

# FOR SALE - CORPUS CHRISTI SHIP CHANNEL SITE

224 HIGHWAY 361 ♦ ARANSAS PASS, TX



CONTACT A REPRESENTATIVE BELOW FOR A TOUR AND/OR PRICING

**CBRE**

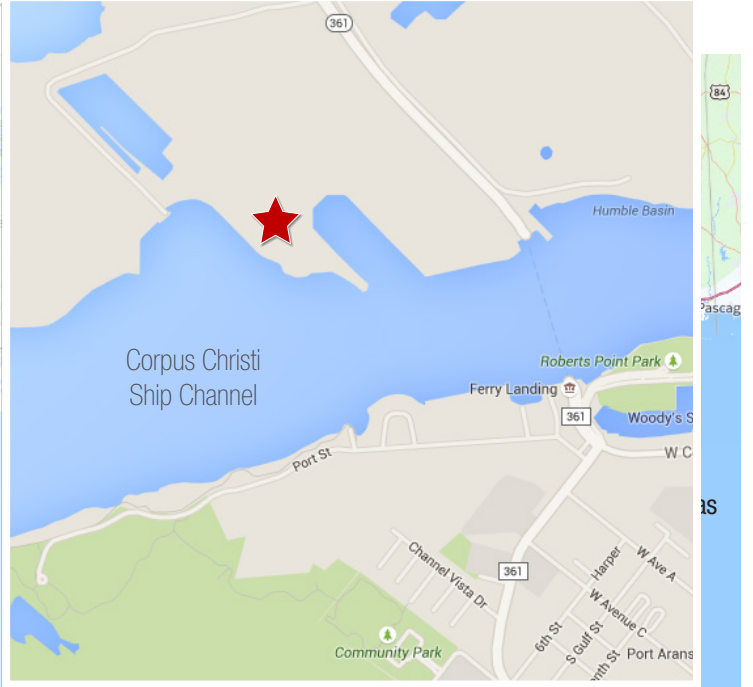
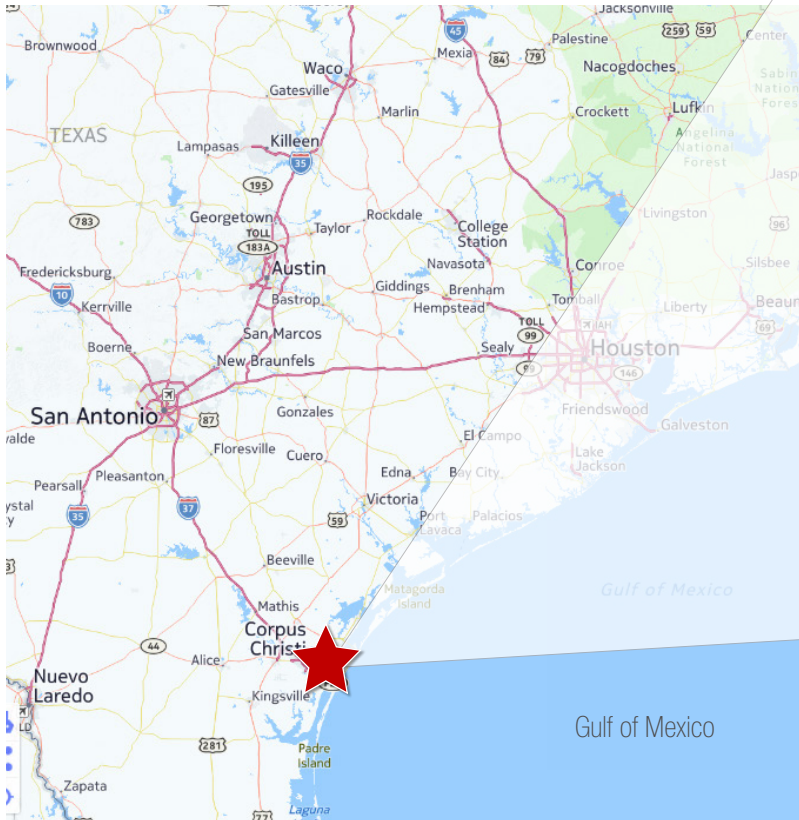
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# Corpus Christi Ship Channel Opportunity

## ARANSAS PASS, TX

### Property Location



## Property Information

- ±64.39 acres (±22 acres submerged)
- ±13.29 acres improved
- Dredge spoils area
- Heavily stabilized
- Nueces County
- Located on Harbor Island
- Corpus Christi Ship Channel
  - ±824 linear feet of bulkhead
  - Barge loading

## Improvements

- ±42,800 SF in three buildings
  - Building 1: 14,000 SF | 24' clear height
  - Building 2: 18,000 SF | 18' clear height
  - Building 3: 10,800 SF | 18' clear height
- 1985 construction
- Grade-level loading
- 1,000,000 gallon diesel and 500,000 gallon water storage tanks
- 2 helicopter pads

## Utilities

- Electricity - AEP
- Water - Nueces County Water District #4
- Septic system on-site

MORE PICTURES ON FOLLOWING PAGE



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