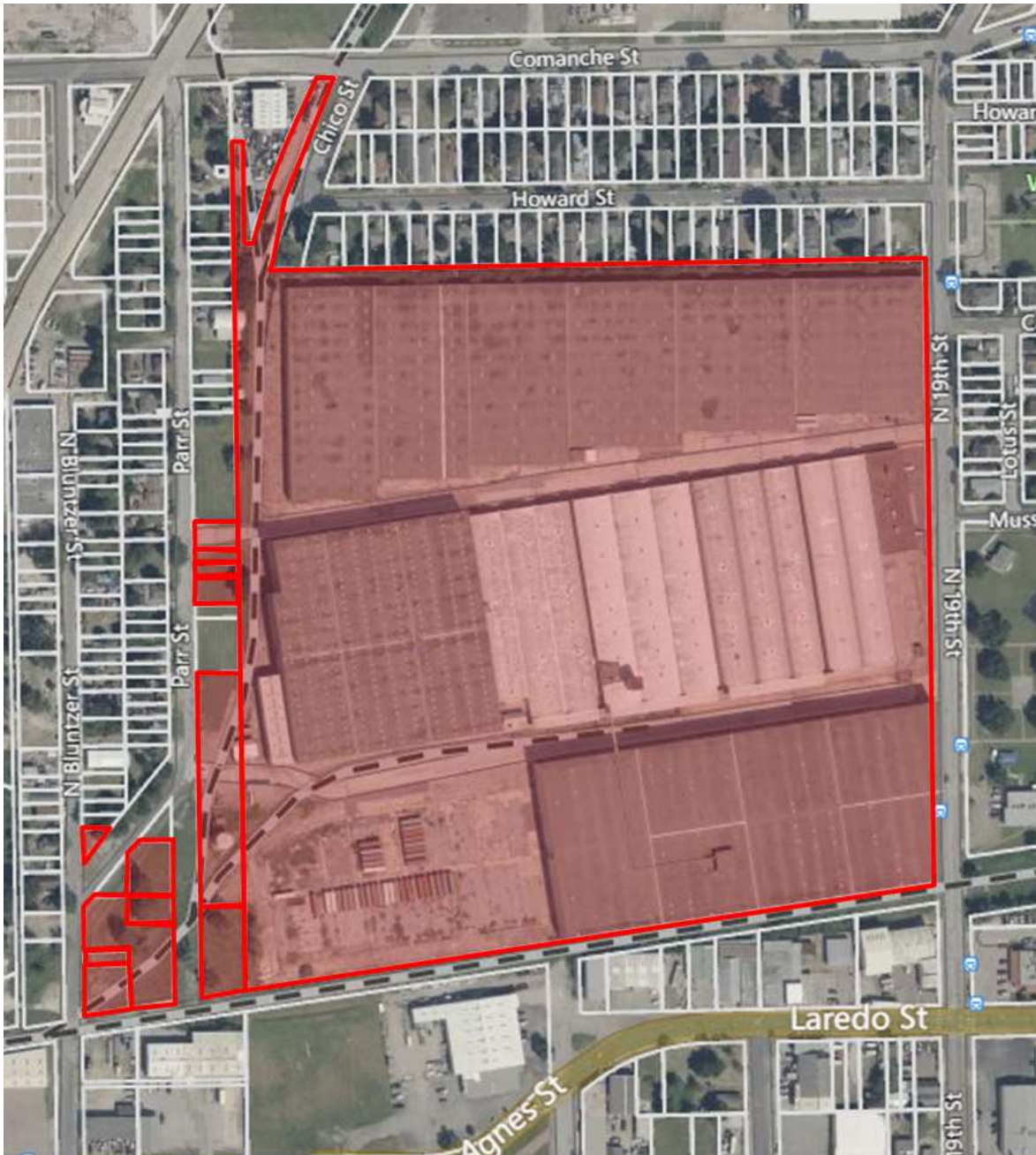


201 N 19TH ST

SALE PRICE:

\$15,000,000

CORPUS CHRISTI, TX 78408



SCOTT FAUVER

361.442.6723

scott@craveyrealstate.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



OFFERING SUMMARY

Sale Price:	\$15,000,000
Lease Rate:	Call for Rate
Lot Size:	36.88 Acres
Total Warehouse Space:	1,535,133 SF
Office Space:	11,466 SF
Shop Space:	6,440 SF
Shed Space:	11,911 SF
R/R Loading Docks:	18,158 SF
Clearance Heights:	~10' to 12'
Power:	3-Phase 480
Year Built:	1950
Zoning:	IH
Market:	Corpus Christi
Submarket:	West Side

PROPERTY OVERVIEW

Spanning an impressive 36.88 acres, this 1,535,133 SF facility is designed to meet a wide range of industrial and logistical needs. With concrete and asphalt floors, 3-phase power and support posts with 25' spacings, the property offers both functionality and versatility. Ceiling heights range from 10' to 12', with storage capability up to 16'.

