

±15 ACRES | IH 37 & SPUR 459  
MATHIS, TX 78368

COMMERCIAL DEVELOPMENT OPPORTUNITY  
POSITIONED ALONG IH 37, CONNECTING MATHIS,  
THE COASTAL BEND & THE SAN ANTONIO MARKET

SALE PRICE:

\$4.50 / SF



LYNANN PINKHAM

361.288.3102

[lynann@craveyrealestate.com](mailto:lynann@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



|            |             |
|------------|-------------|
| Sale Price | \$4.50 / SF |
|------------|-------------|

OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| Property Type: | Commercial Land        |
| Lot Size:      | ±15 Acres (653,400 SF) |
| Market:        | Corpus Christi         |
| County:        | San Patricio           |

PROPERTY OVERVIEW

Located within city limits at the intersection of IH 37 & Spur 459 (Loop 459), this 15-acre tract presents a prime commercial development opportunity within Mathis' primary highway-oriented growth area. The property benefits from ±26,000 VpD along IH 37 and ±5,000 VpD along Loop 459, providing strong visibility and exposure to both local and regional traffic. Loop 459 connects the Mathis market directly to IH 37, a major route between Corpus Christi and San Antonio.

The property draws from a broad mix of potential customers, including Mathis residents and the surrounding rural community, farmers, ranchers and contractors from across the area, as well as motorists traveling IH 37 between the Coastal Bend and San Antonio. With this combination of local, regional and interstate traffic, the location is well positioned for a truck stop, travel center, convenience store, fuel station or other highway-oriented use designed to serve both the local community and motorists traveling IH 37.

The surrounding area already features several established traffic-generating businesses. Tractor Supply is located directly across Loop 459 from the property, while O'Reilly Auto Parts, Family Dollar, Dollar General and other retailers serve the local and surrounding rural population. Restaurants, convenience stores, auto businesses, RV facilities and lodging are also located near the IH 37 interchange, establishing the area as an active highway commercial corridor.

Continued investment further supports the area's commercial growth. A new Stripes convenience store and fueling project is planned near the IH 37/Hwy 359 intersection, adding another major highway-oriented operator to the corridor. The property also offers proximity to Lake Corpus Christi and the area's recreational and RV market.

Located outside the floodplain with no wetlands, this 15-acre site provides the scale, visibility and strategic location for a substantial commercial development.

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## PRIME HIGHWAY COMMERCIAL DEVELOPMENT OPPORTUNITY



## PROPERTY HIGHLIGHTS

- **Prime location at IH 37 and Loop 459 (Spur 459)**, providing convenient access to Interstate 37 and the broader Coastal Bend and South Texas markets.
- **Highway-oriented location** within Mathis' primary commercial growth corridor, with established businesses and new development surrounding the interchange.
- **Strong visibility and traffic exposure**, with approximately 26,000 vehicles per day along IH 37 and approximately 5,000 vehicles per day along Loop 459.
- Well positioned location for a **truck stop, travel center, convenience store, fuel station or other highway-oriented use** designed to serve both the local community and motorists traveling IH 37.
- **Three distinct customer bases** support the corridor: Mathis residents and surrounding rural communities, regional agricultural/rural customers and I-37 travelers.
- **Established retail presence** nearby includes Tractor Supply, O'Reilly Auto Parts, Dollar General, Family Dollar and other traffic-generating businesses.
- **New Stripes convenience store and fueling development** at the nearby IH 37/SH 359 intersection reinforces the corridor's potential for modern highway-oriented commercial development.
- **Excellent potential for retail development**, as well as restaurants, convenience, automotive, services, hospitality or other highway-oriented commercial uses.
- **Regional agricultural and rural trade area** provides access to farmers, ranchers, contractors and residents throughout the surrounding San Patricio County area.
- **Proximity to Lake Corpus Christi and area recreational destinations** adds an additional customer base of RV, recreational and lake-area traffic.
- **Outside the floodplain with no wetlands** identified on the property, providing favorable characteristics for future commercial development.
- **Rare acreage opportunity along a major interstate corridor**, offering a larger development site in an established highway-commercial environment.

