



COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting

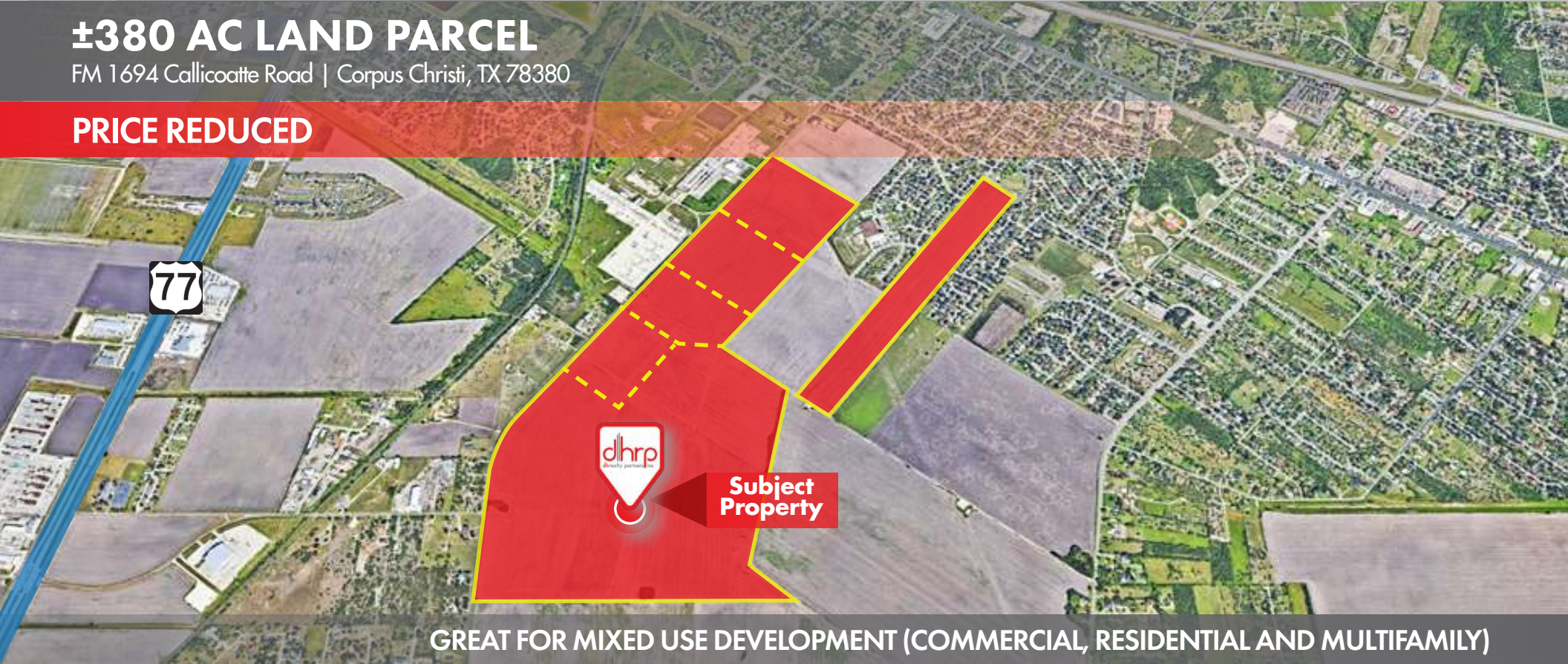
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±380 AC LAND PARCEL

FM 1694 Callicoatte Road | Corpus Christi, TX 78380

PRICE REDUCED



GREAT FOR MIXED USE DEVELOPMENT (COMMERCIAL, RESIDENTIAL AND MULTIFAMILY)

FOR SALE

± 380 AC MIXED-USE PARCEL

FM 1694 & Callicoatte Road | Corpus Christi, TX 78380



LOCATION

Land parcel is located at FM 1694 & Callicoatte Road. Conveniently situated between IH-69E & IH-37.

DESCRIPTION

Commercial land tract ideal for mixed-use development from commercial to residential and/or multifamily purposes.

LAND SIZE

± 380 AC

HIGHLIGHTS

Property is 13 miles away from Port Corpus Christi. Port Corpus Christi is the 4th largest port in the United States in total tonnage. Strategically located on the western Gulf of Mexico with a 36-mile, 47 foot (MLLW) deep channel, Port Corpus Christi is a major gateway to international and domestic maritime commerce. The Port has excellent railroad and highway network connectivity via three North American Class-1 railroads and two major interstate highways.

INVESTMENT PRICE

~~\$25,000.00~~ \$19,500/ AC

DH Realty Partners, Inc. Recommends that Prospective Buyer(s) take the following actions:

1. Consult with an Engineer to verify the location, accessibility and capacity of all the property's utilities.
2. Obtain an Environmental Site Assessment; and
3. Purchase a written Zoning Verification Letter from the appropriate Governmental Authority

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

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AERIAL VIEW



POINTS OF INTEREST

- AutoZone
- Bank of America
- Burger King
- Calallen East Elementary School
- Calallen High School
- Calallen Middle School
- Churchill Square Apartments
- Corpus Christi Medical Center
- Dairy Queen
- Denny's
- Discount Tire
- Domino's Pizza
- Five Points Shopping Center
- H-E-B
- McDonald's
- Northwest Terrace Apartments
- Ross Dress for Less
- Stripes
- Walgreens
- Walmart Supercenter
- Wells Fargo Bank
- Whataburger
- Wilma Magee Elementary School
- Woodland Creek Apartments

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LOCATION INFORMATION

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|-----------|----------|----------|
| Population | 2,505 | 23,948 | 41,941 |
| Households | 835 | 8,582 | 14,747 |
| Avg Household Income | \$112,254 | \$90,840 | \$92,561 |
| Median Household Income | \$102,238 | \$77,562 | \$75,795 |

Source: ESRI, 2022

TRAFFIC COUNTS

| Street Name | Vehicles Per Day |
|-----------------------------------|------------------|
| Callicoatte Road & Leopard Street | 15,824 VPD |
| IH-37 & US HWY 77 | 69,741 VPD |



CLOSE PROXIMITY TO PORT CORPUS CHRISTI (± 13 MILES)



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CORPUS CHRISTI MARKET OVERVIEW

TRAVEL STATISTICS

- 24,000 Hospitality Employees**
WELCOMING
- 10+ Million Visitors**
SPENDING
- \$1.5 Billion Per Year**
GENERATING
- \$22 Million In Sales Tax Revenues**
CONTRIBUTING
- 26% Of Citywide Sales Tax**

Source: <https://www.visitcorpuschristi.com/about-us/annual-report/>

With \$50 billion in capital investment since 2010, the Corpus Christi region ranks as one of the largest industrial and energy-related project magnets in the world.

The roll call of heavyweight investors reads like a Who's Who of big business: ExxonMobil, SABIC, Citgo, Talen Energy, Magellan, Air Liquide, Haliburton, Valero, Cheniere, Kiewit, TPCO, LyondellBasell and Howard Energy, just to name a few.

The growth wave is not subsiding anytime soon either. Three years into the 5-year strategic plan of the Corpus Christi Regional Economic Development Corp., the organization has tallied \$30 billion in capital investment, 2,200 new jobs and \$151 million in payroll.

"We are a relatively congestion-free deepwater port on the Gulf of Mexico. We have the pipeline infrastructure to handle massive amounts of product. We have an experienced and technically proficient workforce, and we are doubling our capacity for our process technology program in our local college," says Iain Vasey, president and CEO of the CCREDC. "We will double the number of graduates from that program this year, and then we plan to double it again in another two years. We are not standing pat."

Source: <https://siteselection.com/cc/corpuschristi/>

MAJOR EMPLOYERS

Direct Economic Impact of Texas A&M University-Corpus Christi on the Coastal Bend

For every 1,000 new students, the impact is \$51.3 million and 895 full-time jobs.

The total economic benefit this year is \$542.8 million.

The employment benefit this year is 9,482 full-time equivalent jobs.

TEXAS A&M UNIVERSITY CORPUS CHRISTI

Driscoll's CHILDREN'S HOSPITAL

The Region's Most Advanced Medical Center

CHRISTUS SPOHN

H-E-B

Source: <https://siteselection.com/cc/corpuschristi/>

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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