The facility features 18,158 SF of loading docks, complemented by large sliding doors for seamless operations. Additional highlights include 6,440 SF of shop space, 11,911 SF across three sheds and 11,466 SF of office space with multiple offices, a large conference room and 4 restrooms. Ample parking, city water and sewer add to the convenience.

Strategically located in Corpus Christi near IH 37 and the port, this property provides unparalleled accessibility and infrastructure for large-scale industrial users. The site is ideal for expansive storage, manufacturing capabilities and logistical support.

****Tours must be scheduled at least one week in advance. Call Scott Fauver at 361.442.6723 to make arrangements. Thank you in advance for your cooperation in this matter.**

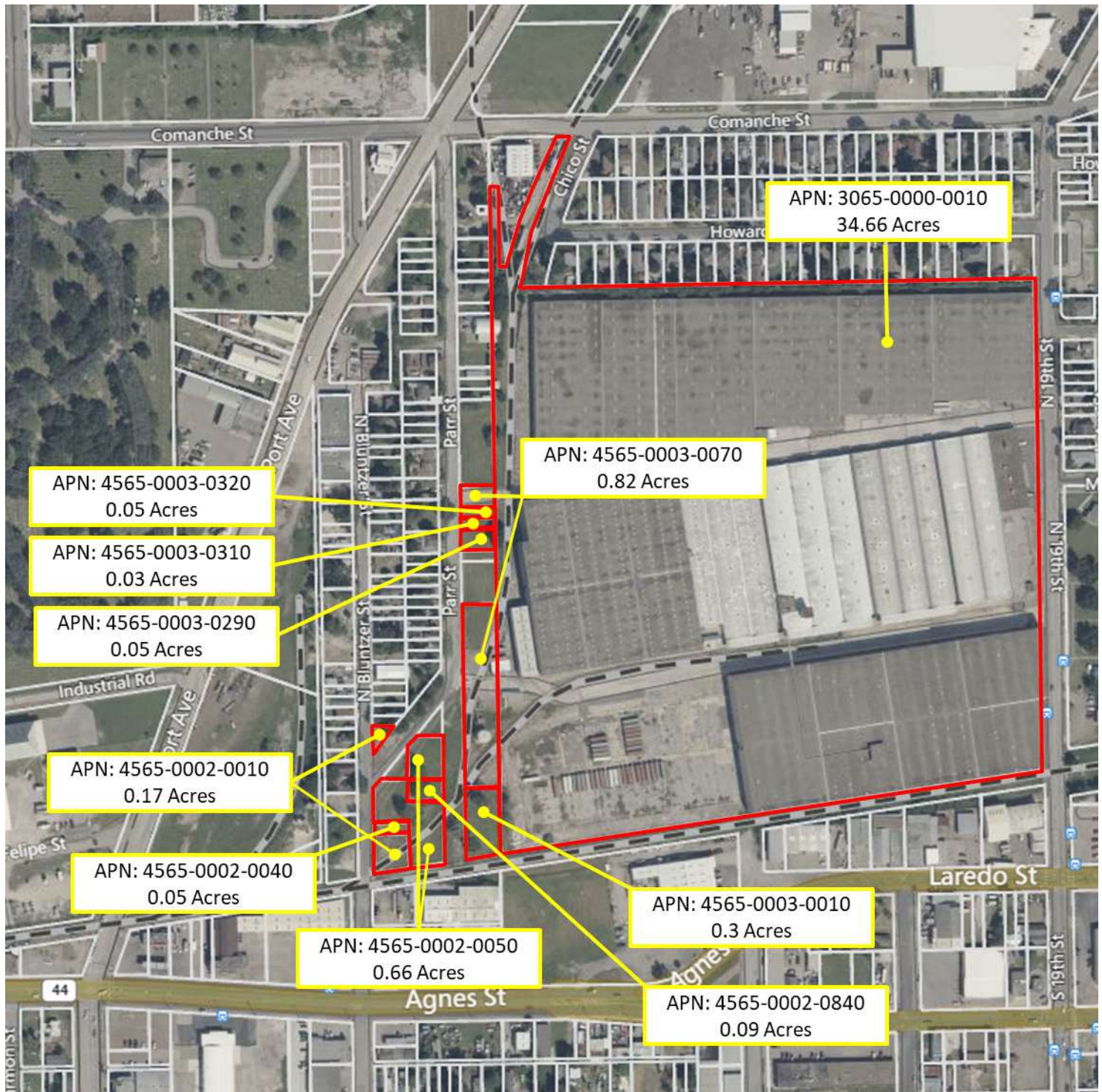
PROPERTY HIGHLIGHTS

- 18,158 SF loading docks; 6,440 SF shop space; 3 sheds totaling 11,911 SF
- 11,466 SF office space with 4 restrooms and 1 large conference room
- Ceiling heights from 10' to 16'; large sliding doors for easy access
- 3-phase power throughout facility; ideal for storage, manufacturing or logistics
- Located near IH 37 and the Port of Corpus Christi

