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COMMERCIAL, INDUSTRIAL,  
 FARM & RANCH PROPERTIES

## APARTMENT LAND FOR SALE

**LOCATION:** 3241 Cimarron Blvd., just south of the intersection of Saratoga Boulevard and Cimarron. Dunbarton Oaks Drive currently stops on the east side of Cimarron, but will be extended across Cimarron just to the north of this property.

**LEGAL DESCRIPTION:** Cimarron Estates, Lot 1, Block 6

**LAND SIZE:** 7.38 ± acres (321,473 ± square feet)

**ZONING:** A-1A (Apartment House District), development of medium-high density (29.04 units per acre of lot area) allowed.

**TAXES:** \$22,815.91 (2009)

**PRICE:** ~~\$2,250,309.00~~ \$1,607,365 or \$5.00 sf

**Reduced**

**COMMENTS:** The tract lies in the center of the fast growing southside of Corpus Christi. This property is in a great location, with the new Wal-Mart store being built nearby on Saratoga. Due to Cimarron frontage, there is a possibility of rezoning the front section of the property for business. The property is already platted. There is a temporary detention basin at the rear of the property. See plat for details.

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