141.67                |
| Year Built:             | 2007                    |
| Zoning:                 | RT                      |
| Market:                 | Corpus Christi          |
| Submarket:              | South Side              |

## PROPERTY OVERVIEW

This property at 7252 Mansions Drive boasts a 8,438 SF building with five charming 2-bedroom, 2-bathroom units, ideal for Multifamily / Single Family Rental investors seeking to expand their portfolio. Constructed in 2007 with 4 of 5 units occupied, the property is meticulously maintained, ensuring a contemporary and attractive appeal for tenants. Situated just off Rodd Field Road with RT zoning, this investment gem boasts a prime location in one of Corpus Christi's fastest-growing areas, ensuring enduring demand and lucrative returns for savvy investors. Each unit's 1200 square foot layout is intelligently designed to optimize space and comfort, with 880 square feet on the main floor and an additional 320 square feet on the second level. The HOA takes care of exterior maintenance, water, trash and common grounds upkeep, ensuring hassle-free ownership.

## PROPERTY HIGHLIGHTS

- 8,438 SF building with 5 spacious rental units
- Built in 2007, well-maintained and modern
- Features covered carport parking, private yards, washer & dryer hookups
- Convenient location in Corpus Christi, TX
- Ideal for Multifamily / Single Family Rental Portfolio investors

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## EXTERIOR PHOTOS



Built in 2007, this durable building will ensure investors with peace of mind and minimal maintenance requirements.



Beyond the threshold, residents will discover a private yard area, perfect for enjoying the sunny Texas weather.



Each unit features covered carport parking, providing tenants with sheltered convenience and peace of mind.

