

501 GRAHAM ROAD CORPUS CHRISTI, TX 78418

PRIME COMMERCIAL LOCATION | FLOUR BLUFF CORRIDOR
IDEAL FOR MARINE, RV, STORAGE & SERVICE-BASED USES
2.25 ACRES | ZONING: CG-2 | UTILITIES NEARBY

SALE PRICE:

\$5.25/SF



**2.25
ACRES**

**Adjacent 2.26 AC
Also Available
(401 Graham)
Buy 1 Lot or Both
Total of 4.5 AC**

DAVID HEITZMAN

361.541.4417

dheitzman@craveyrealestate.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



Sale Price

\$5.25/SF

OFFERING SUMMARY

Property Type:	Vacant Commercial Land
Lot Size:	2.25 Acres (98,228 SF)
Price / Acre:	\$228,690
Zoning:	CG-2
Market:	Corpus Christi
Submarket:	Flour Bluff/Padre Island
Traffic Count:	18,994 vehicles per day at Graham Rd & Waldron Rd
Water:	Available
Sewer:	Nearby
Electric:	TBD
Gas:	TBD

PROPERTY OVERVIEW

Zoned CG-2, this vacant 2.25 acre lot offers nearly 100,000 SF of prime commercial land just a half-mile from South Padre Island Drive, placing it within easy reach of major retail, dining and service amenities. The property sits adjacent to Outrig Premier Boat Storage and just minutes from their private boat launch, providing effortless access to the Intracoastal Waterway and the Gulf Coast's top fishing and recreational destinations.

Positioned among high-quality, complementary businesses such as Sunset Ridge RV Resort, an upscale, amenity-rich destination for travelers, and Outrig Premier Boat Storage, this lot is ideal for ventures serving the boating and RV lifestyle. Potential uses include storage facilities, repair or service centers, retail outfitting or other hospitality and recreation-focused businesses that cater to the thriving coastal market.

Separated by a small road, an adjacent 2.26 acre lot zoned CC is also available, creating the potential for larger-scale projects or joint development opportunities. Together, these parcels represent a prime investment in one of Corpus Christi's most desirable coastal corridors.

PROPERTY HIGHLIGHTS

- Zoned CG-2, allowing for a variety of commercial uses
- Adjacent to Outrig Premier Boat Storage & minutes from their private boat launch with access to the Intracoastal Waterway and North Padre Island
- Ideal for boating- or RV-related businesses including storage, service, retail or hospitality ventures
- Additional 2.26 acre lot available for larger-scale development or joint projects

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HIGHEST & BEST USE RECOMMENDATIONS



PROPOSED USES TO MAXIMIZE SITE VALUE

Given the property's immediate proximity to the Intracoastal Waterway and North Padre Island, the site is exceptionally well-positioned for **marine-oriented commercial development**. Businesses offering **boat repair, fiberglass work, detailing and trailer maintenance** would benefit from the steady flow of recreational and sport fishing activity in the area. The location also lends itself to water-related business headquarters such as **fishing charter operations, boat rental fleets or marine supply retail**, all of which could leverage the built-in customer base generated by nearby Outrig Premier Boat Storage and the private launch just minutes away.

The adjacency to Sunset Ridge RV Resort further supports development geared toward RV travelers and the regional tourism market. A **boutique RV park**, offering approximately 30 to 45 pads, could complement the existing resort by providing a different atmosphere or service level rather than competing directly.

The property is also well-suited for **contractor or flex commercial development**—one of the most consistently in-demand property types in Flour Bluff. CG-2 zoning allows for **equipment rental operations, contractor yards, light industrial uses and multi-bay commercial flex buildings**. Developers could configure the site to accommodate service companies needing enclosed workspace in combination with outdoor storage, making it attractive for **trades, logistic firms, supply distributors and other service-based operators**.

The layout and location of the two available parcels also support a **split-use development concept**. One lot may serve as the customer-facing frontage with retail, office, or service reception, while the second lot functions as back-of-house operational space—ideal for **marine service companies, contractor operations, delivery hubs, boat consignment or logistics users**. This two-part configuration allows a business to maximize visibility and accessibility while maintaining ample room for vehicles, equipment, or structured storage behind the scenes.

