

INDUSTRIAL • BUILD-TO-SUIT / IOS

8349 LEOPARD STREET

CORPUS CHRISTI, TX 78409

±7 ACRES

KEY FEATURES

- Industrial Build-To-Suit or IOS
- ±7 Acres
- Stabilized yard space
- Proposed 10,000–15,000 SF BTS warehouse
- 24' clear height, crane-ready
- 3-phase heavy power (480V / 800–1,200 amps)
- Grade-level loading
- Covered workspace
- Fully fenced & gated
- LED outdoor lighting



Property Summary

Rare industrial outdoor storage (IOS) and build-to-suit opportunity on ±7 acres along Corpus Christi's established Leopard Street industrial corridor. Stabilized yard space is available for immediate use, with a proposed 10,000–15,000 SF build-to-suit warehouse featuring 24' clear height, crane-ready construction, and heavy 3-phase power. Convenient to the Port of Corpus Christi with quick access to IH-37, IH-69/US-77. Grade-level loading and a covered workspace round out a functional, secure, and power-ready industrial platform — fully fenced, gated, and LED-lit for round-the-clock operations.

For More Information:

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Relationships in Real Estate

The information contained herein was obtained from sources believed reliable; however, Moody Rambin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

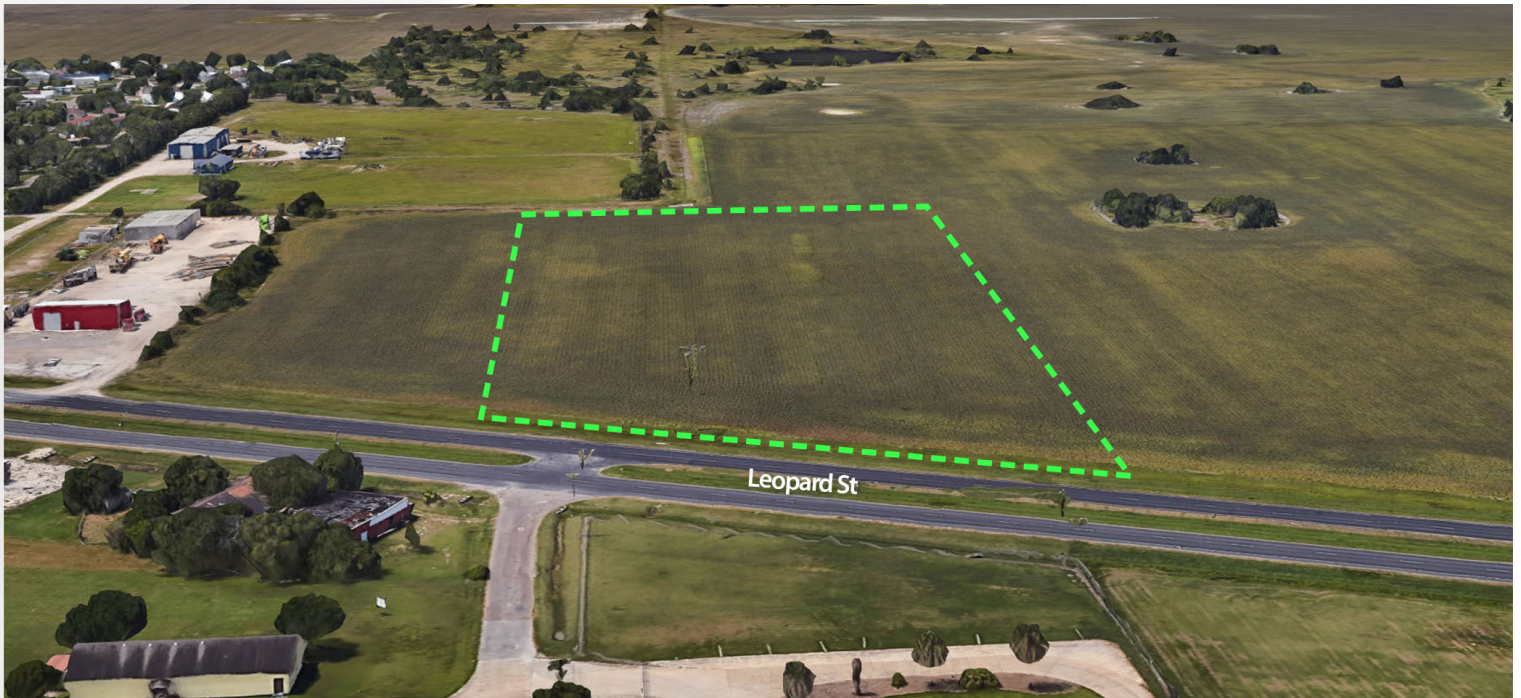
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SITE & BUILDING SPECIFICATIONS

