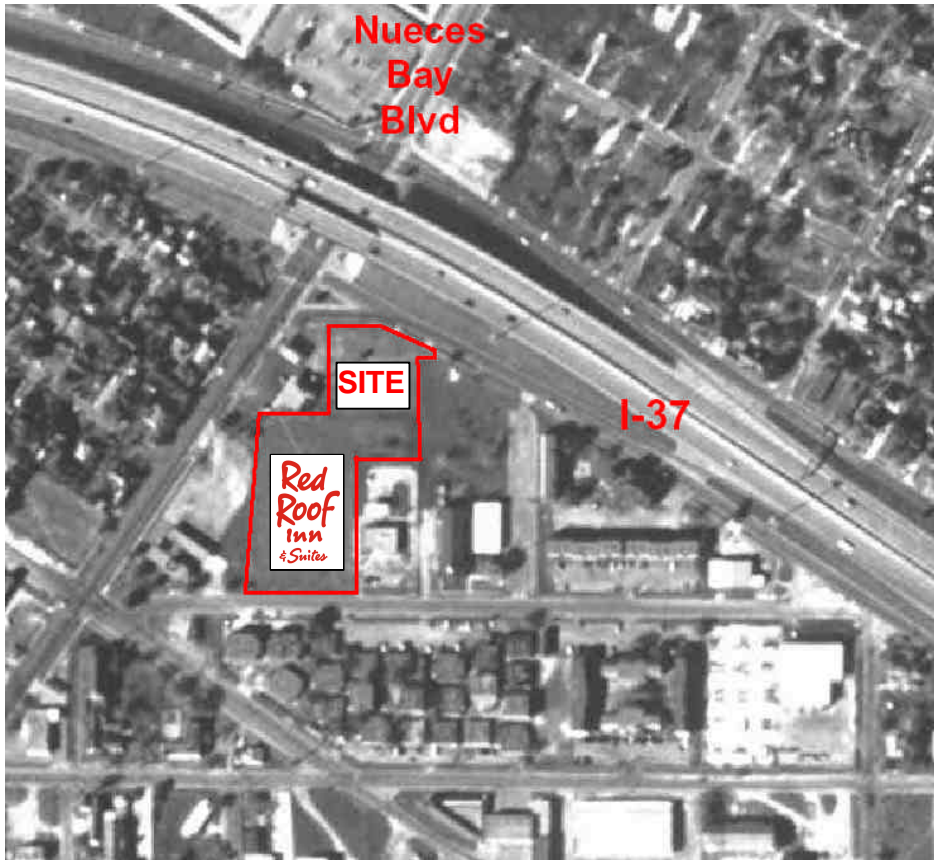


# FOR SALE – HOTEL PAD SITE

± 1.06 ACRES OF LAND  
IH-37 AT NUECES BAY BOULEVARD  
CORPUS CHRISTI, TEXAS

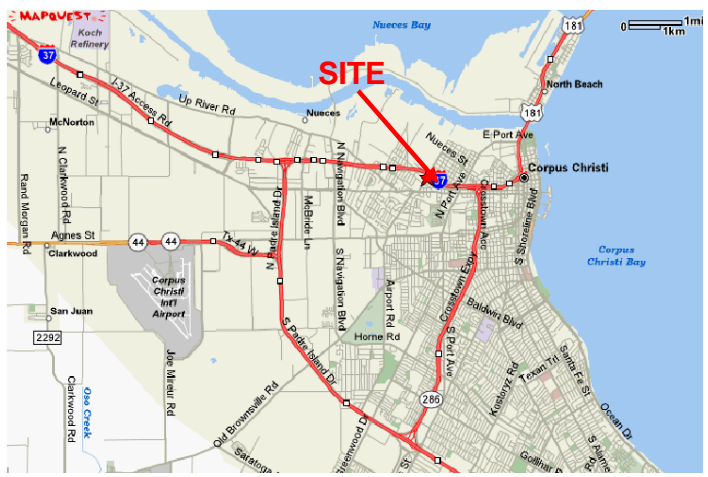


## FEATURES:

- EXCELLENT VISIBILITY FROM I-37
- CURB CUT TO FRONTAGE ROAD
- ACCESS TO NUECES BAY BLVD
- FLAT TOPOGRAPHY
- UTILITIES TO SITE
- ZONED B-3 GENERAL COMMERCIAL
- PROXIMATE TO DOWNTOWN INDUSTRIAL PLANTS AND TOURIST LOCATIONS
- OWNER WILL CONSIDER BUILD-TO-SUIT

.....  
**PRICE: \$550,000 (\$12.00/SF)**

## EXCELLENT RETAIL, BANK OR RESTAURANT SITE



## FOR INFORMATION CONTACT:

**LAMAR LAWSON**  
**(956) 330-3525**

**DAVID HILLMAN**  
**(713) 960-1880**

 **Southcorp Realty Advisors, Inc.**



**P K** Pledger Kalkomey, Inc.  
 Consulting Engineers  
 195-231-8000 • 195-231-3000 (fax)  
 195-231-3000 • 195-231-3000 (fax)  
 Fort Worth • Bryan • Albany

**SITE**

**Red Roof Inn & Suites**

LOT 17 C  
1.0595 acres

LOT 17 A  
0.9401 acres

LOT II  
FOREST PARK  
UNIT 2  
(VOL. 21 PG. 80, MRNGT)

LOT 14  
FOREST PARK  
UNIT 2  
(VOL. 21 PG. 80, MRNGT)

LOT 3, BLOCK 2  
BARTHOLOME ADD.  
(VOL. 57 PG. 146, MRNGT)

AYALA ADD.  
(VOL. 20 PG. 14, MRNGT)

NECES BAY BLVD. (60' R.O.W.)

BUFFALO STREET (60' R.O.W.)

