

5402 BUSH AVE

SALE PRICE:

\$2,500,000

CORPUS CHRISTI, TX 78417



CHANDLER MOREAU

979.530.6966

chandler@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

\$2,500,000

OFFERING SUMMARY

Property Type:	Commercial Land
Lot Size:	35.1 Acres (1,528,956 SF)
Price / Acre:	\$71,225/Acre
Utilities:	Water and Sewer
Zoning:	IL (Light Industrial)
Market:	Corpus Christi
Submarket:	Southwest

PROPERTY OVERVIEW

This 35.1 acre commercial land offering presents a rare opportunity in Corpus Christi's Southwest submarket. Centrally located **within city limits**, the site is zoned **Light Industrial (IL)** and benefitted with **existing city water and sewer infrastructure**, supporting a wide range of industrial, logistics, manufacturing or contractor support uses. Currently in agricultural production and carrying an Ag exemption, the property's size, utilities and zoning make it ideal for a strategic user or developer seeking scale near major transport corridors and employment hubs in a growing Gulf Coast market.

FEMA Flood Zone Disclosure:

The property currently sits above the Base Flood Elevation and is located outside of the AE Flood Zone. However, the Floodway Zone still encumbers a portion of the site. The FEMA flood maps are in the process of being amended and redrawn to reflect these updates, including anticipated revisions to the Floodway designation.

LOCATION OVERVIEW

The property is positioned in a highly accessible corridor, just **10 minutes from downtown** Corpus Christi and **5 minutes from the Corpus Christi International Airport**, enhancing connections for freight, personnel and service functions. Major thoroughfares including South Padre Island Drive and the Crosstown Expressway (SH-358) frame the site, carrying significant traffic volumes—over 86,000 and 56,000 vehicles per day respectively—improving visibility and accessibility for industrial and commercial operations. The property is 20 minutes from neighboring Robstown & Calallen, and only 15 minutes from North Padre Island.

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RETAILER MAP



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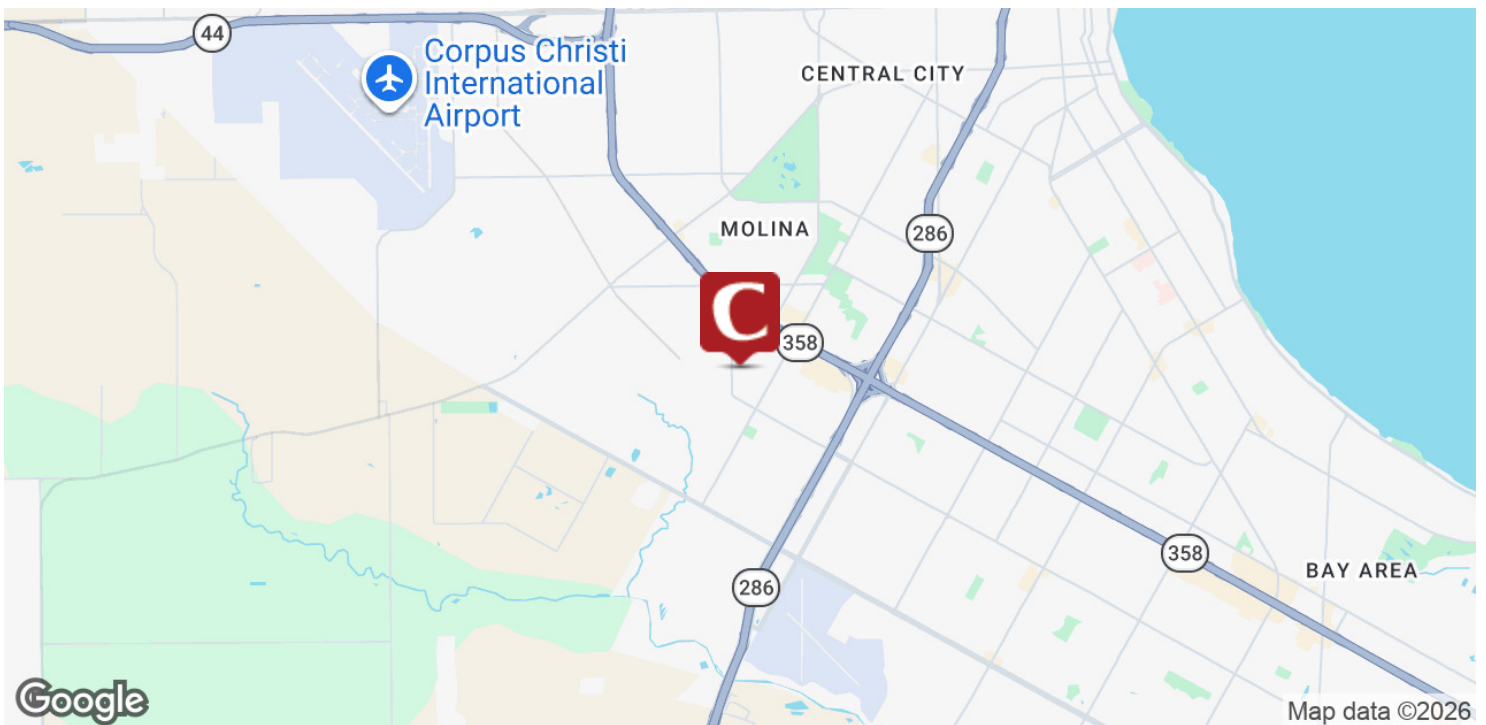
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LOCATION MAP



