



Cross Property 360 Property View

401 Padre Island Dr N, Corpus Christi, TX 78405

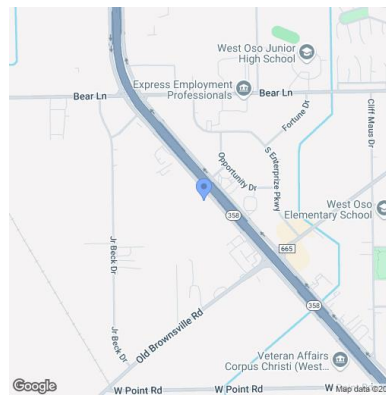
Listing

401 Padre Island Dr N, Corpus Christi, TX 78405
 MLS #: **373906**

Orig/List/Sold \$: **\$2,305,000/\$2,500,000/**
 Status: **Active**

List Price: \$2,500,000	Original List Price: \$2,305,000	Prop Type: Commercial/Industrial
LP/SqFt:	Year Built: 1900	County: Nueces
Space Available:	Stories: 0	Tax ID: 304000080060
Building SqFt: 0	Lot Size:	CDOM/DOM: 1,616/1,616
SqFt Source: Builders Plans	Lot Acres:	Heating/Cooling: Other
		Concessions:

MLS #	Address	DOM	Price	Type	ChgType	Effective	Chg Info	Chg Timestamp
373906	401 Padre Island Dr N	1,224	\$2,500,000	COM	UP	03/19/24	\$2,305,000->\$2,500,000	03/19/24 10:32 AM
373906	401 Padre Island Dr N	0	\$2,305,000	COM	NEW	11/11/20	->A	11/11/20 07:55 PM



Description

Property Description: Spanning approximately 12.125 acres, this prime commercial property boasts about 362.69 feet of frontage on the NPID/SPID access road along highway SH358. Strategically situated between Old Brownsville Road and Bear Lane, this parcel offers high visibility from Highway 358, making it ripe for a myriad of developmental opportunities. It features a 40-foot joint-use driveway easement, ensuring easy access and development on the property's northern side. This tract is adjacent to the Summit Electric parcel on the property's southern side. How about a Fiesta Market ?? Or a Costco?? Or possibly an industrial park?

Office Comments: All or part, property is un-plated. Property is currently being used as farm land.

Interior

# Restrooms:	Utilities: Other
Ceiling Height:	Electric:
Security Sys Type:	Security System:

Exterior

Construction:	Foundation: Other
# Doors Dock High:	Dock Door Height:
# Doors Ground Lvl:	Roof:
Lot Description: No Mineral Rights	Road Surface Front:
Waterfront: No	Waterfront Type:

Legal Description: **GUGENHEIM & COHN FARM LTS 15.073 ACS OUT OF LTS 3, 6 & 7 SEC 5 RANGE VIII W OF S PADRE ISLAND DR**

Parking

Garage Spaces:	Parking: Other
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Property

Description:	Comm/Ind Type: Vacant Land
Improved:	Miscellaneous:
Estimated Completion Date:	Multi Tax:
	Defects: No Known Defects
Lot No.: 3	Block No.: 5
Lot Dimensions:	Lot Sqft.: 656,580
Units:	# Buildings:
Subdivided:	Will Subdivide?:
Subdivision Name: Gugenheim & Cohn	Owner Assoc:
Gated Community:	Traffic Count:
Property Assoc:	Zoning Map Page:
Topography: Level	Special Notes:
Zone:	LP/Lot Acre:
Railroad?:	Accessibility Features:
LP/Lot SqFt: \$3.81	
HOA:	HOA Dues Type:

MUD:

PID:

Financial

Net Oper Income:
Gross Rent/SqFt:
Annual Insurance:
Annual Expenses - Other:
Maintenance:
Sale Includes: **Land Only**
Preferred Title Co.:
Foreclosure: **No**

Gross Sched Income:
Occupancy Rate:
Annual Utilities Expense:
Tenant Pays:
Management:
Existing Loan Type:
Title Company Phone:

Listing Agent/Office

Listing Office: [Corpus Christi Realty Group](#)
Listing Agent: [Marcial Ramirez](#)

Office Phone: **(361) 992-8400**
Agent Mobile: **361-510-8998**
Agent Email: bidram@yahoo.com

Office/MLS

Listing Date: **11/11/2020**

Expiration Date: **07/31/2025**
Possession: **Closing/Funding**

Listing Agrmt Type: **Excl. Right**
Proposed Financing: **Cash, Conventional**
Disp Photo on Net:
Allow AVM:

Internet Display: **Yes**
Date List Price Modified: **2024-03-19**

Internet Addr Allwd: **Yes**
Allow 3rd Party Comments:

Showing

Owner Phone Number:

Owner Name: **First Assembly Of God/
Venture Church**

U.S. Citizen: **Yes**

Showing Instructions: **Other**

Driving Directions:

 [Click on the arrow to view additional photos](#)



Date	Time	Property Type	MLS #	Address	Beds	Baths	Price
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Printed by Marcial Ramirez on 04/15/2025 12:03:49 PM

Tax

Owner Information

Owner Name:	Hoover Ronald C	Tax Billing Address:	343 Olympic Dr
Tax Billing City & State:	Rockport Tx	Tax Billing Zip:	78382
Tax Billing Zip+4:	6833		

Location Information

School District Name:	West Oso ISD	School District:	West Oso ISD
Subdivision:	Gugenheim & Cohn	Census Tract:	000800
Zoning:	I-2	Mapsco Page-Grid:	U-245
Neighborhood Code:	S3040		

Tax Information

Tax ID:	240155	Alt APN:	304000080060
Parcel ID:	000000240155	Tax Area:	GNU
Lot :	3	Block:	5
Legal Description:	GUGENHEIM & COHN FARM LTS 12.076 ACS OUT OF LTS 3, 6 & 7 SEC 5 RANGE VIII W OF S PADRE ISLAND DR		

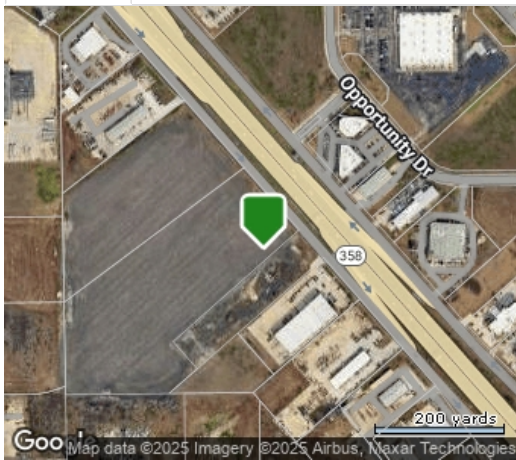
Assessment & Taxes

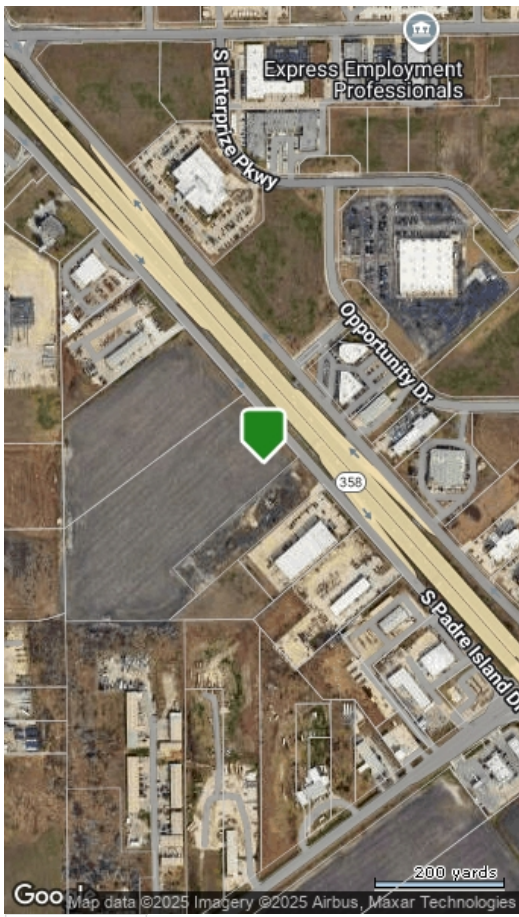
Assessment Year	2024	2023	2022
Assessed Value - Total	\$5,809	\$6,280	\$6,086
YOY Assessed Change (\$)	-\$471	\$194	
YOY Assessed Change (%)	-8%	3%	
Market Value - Total	\$789,046	\$789,046	\$789,046
Market Value - Land	\$789,046	\$789,046	\$789,046
Tax Year	2024	2023	2022
Total Tax	\$135.53	\$134.34	\$153.23
Change (\$)	\$1	-\$19	
Change (%)	1%	-12%	
Jurisdiction	Tax Amount	Tax Type	
City Of Corpus Christi	\$35	Actual	
Nueces County	\$15	Actual	
Del Mar Jr College	\$15	Actual	
Farm To Mkt Road	\$0	Actual	
West Oso ISD	\$65	Actual	
Hospital District	\$5	Actual	

Characteristics

Land Use - CoreLogic:	Agricultural Land	Land Use - County:	D1
Land Use - State:	Real Prop-Qual. Open Space Lnd	Lot Acres:	12.076
		Lot Area:	526,031

Parcel Map





Supplements

Name	Type	Description
New Supplement	PDF	New Supplement
New Supplement	PDF	New Supplement

Featured properties may not be listed by the Office/Agent presenting a report. All measurements and calculations of area are approximate. Information is provided by Seller/other sources, and not verified by Broker. All Interested Persons should independently verify accuracy of information.