Address	8349 Leopard Street Corpus Christi, TX 78409
Proposed BTS Warehouse	10,000 - 15,000 SF
Power	3-phase heavy power 480V / 800-1,200 amps
Crane-Ready Height	24' Clear
Loading Access	Grade Level
Site Security	Fenced & Gated with LED Outdoor Lighting
Economics	Contact Broker for Information



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LOCATION HIGHLIGHTS

- Located in Northwest Corpus Christi's active **Leopard Street industrial corridor**, alongside established industrial parks and heavy-industry operators
- Convenient to the **Port of Corpus Christi**, one of the largest U.S. ports by tonnage
- Located within South Texas's core **oil & gas, petrochemical, and marine** industrial base
- Quick access to major regional routes, including **IH-37, IH-69/US-77, SH-44, SH-35, SH-286, and SH-358**
- Close proximity to **Corpus Christi International Airport**
- Supported by an established regional **skilled industrial workforce**



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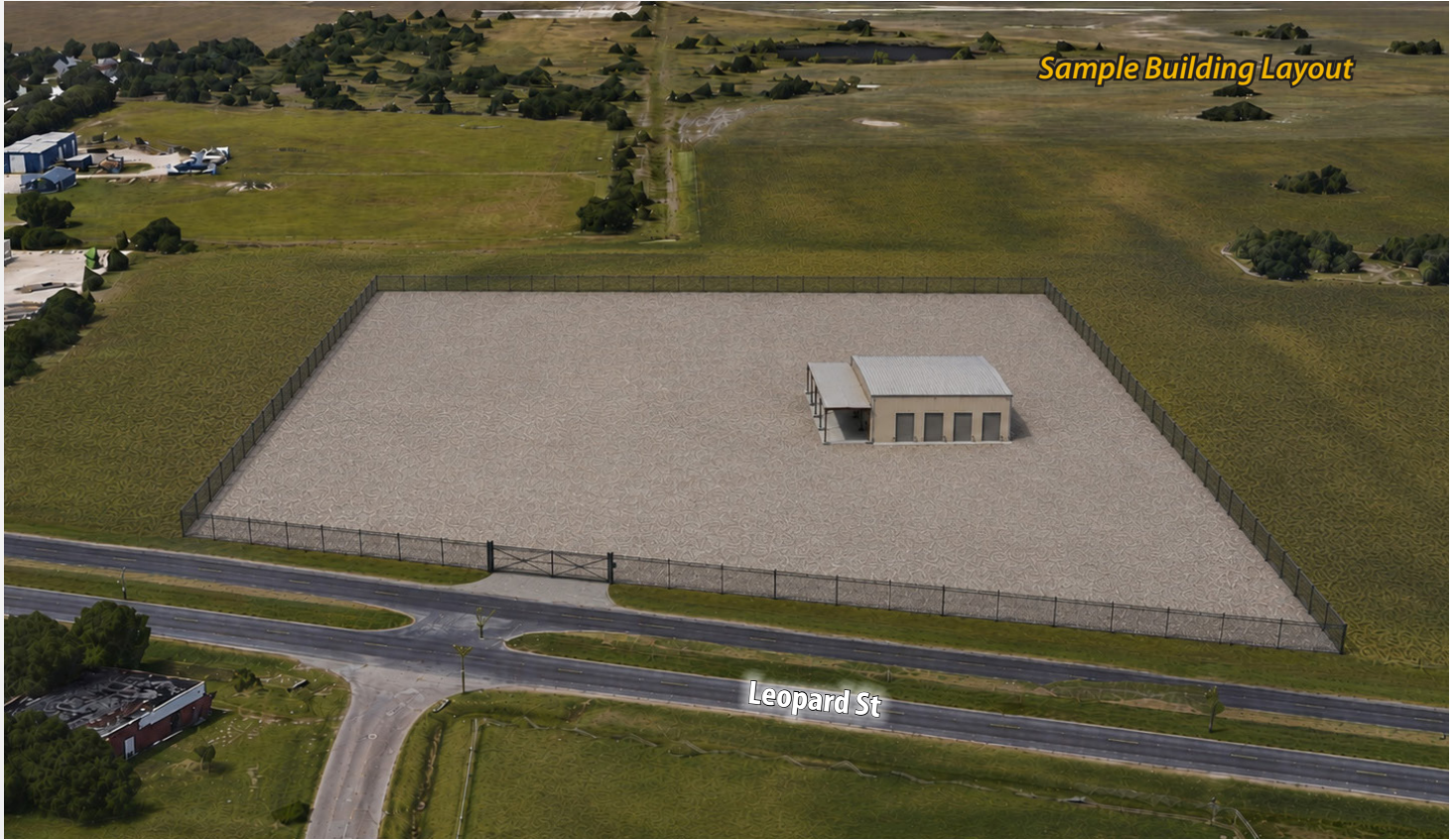