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SURVEY - CONCEPT SITE PLAN



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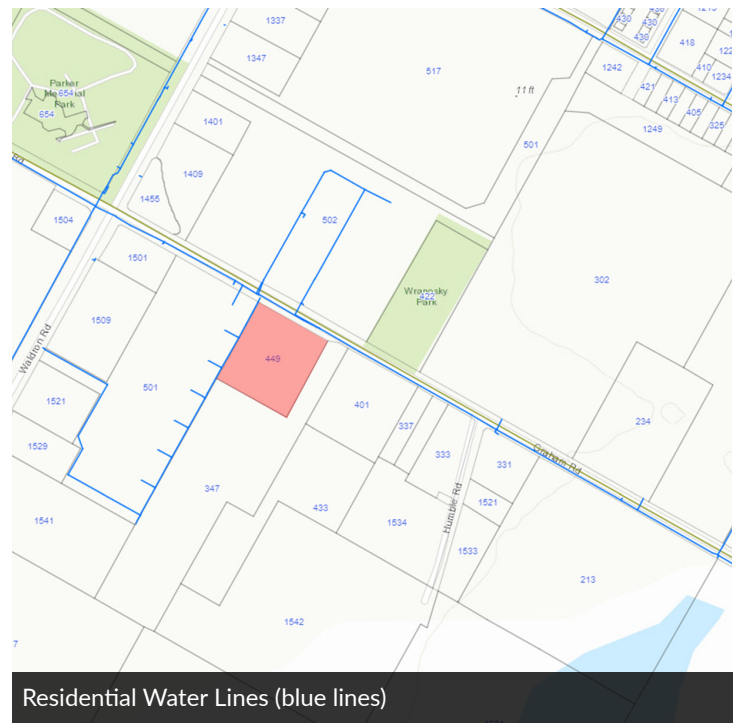
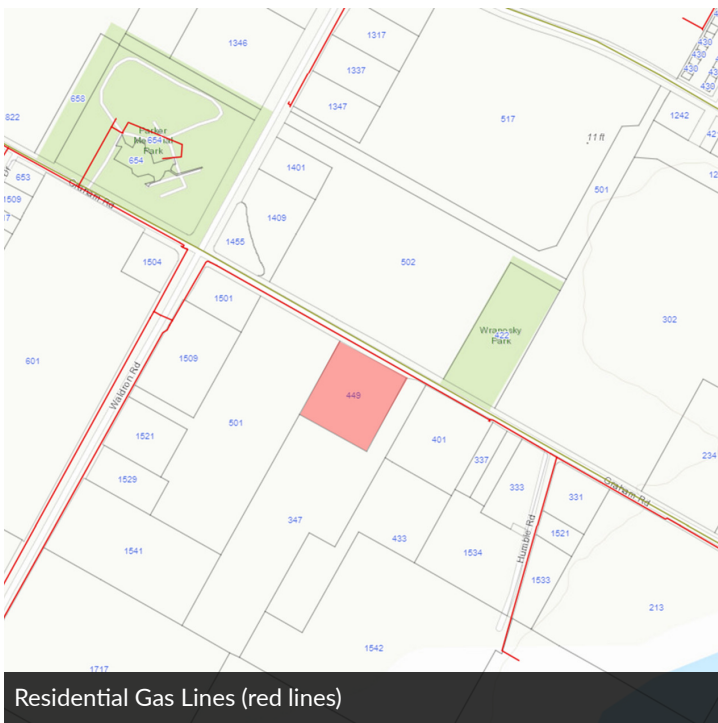
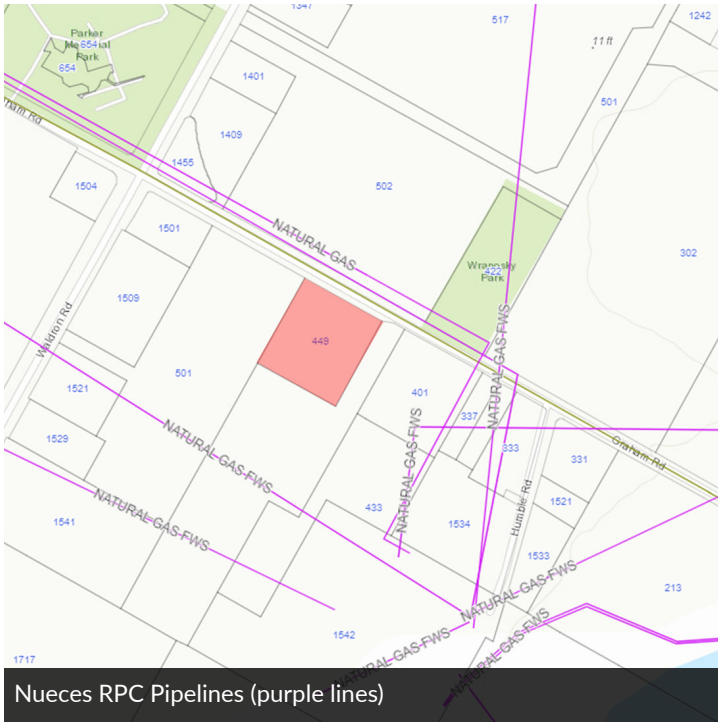
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Parcel Measurements: 301' frontage; approx 325' depth (APN: 2476-0055-1304)
Rectangular dimensions allow optimal layout for storage, flex buildings or RV pads.