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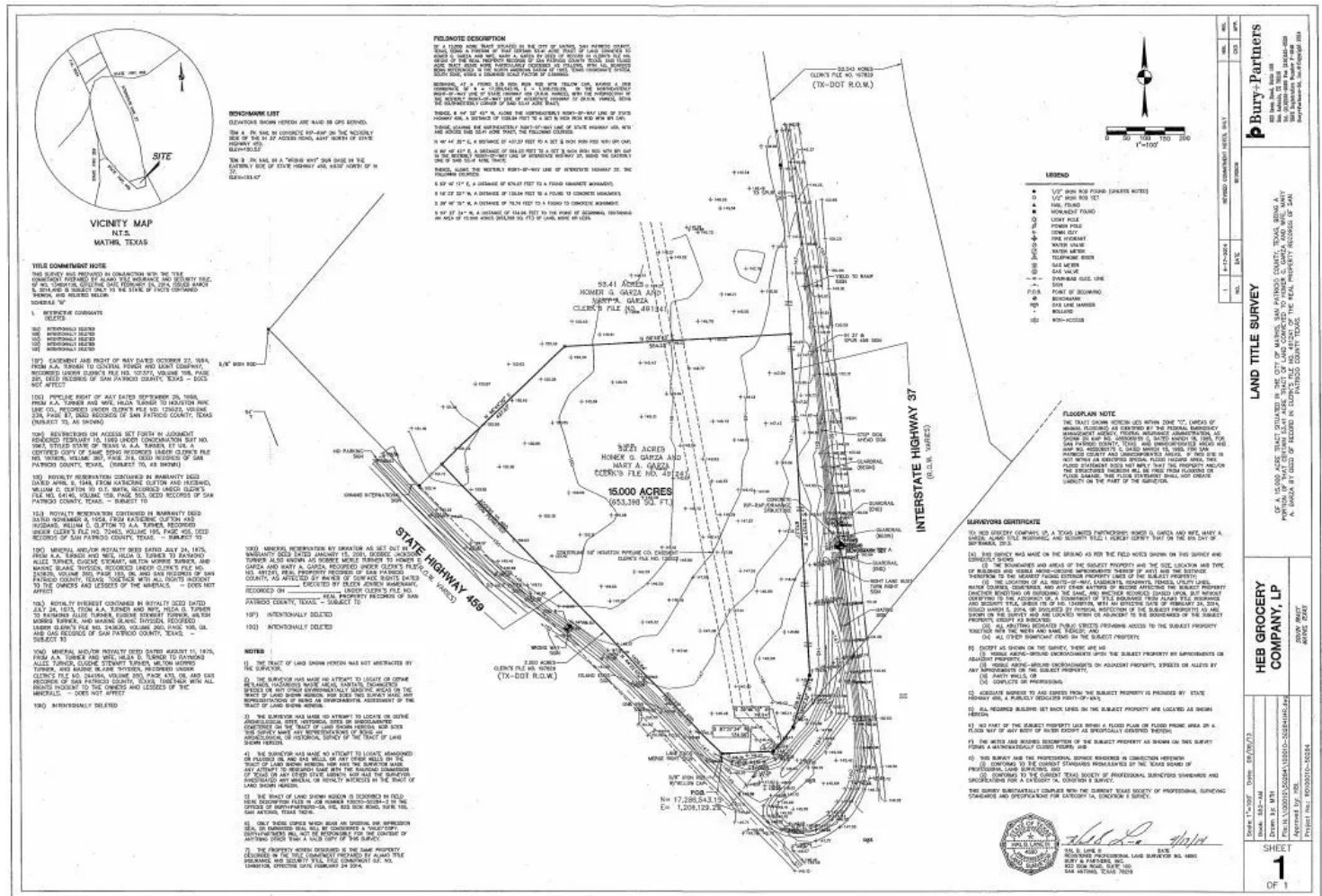
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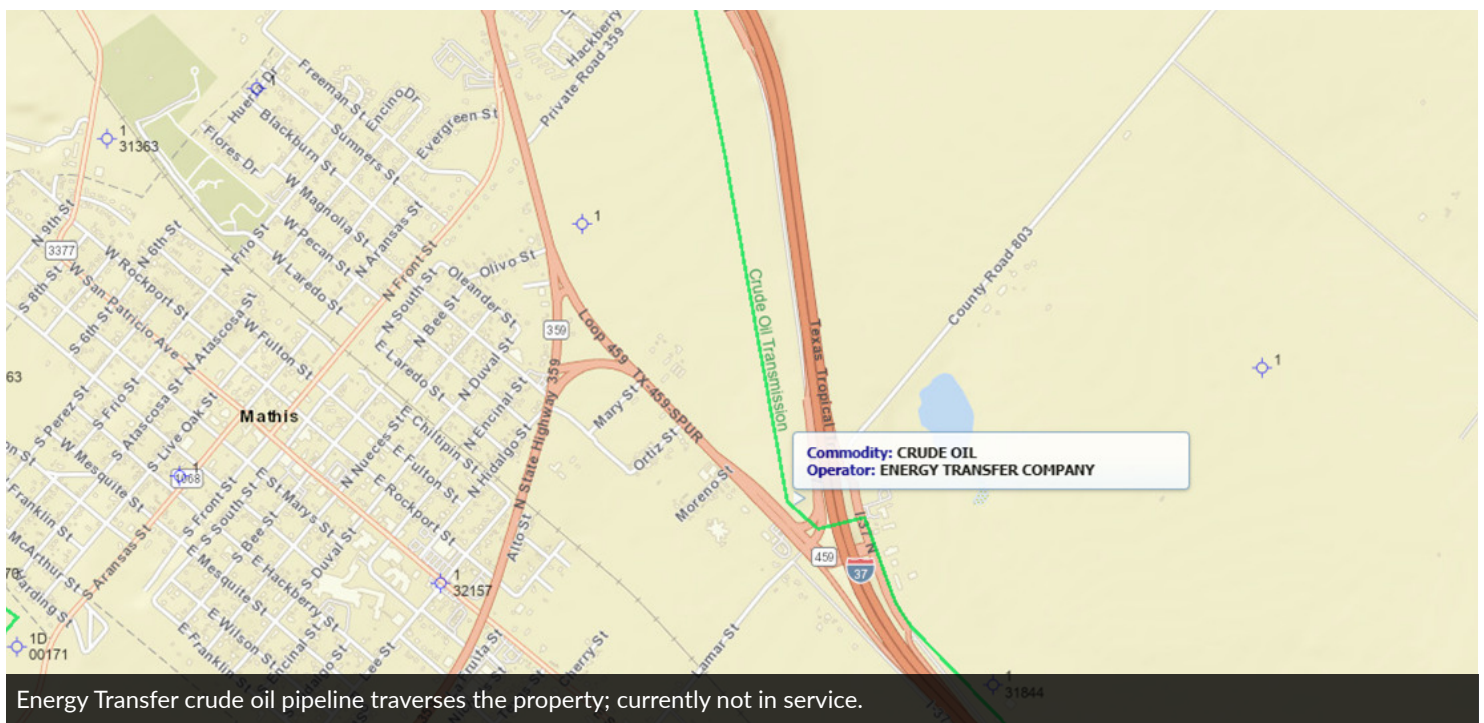
## SURVEY



