

OFFICE FOR SALE

1024 Leopard Street, Corpus Christi, TX 78401



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	0.316 Acres
YEAR BUILT:	1926
BUILDING SIZE:	7,800 SF
RENOVATED:	2018
ZONING:	CI
PRICE / SF:	\$153.85

PROPERTY OVERVIEW

Remodeled center located across the street from new Regional Transportation Authority (RTA) building. This property is two blocks from the Corpus Christi City Hall and the Court House on Leopard Street. All new flooring and decorator finishes throughout. There is a common area and shared conference room with private tenant restrooms. The property is fully wired for internet and offers off street free parking. Ideal for law offices, CPAs, and or service business. The +/- 2700 square foot suite can accommodate a restaurant that could seat +/- 90 guests. Currently the property has under market rental rates and separately metered electricity. A renovation in 2008 included plumbing, electrical system and installing CAT 5 cables in all suites. A major renovation in 2017 replaced the roof and five new individual 16 SEER HVAC units.

PROPERTY HIGHLIGHTS

- Great Location
- New Flooring
- New Roof 20174
- 5 New 16 SEER HVAC Units
- Free Parking in the attached parking lot

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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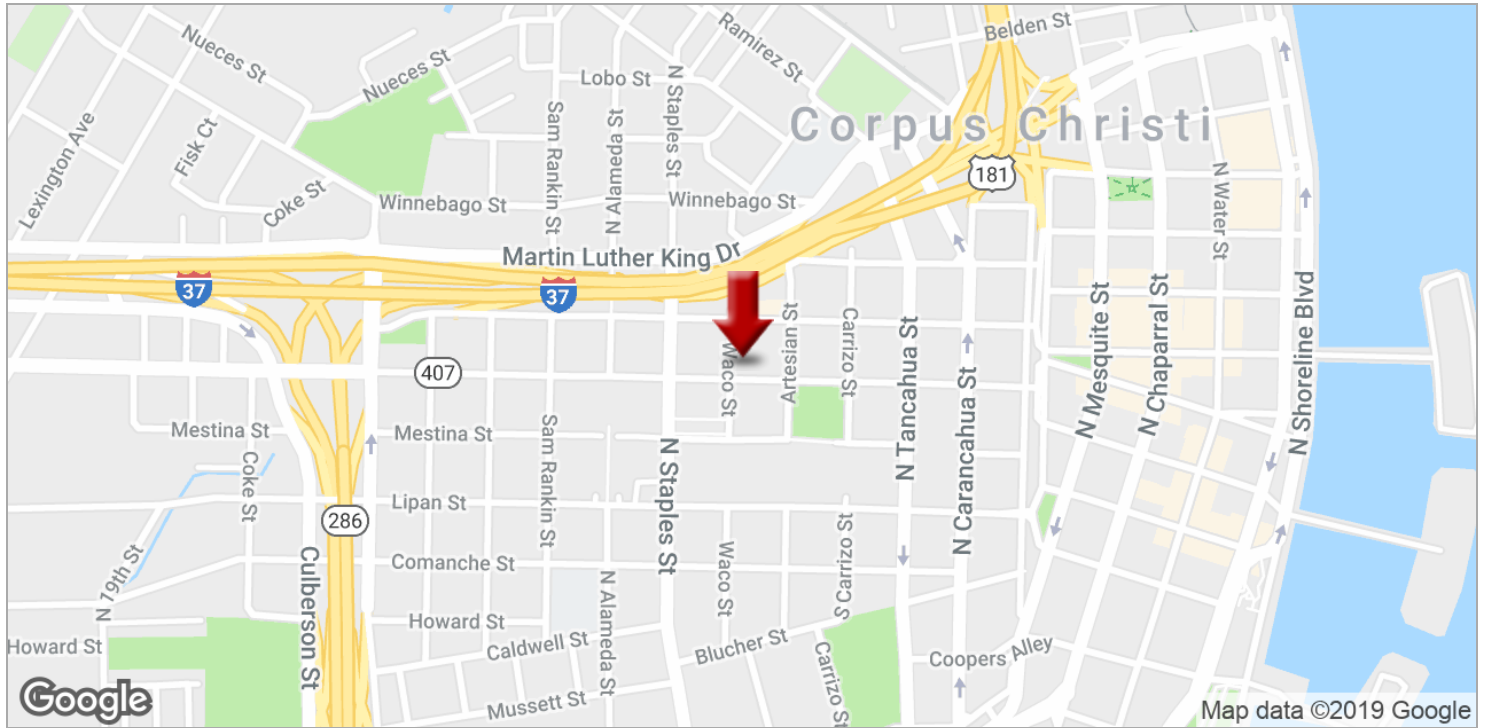
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,682	54,157	116,948
Median age	38.6	37.1	36.1
Median age (male)	36.0	35.6	34.7
Median age (Female)	41.1	37.7	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,245	19,694	42,004
# of persons per HH	2.5	2.7	2.8
Average HH income	\$31,805	\$41,812	\$45,321
Average house value	\$114,114	\$84,210	\$84,129

** Demographic data derived from 2010 US Census*

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