PIPELINES, WATER LINES, GAS LINES



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TOTAL ASSEMBLAGE AVAILABLE: 4.51 AC



501 Graham (2.25 AC - CG-2 Zoning) + 401 Graham (2.26 AC - CC Zoning) = 4.51 AC Total Assemblage Available.
Ideal for phased development, dual-use projects or large-scale storage.



Distances: 0.5 miles to S.P.I.D. | 8 minutes to NAS Corpus | 6 minutes to H-E-B on Waldron | 3 minutes to boat launch

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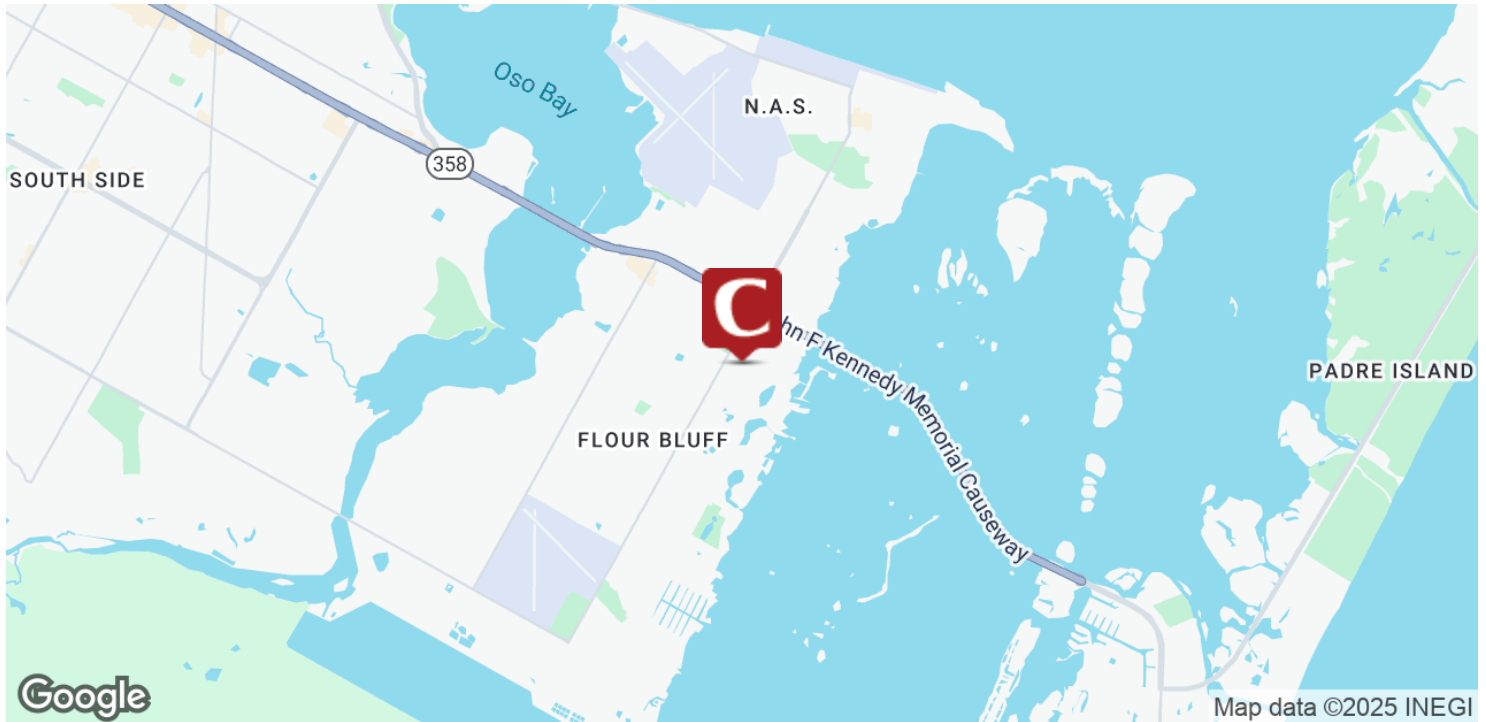
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FOR SALE

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LOCATION MAP



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RETAILER MAP



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

Cravey Real Estate Services, Inc.	0409080	matt@craveyrealestate.com	361.289.5168
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.221.1915
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Heitzman	806588	dheitzman@craveyrealestate.com	361.541.4417
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

TAR 2501

Cravey Real Estate Services, Inc., 5541 Bear Lane, Suite 240 Corpus Christi, TX 78405
Matthew Cravey

Phone: 361.289.5168301 Fax: 361.289.5442
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