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# INTERIOR PHOTOS



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## PROPERTY LOCATION

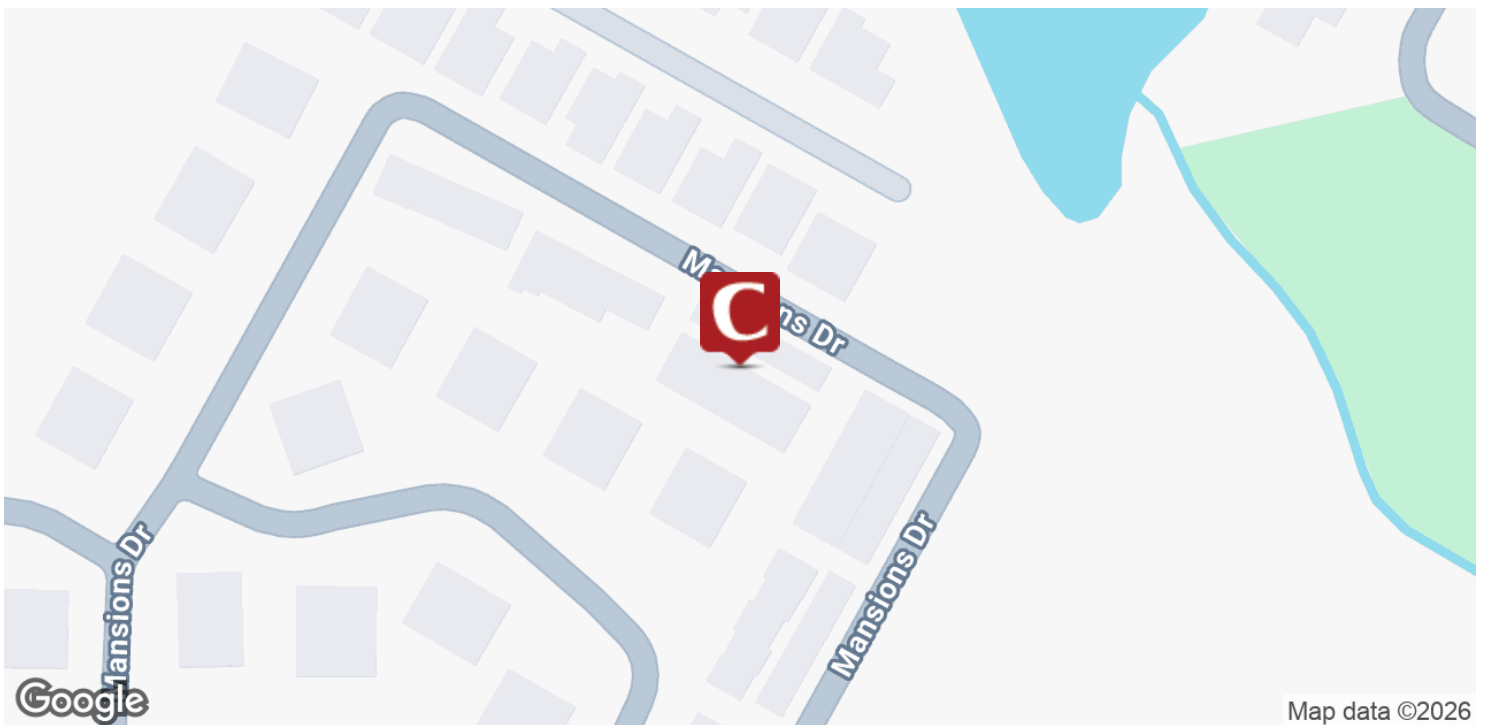
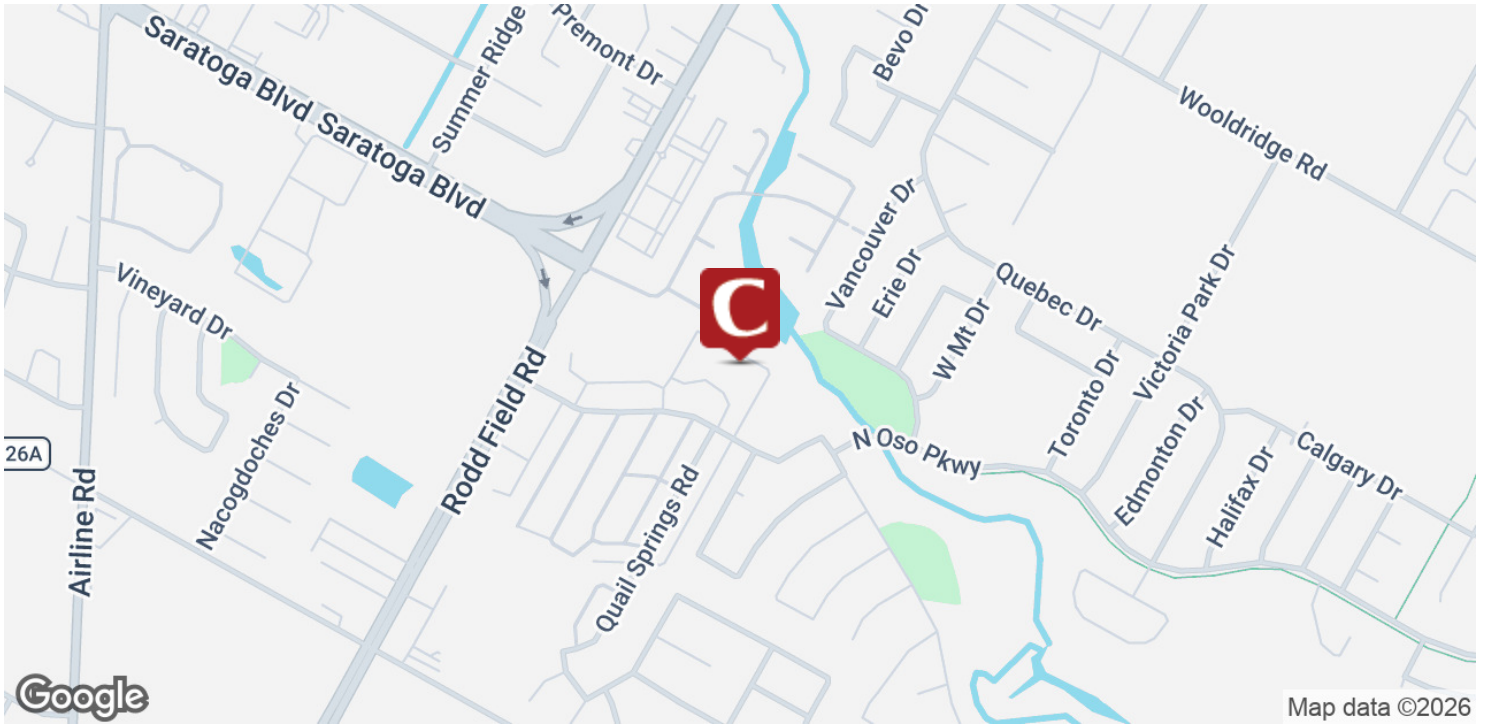


