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(361) 992-4182

FOR LEASE: Car Lot w/ Office & Shop



3420 S. Padre Island Drive Corpus Christi, TX 78415

LEGAL DESCRIPTION: Lots 23 & 24, Block 5, Lexington Estates, City of Corpus Christi, Nueces County

SITE SIZE: Total $\pm$ 31,365 SF site (NCAD) or 0.72 Acres. Corner site with excess land

IMPROVEMENTS: 1,728 $\pm$ SF office built in 2003, 300 SF shop with canopy and wash bay built in 2004. $\pm$ 25,000 SF asphalt parking.

LEASE PRICE: \$6,500 + NN (Taxes and Insurance)

ZONING: "CG-2" (General Commercial District)

PROPERTY USE DESCRIPTION: Auto Dealership Used (NCAD)

UTILITIES: Electric, gas, water and sewer on site

TAXES: 2024 AV \$595,772 Taxes 2024 $\pm$ \$12,697.52

COMMENTS: Corner location in main thoroughfare of Corpus Christi. High Traffic location (AADT= 115,000 vehicles/ day) in close proximity to residential subdivisions, and multifamily housing.

Mark Pettigrove, Broker

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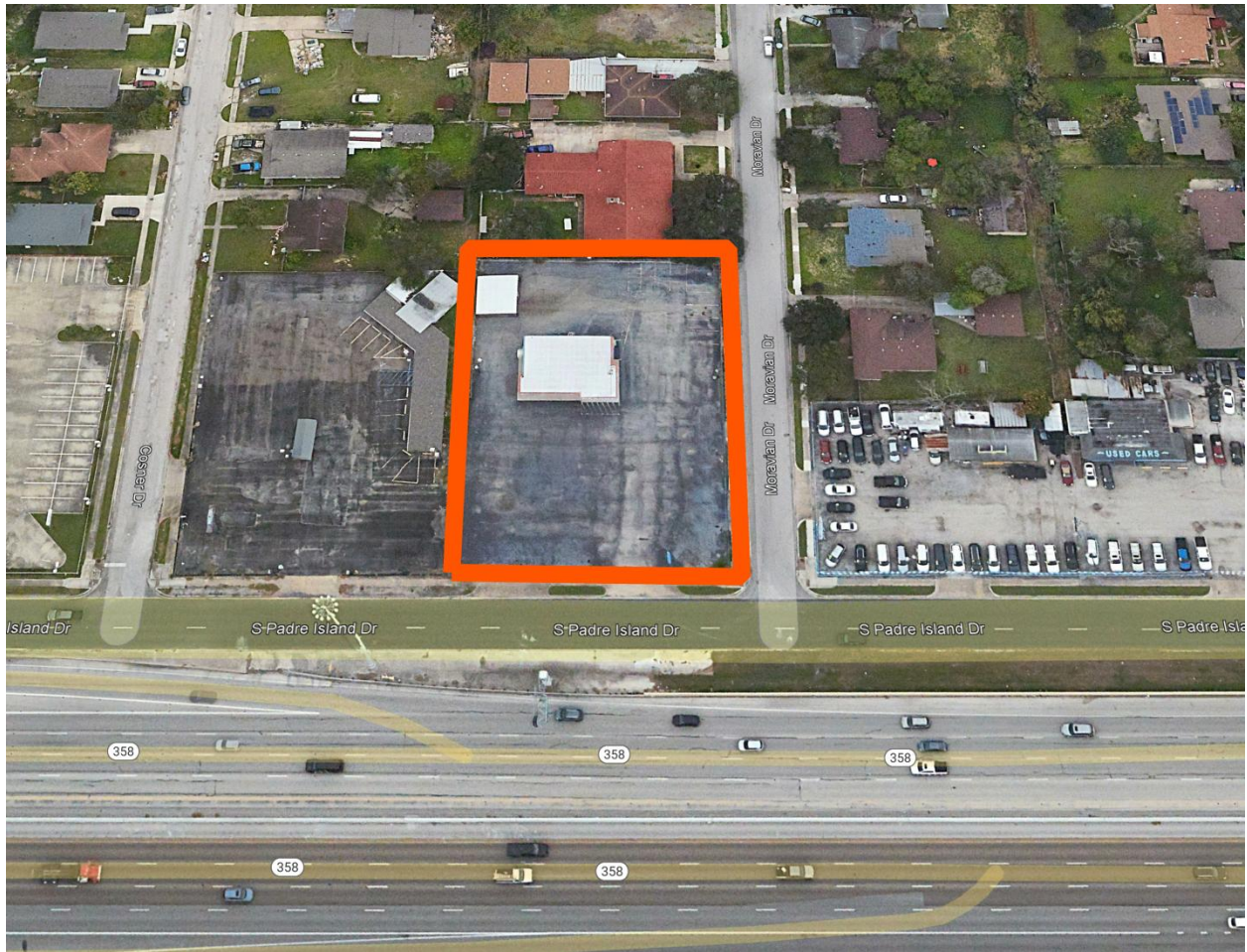
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