

# NS

# NEW SOUTHERN COMMERCIAL REAL ESTATE



**For Sale**

**Building: 1,714 sqft**  
**Land: .52 acres**

**NS**  
NEW SOUTHERN  
COMMERCIAL REAL ESTATE  
2820 SPID, STE: 212 Corpus Christi, Tx 78415

## 4441 South Alameda Street

4441 S. Alameda Street | Corpus Christi, Texas

Positioned in one of Corpus Christi's most established and high-traffic retail corridors, this 0.52-acre site offers exceptional visibility and accessibility along South Alameda Street. Surrounded by dense residential neighborhoods and anchored by strong daily traffic drivers, this location provides an ideal setting for a wide range of commercial uses.

Located just moments from a high-performing HEB grocery store and directly serving the surrounding Windsor Park community, the site benefits from consistent consumer activity, strong daytime population, and built-in neighborhood demand. Proximity to Windsor Park Elementary School further enhances traffic patterns and reinforces long-term stability driven by family-oriented demographics.

The property's size and configuration make it well-suited for retail, medical office, professional services, quick-service restaurant, or specialty user concepts seeking a central, infill location with established infrastructure.

## Sale Price

# \$499,000

Information is deemed reliable but not guaranteed. All offerings are subject to prior sale, change, or withdrawal without notice.

FOR MORE INFORMATION:

## Wade Spenst

BROKER / DEVELOPMENT PARTNER

# NS



Wade@NewSouthernCommercial.com



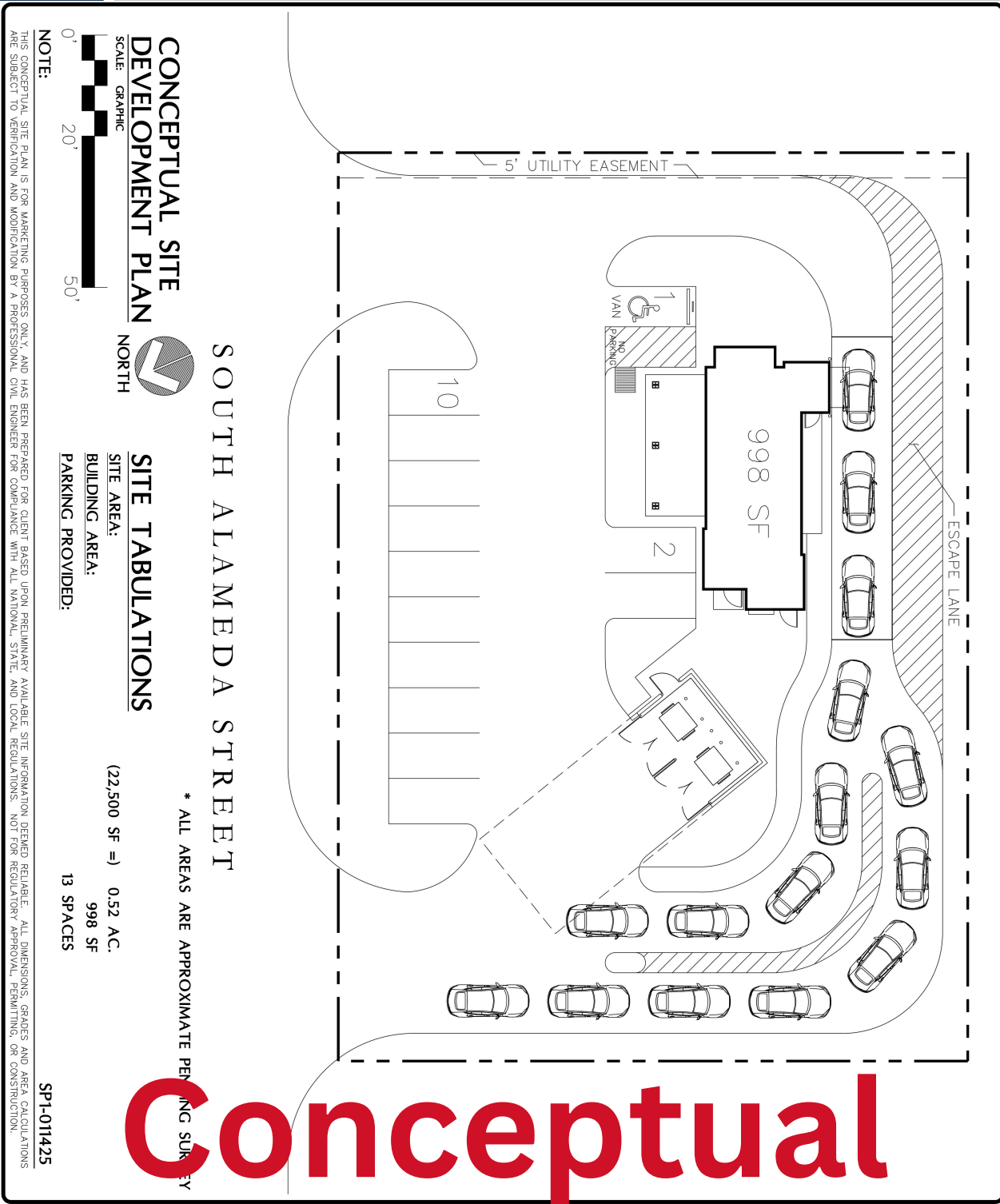
361.834.6333



www.NewSouthernCommercial.com



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# Conceptual

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# Price: \$499,000

## Executive Overview

Position your business in the heart of one of Corpus Christi's most dependable retail corridors. This 0.52-acre infill site along South Alameda Street delivers strong daily traffic, established rooftops, and proximity to necessity-based retail anchors—making it an ideal location for both owner-users and developers seeking predictable performance.

Surrounded by a dense residential base and located near a high-volume HEB, the property benefits from consistent consumer draw and repeat traffic. The nearby Windsor Park Elementary School further reinforces daily circulation patterns, supporting a steady flow of families and neighborhood activity.

This is a plug-and-play retail pad in a market where well-located small sites are increasingly scarce.

## Location & Access Highlights

- **Prominent frontage along South Alameda Street**
- **Easy ingress/egress with strong visibility to passing traffic**
- **Centrally located within established residential neighborhoods**
- **Minutes from key arterials connecting to the broader Corpus Christi market**
- **Surrounded by long-standing retail and service-oriented businesses**

## Site Details

- **Site Size: ±0.52 Acres**
- **Zoning: Commercial (verify specific use allowances)**
- **Topography: Generally level, development-ready**
- **Utilities: Available (typical for infill location)**
- **Configuration: Ideal for small-footprint retail or service user**

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## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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.

**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.

**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.

<b>NEW SOUTHERN COMMERCIAL REAL ESTATE</b>	<b>9008419</b>	<b>wade@newsoutherncommercial.com</b>	<b>(361)834-6333</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Wade Spenst</b>	<b>677021</b>	<b>wade@newsoutherncommercial.com</b>	<b>(361)834-6333</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Wade Spenst</b>	<b>677021</b>	<b>wade@newsoutherncommercial.com</b>	<b>(361)834-6333</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Steven Saules</b>	<b>789600</b>	<b>steven@newsoutherncommercial.com</b>	<b>(361)905-5000</b>
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](http://www.trec.texas.gov)

FOR MORE INFORMATION:

# Wade Spenst

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