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## LOCATION MAP



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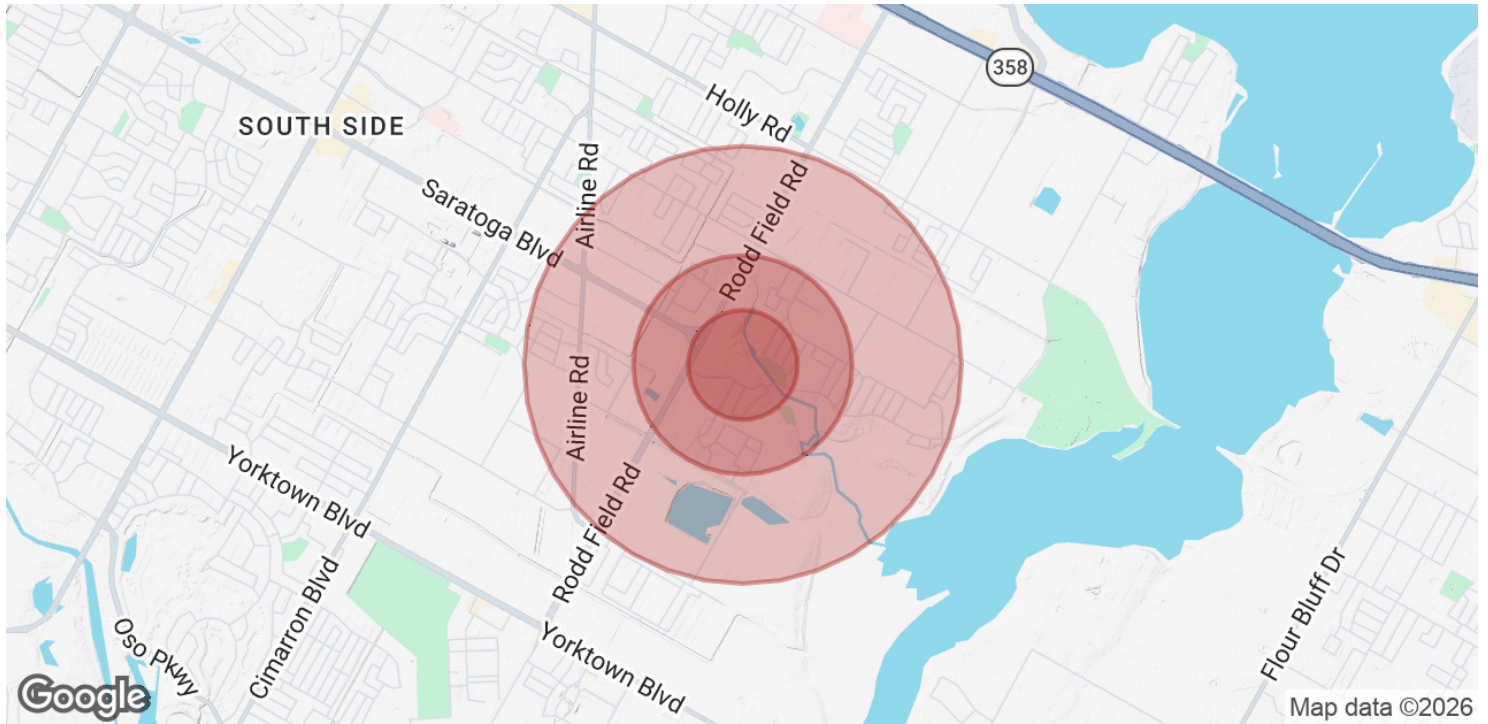
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 909        | 3,030     | 9,261  |
| Average Age          | 34.6       | 35.1      | 36.2   |
| Average Age (Male)   | 34.2       | 34.4      | 35.1   |
| Average Age (Female) | 35.5       | 36.0      | 37.2   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 344        | 1,191     | 3,772     |
| # of Persons per HH | 2.6        | 2.5       | 2.5       |
| Average HH Income   | \$96,430   | \$103,001 | \$106,167 |
| Average House Value | \$175,098  | \$179,852 | \$189,062 |

2020 American Community Survey (ACS)

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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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date