



FOR SALE

Retail or Office Site

6502 Holly Road, Corpus Christi, Texas

OFFERED AT
\$4.75/sf to \$6.25/sf

Platted Site



This is an excellent choice for a small or large retail or office site. It is between Airline and Rodd Field Roads just 1 mile from SPID Expressway. Holly Road has been widened and paved with curb and gutter.

- ± 3.43 total acres
- Will subdivide to 1 acre site or more
- Platted site
- Utilities available to site

EXCELLENT SOUTHSIDE LOCATION!!



• STEVE ROBERTS REALTY •

5934 S. Staples, Ste. 202
Corpus Christi, TX 78413

For additional information contact

JIM VILLAUME, CCIM, MAI

361-993-1125 Office
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The information contained herein has been obtained from reliable sources, however, no representation or warranties, either expressed or implied, are made as to the accuracy thereof; the property is subject to change in price, withdrawal from the market or prior sale/lease without

STEVE ROBERTS REALTY ASSOCIATES
Your Professional Commercial – Industrial Real Estate Source

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Corpus Christi, Texas, 78413

TEL: 361/993-1125

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HOLLY ROAD RETAIL OR OFFICE
SITE OFFERINGS

- PROPERTY ADDRESS** : **6502 Holly Road**
- LEGAL DESCRIPTION** : Lot 1, Block 2, Woodbend Subdivision,
Corpus Christi, Nueces County, Texas 78412
- SITE SIZE** : +- 3.43 Acres Total (+- 515' x 290')
Depth of these sites are approx. 290 feet.
Will subdivide into 1 acre site or more.
- IMPROVEMENTS** : Platted site and will re-plat into 1 acre on up
- ASKING PRICE** : **Beginning at \$4.75/sf to \$6.25/sf depending on location**
- FINANCING** : Cash or Third Party
- ZONING** : "B-1" Neighborhood Business which allows offices & retail
- UTILITIES** : Utilities are available to site as sites will be conveyed platted

LISTOR: Jim Villaume, CCIM, MAI

INSPECTION: Drive By or call Listor

COMMENTS: Excellent small or large retail or office sites located between Airline and Rodd Field Roads just 1 mile from SPID Expressway. Holly has been widened and paved with curb and gutter. Excellent site dimensions for small Retail or Office development. Great accessibility to freeway or southside residential developments. Developer would subdivide large 3.4 acre site to smaller sites. A shared curb cut along Holly Road will be required by City. Curb cut on Woodbend Drive allowed.

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Woodbend Drive

SITE

Holly Road

Holly Road and Woodbend Drive