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## LOT MEASUREMENTS &amp; TEXAS PIPELINES



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No U.S. Electric Power Transmission lines traverse the property; nearby transmission infrastructure is located east of the site.

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FOR SALE

±15 ACRES | IH 37 & SPUR 459 | MATHIS, TEXAS

## RETAILER MAP



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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.*

11-03-2025



## 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.

**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 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 opinions or advice 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 that 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.

| <b>Cravey Real Estate Services, Inc.</b>                             | <b>TX #0409080</b> | <b>matt@craveyrealestate.com</b>   | <b>361.289.5168</b> |
|----------------------------------------------------------------------|--------------------|------------------------------------|---------------------|
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No.        | Email                              | Phone               |
| <b>Matthew Cravey</b>                                                | <b>0203443</b>     | <b>matt@craveyrealestate.com</b>   | <b>361.289.5168</b> |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No.        | Email                              | Phone               |
| <b>Matthew Cravey</b>                                                | <b>0203443</b>     | <b>matt@craveyrealestate.com</b>   | <b>361.289.5168</b> |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No.        | Email                              | Phone               |
| <b>Lynann Pinkham</b>                                                | <b>TX #319336</b>  | <b>lynann@craveyrealestate.com</b> | <b>361.288.3102</b> |
| Name of Sales Agent/Associate                                        | License No.        | Email                              | Phone               |

Buyer/Tenant/Seller/Landlord Initials

Date