SCOTT FAUVER

361.442.6723
scott@craveyrealstate.com

PARCEL MAP

**SCOTT FAUVER**

361.442.6723

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Corpus Christi, TX

PROPERTY INFORMATION

**201 N. 19TH STREET
CORPUS CHRISTI, TX 78408**

1,535,133 SF Total Warehouse Space

- Lighting
- Concrete Floors, Asphalt Floors
- Support Posts with 25' Spacings
- Approx. 10' - 12' Clearance Heights
- Large Sliding Rail Doors
- 3-Phase Power
- R/R Loading Docks = 18,158 SF

Dimensions of the Doors of the Quonset
Buildings: W: 11 FT x H: 9 FT

Dimensions of the Doors on Warehouses #1-6,
#11-13, #17-22: W: 12 FT x H: 9 FT

- Storage Height Capability: 16 FT

Dock by Warehouse #2 W: 40 FT x H: 4 FT
(There are 3 Docks Available - W: 11 FT x H: 4 FT x L: 32 FT)

Warehouse #8 W: 26 FT x H: 9 FT

- Storage Height Capability: 16 FT
- Dock by Warehouse #8 W: 35 FT x H: 4 FT x L: 95 FT

11,466 SF Office Space

- Multiple Offices
- 4 Restrooms
- 1 X-Large Conference Room
- Ample Parking
- City Water & Sewer

6,440 SF Shop Space

x3 Sheds = 11,911 SF



POWER: 120/240V 4W Delta w/208V high leg

A Phase	B Phase	C Phase
123.5V	123.1V	215V
20A	30A	10A

Total KW 8.5
Total calculated amps 24.66A
PF 83%

(Amps per phase is approximation due to meter only displays one decimal point.) This information was provided by AEP.