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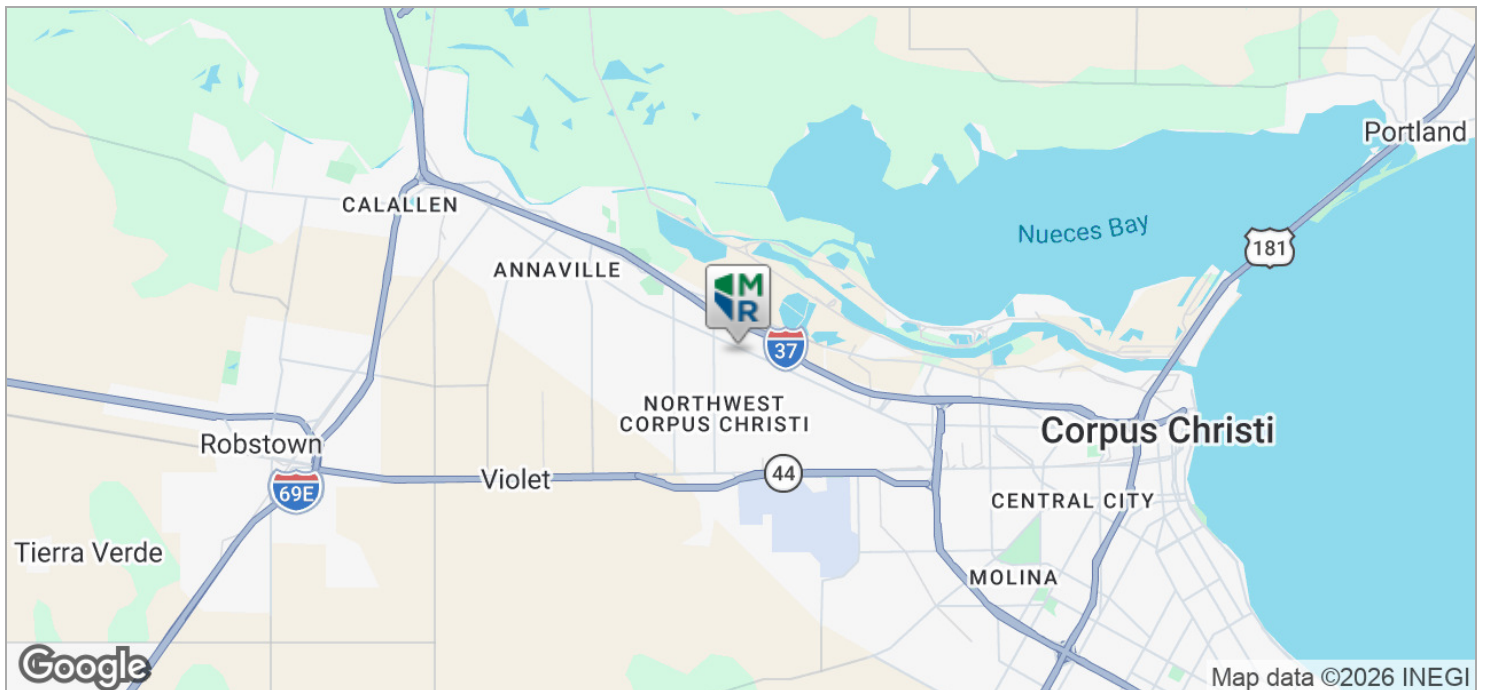
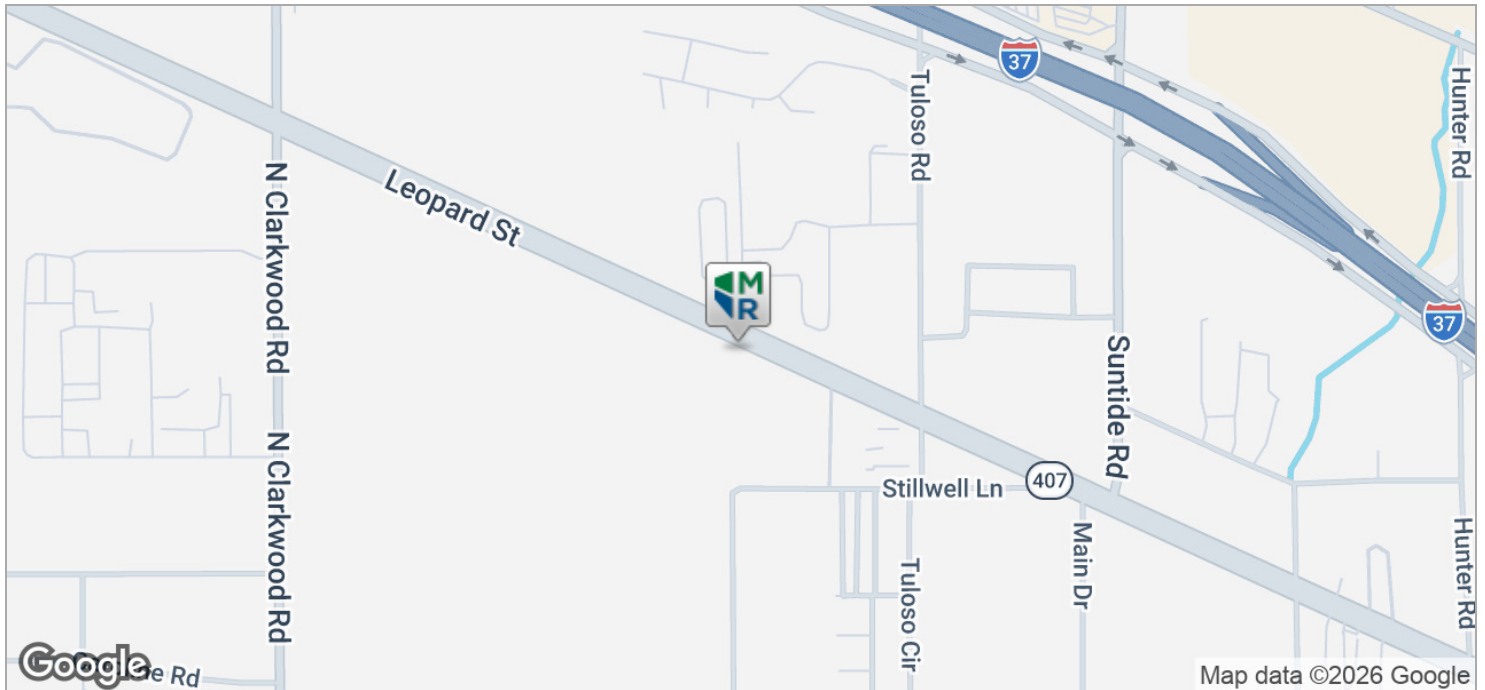
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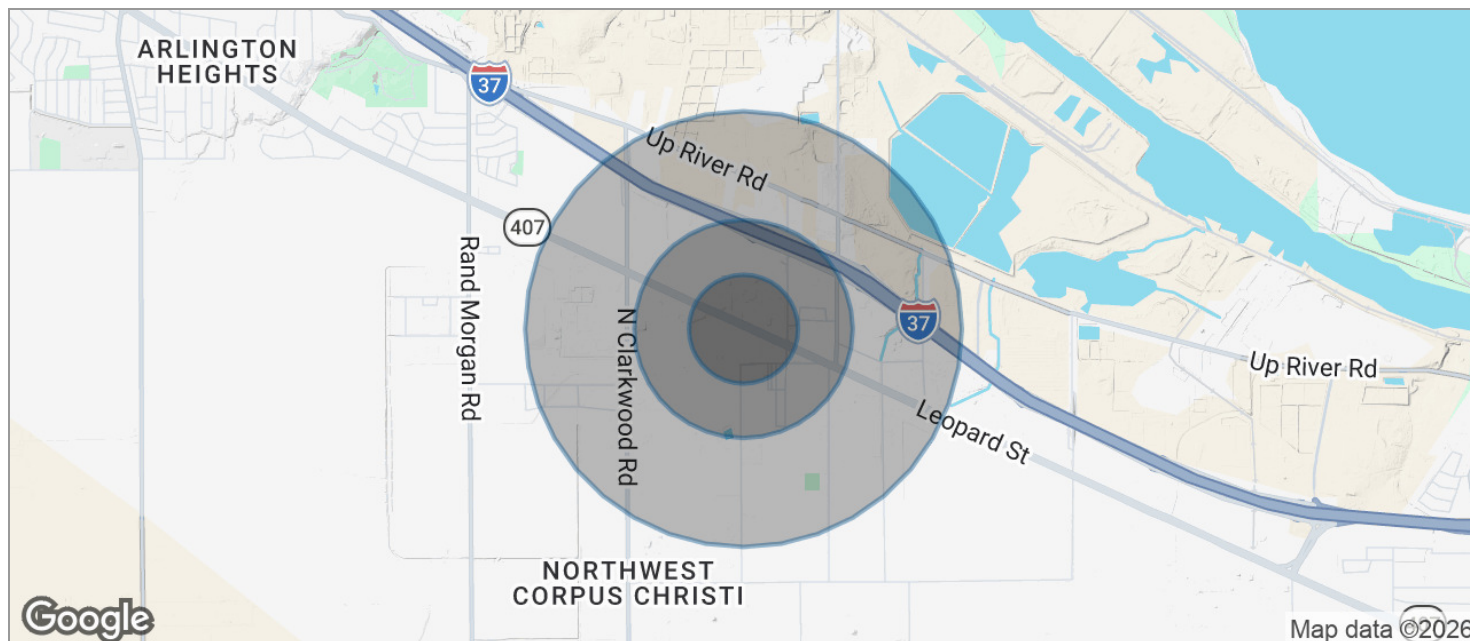
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DEMOGRAPHICS

8349 Leopard Street, Corpus Christi, TX 78409



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	93	353	811
MEDIAN AGE	35.3	35.1	34.0
MEDIAN AGE (MALE)	32.2	32.2	32.3
MEDIAN AGE (FEMALE)	38.0	37.8	35.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	35	132	285
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$74,626	\$74,341	\$71,733
AVERAGE HOUSE VALUE	\$185,536	\$177,813	\$170,277
RACE	0.25 MILES	0.5 MILES	1 MILE
% WHITE	43.0%	42.8%	42.5%
% BLACK	9.7%	9.6%	7.3%
% ASIAN	0.0%	0.0%	0.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.4%
% OTHER	5.4%	6.8%	6.4%
ETHNICITY	0.25 MILES	0.5 MILES	1 MILE
% HISPANIC	66.7%	67.7%	67.6%

* 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.

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.

MRIO, INC.	542512		(713) 773-5500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jake Echols	851710-SA	jechols@moodyrambin.com	(713) 773-5500
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date