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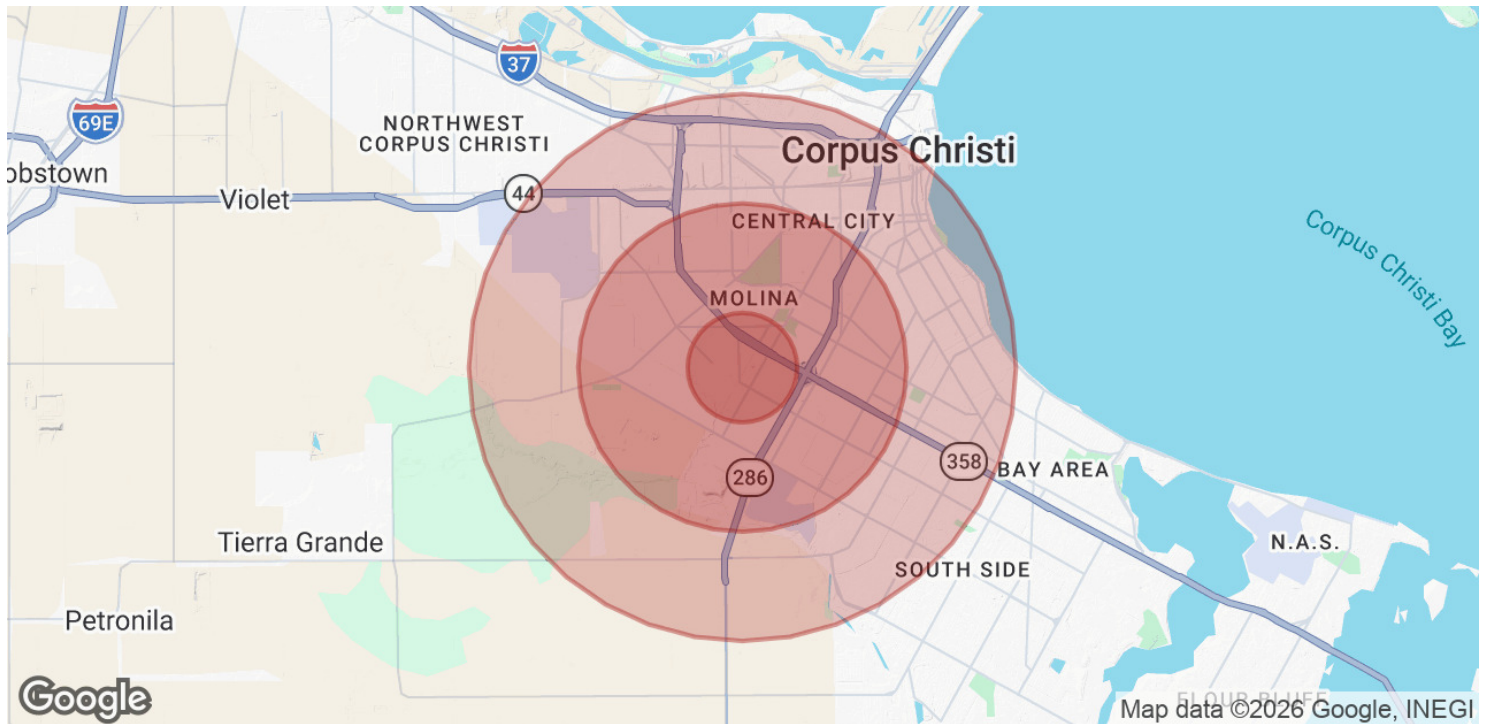
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,467	60,071	152,518
Average Age	35.6	34.7	35.2
Average Age (Male)	32.5	32.0	33.7
Average Age (Female)	38.5	37.2	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,339	19,387	54,001
# of Persons per HH	3.2	3.1	2.8
Average HH Income	\$48,996	\$39,025	\$46,271
Average House Value	\$57,573	\$62,372	\$85,143

* Demographic data derived from 2020 ACS - US Census

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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.	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
Chandler Moreau	641033	chandler@craveyrealestate.com	979.530.6966
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov