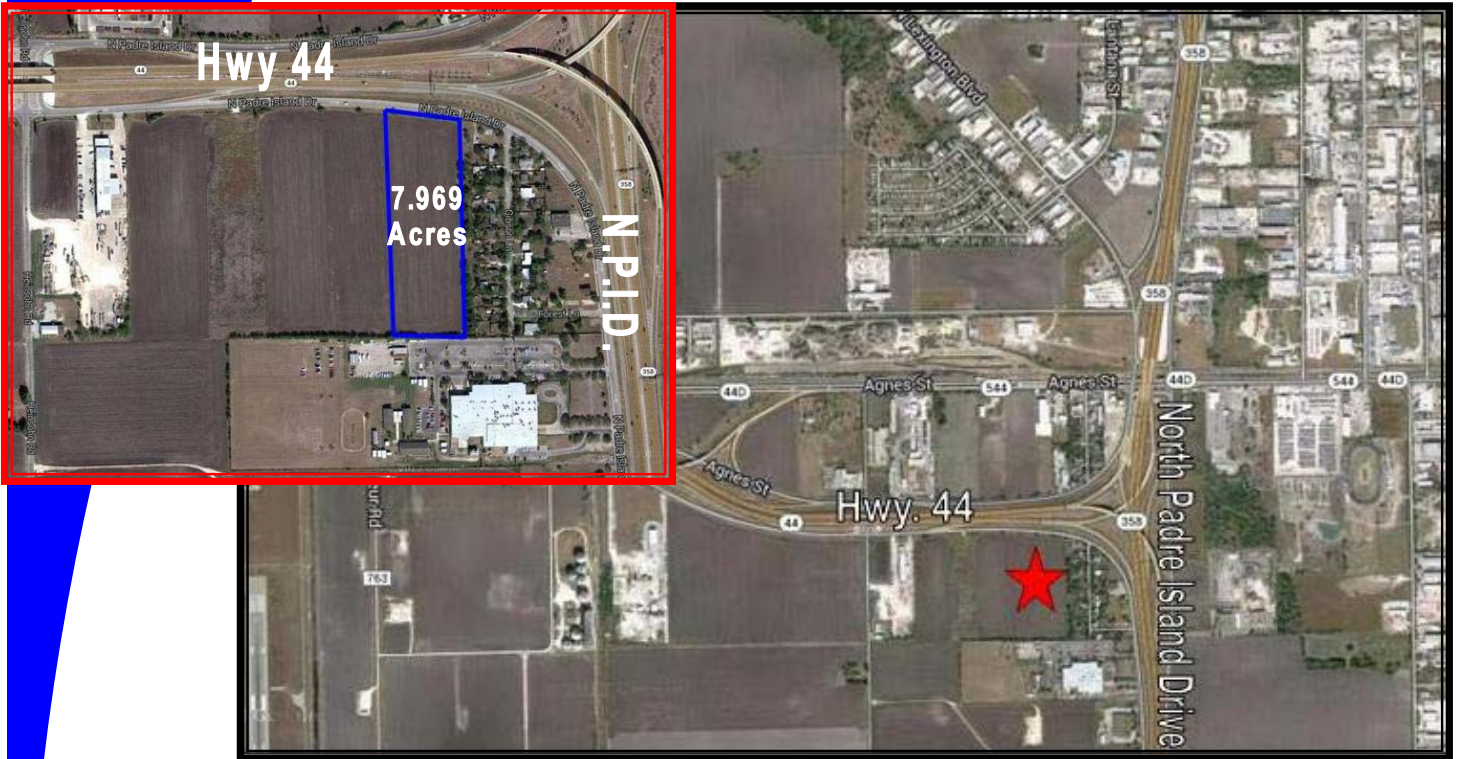


# 7.969 Acres—Hwy 44 Access Road Corpus Christi, Texas 78408



- Asking Price: \$555,400
- 333' frontage along Hwy 44; 1050' depth
- Zoned "L" - Light Industrial
- Sewer, Water, Electric at front of site
- Terms: Cash to Seller
- Located in developing industrial building area by North Padre Island Drive and SH 44 (near the airport), industrial corridor to Robstown

**FOR SALE**

**Contact:**

**Jim Villaume CCIM, MAI**  
361-688-1987

5934 S. Staples, Ste. 202  
Corpus Christi, TX 78413  
361.993.1125 office  
[www.SteveRoberts.com](http://www.SteveRoberts.com)

**SRR**  
• STEVE ROBERTS REALTY •

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**STEVE ROBERTS REALTY**  
*Commercial – Industrial – Ranch – Land - Investment*

5934 S. Staples, Suite 202  
Corpus Christi, Texas, 78413

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FAX: 361/993-1127

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**INDUSTRIAL LAND READY FOR DEVELOPMENT**

**7.969 ACS ON HWY 44 ACCESS ROAD  
SALE OFFERING**

**PROPERTY ADDRESS** : **5801 SH 44 ACCESS ROAD NEAR NPID**  
Corpus Christi 78408

**LEGAL DESCRIPTION** : 7.969 Acres out of East ½ of Tract 6, Russell Farm  
Tracts, city of Corpus Christi, county of Nueces, Texas

**SITE SIZE** : ± **7.969 Acres**  
± 333 FF along Hwy 44; ± 1,050 Ft. depth

**IMPROVEMENTS** : None – currently under ag cultivation

**ASKING PRICE** : **\$555,400**

**UNIT PRICE** : **\$1.60/SF or \$69,696/Acre**

**FINANCING** : Cash

**ZONING** : " IL ", Light Industrial District

**UTILITIES** : **Wastewater, Stormwater, water, electric at front of  
land.** Platting cost should be minimal since all utilities  
on site.

**TAXES** : '13 AV \$520,695 '13 Annual Ag Tax ± \$79.00

**LISTOR:** Jim Villaume, CCIM, MAI

**INSPECTION:** Drive By

**COMMENTS:** Located in developing Industrial building area by North Padre Island Drive and SH 44 access road leading to Corpus Christi airport. Several new industrial companies building along Hwy 44 which leads to Robstown - Baker Hughes, Superior Petroleum Services, CC Crane, Weatherford, US Customs, L&H Distributors, etc.

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7.969 ± Acres – Agnes Street (Hwy 44 Access Road)  
Corpus Christi, Texas 78408