SCOTT FAUVER

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SITE PLAN



SCOTT FAUVER

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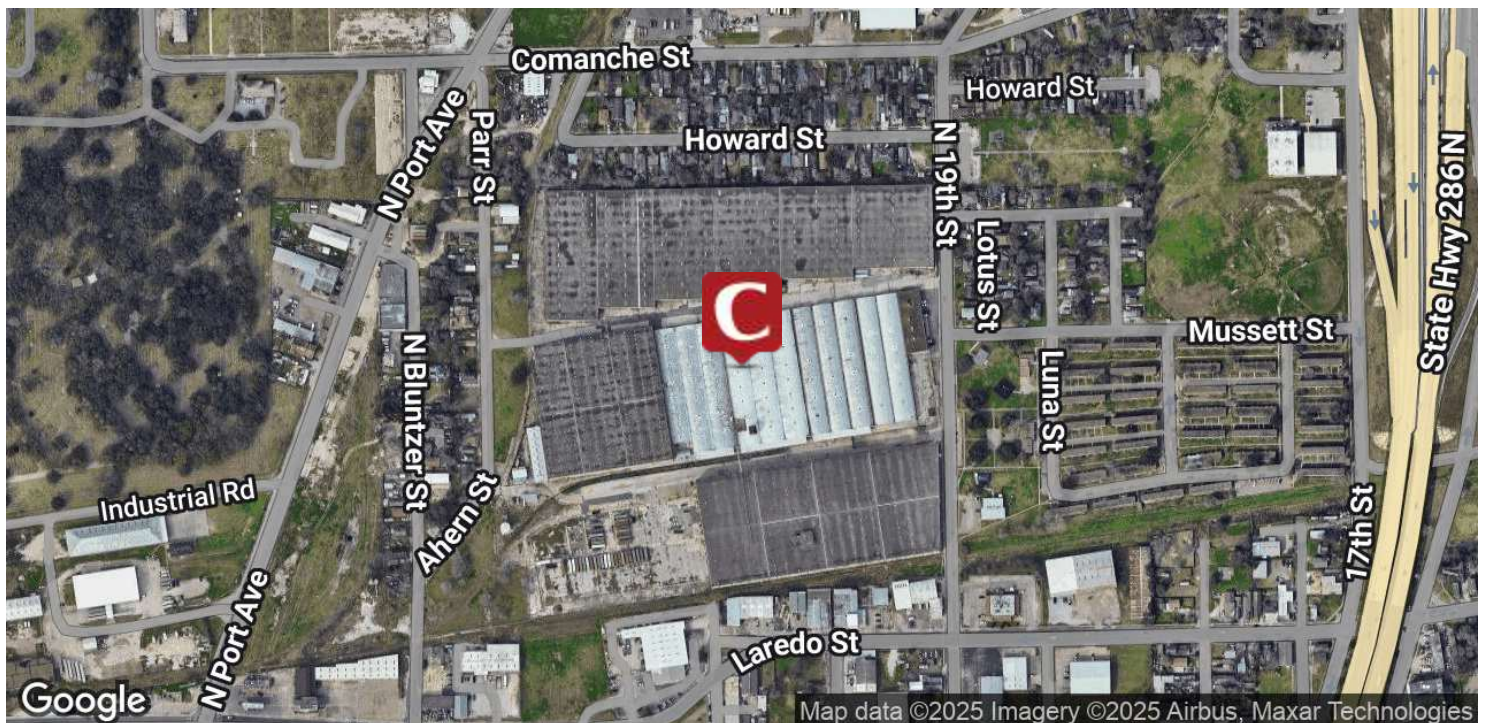
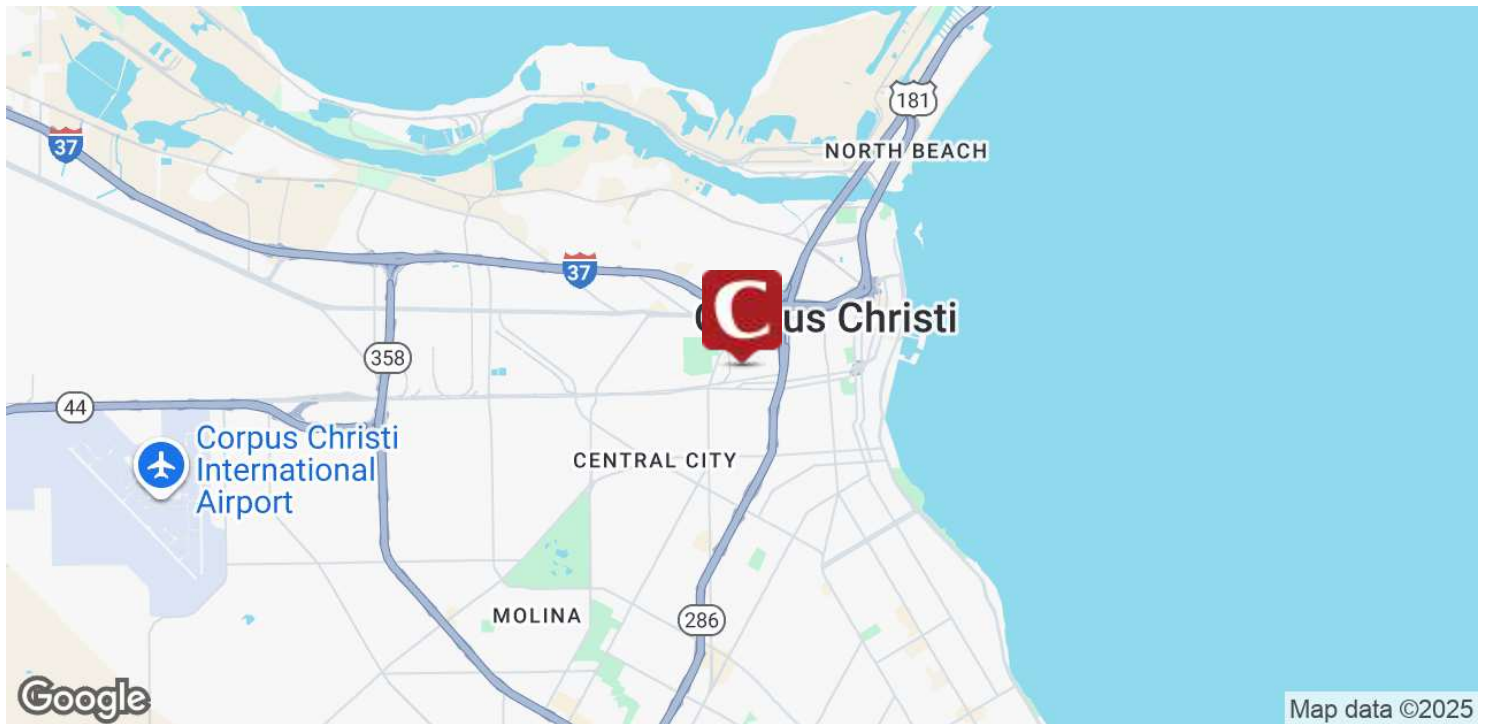
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LOCATION MAP

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AERIAL MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.	TX #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	361.289.5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Fauver	TX #583874	scott@craveyrealestate.com	361.442.6723
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date