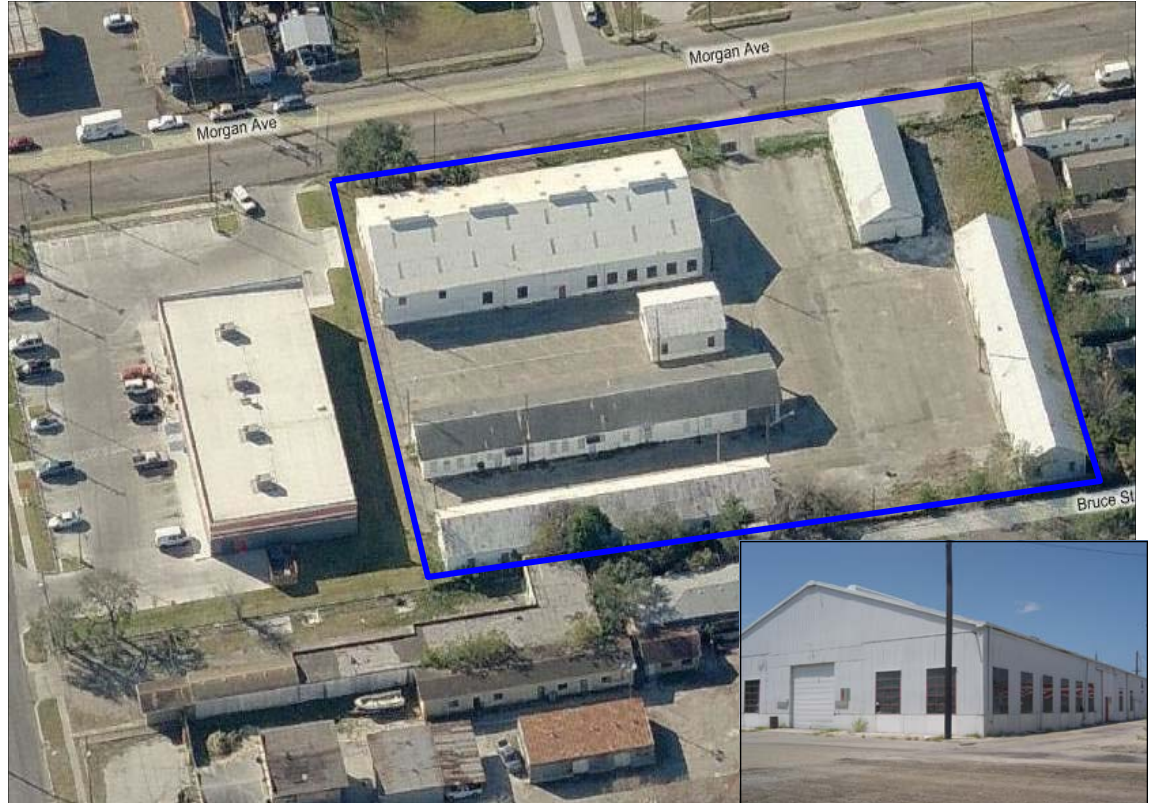


# For Sale- \$495,000

## *2922 Morgan Avenue*

Corpus Christi | Texas | 78405



**Location:** NW corner of Morgan Avenue & Port, just west of Crosstown Expressway  
Adjacent to the new Auto Zone at Port & Morgan—possible cross access

**Price:** \$495,000 sale price (\$16.94 sf) - possible lease at \$4,750/month NNN

**Building Size:** 6 buildings total - 29,224 +/- sf      **Lot Size:** 2.12 +/- acres

**Zoned:** I-2 (Light Industrial)

**Description:** This property is located in an established part of Corpus Christi and fully fenced, with a concrete and asphalt property base. Main access is off Morgan Avenue. There are 3 curb cuts providing direct entrance to 2 of the buildings and 1 curb cut into the yard. There is ample area for trailer parking and outdoor electric power is available. One building contains the offices and the others are warehouses. Building break-down as follows:

4,831 sf warehouse—6 bay doors  
4,800 sf warehouse—7 bay doors  
2,368 sf warehouse—2 bay doors

4,896 sf office building  
11,249 sf warehouse— 3 bay doors  
1,080 sf Auto Service Building

**Possible owner financing.**

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