

FOR SALE

COMMERCIALLY ZONED
RETAIL DEVELOPMENT OPPORTUNITY
10621 S. Padre Island Dr., Corpus Christi TX 78418



Size: Approximately 0.9 acres (39,204 SF)
 Price: ~~\$350,000 (\$8.93/SF)~~ **\$199,900 (\$5.10T/SF)**
 Zoning: B-4
 Legal Description: Gateway Park S74 of LT 1-6 and E/2 of Lt. 7, BK 3
 Comments: Property has **175' of PID frontage** and is situated just before the on-ramp to the Island. Ideal location for a fast-food restaurant, retail/service business, bank or credit union, medical or dental office or professional office.



For more information please contact:

Laura Schaberg
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Joe Adame & Associates, Inc.
 FULL SERVICE COMMERCIAL & INDUSTRIAL REAL ESTATE
www.joeadame.com

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The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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FOR SALE

COMMERCIALLY ZONED
 RETAIL DEVELOPMENT OPPORTUNITY
 10601 S. Padre Island Dr., Corpus Christi TX 78418



Size: Approximately 3,350 SF Building (9,250 SF)
Price: Sale Price: \$499,900 Building for Lease: \$2,500/mo
Legal Description: Gateway Park S74 of W/2 of Lt 7, S74' of LTS 8 & 9 Bk 3
Comments: Property has SPID frontage at Cline Street, approximately 1 block from new HEB Plus. Overhead doors, high ceilings, lots of storage, kitchen area. Building can be leased for \$2,500/mo. Seven adjacent lots are for sale. (See page 1)



For more information please contact:
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