

Property Type: Former car dealership,
presently used as Lundquist Paint & Body

Property Address: 3615 South Padre Island Drive
Corpus Christi, Texas 78415

Building SF: **37,903sf** in two separate buildings:
30,883sf showroom & body shop
7,020sf body shop & service building

Land SF: 5.16 acres or 224,775sf

Land Dimensions: 482 front feet ± x 465' ± deep (average)

Zoning: B-4

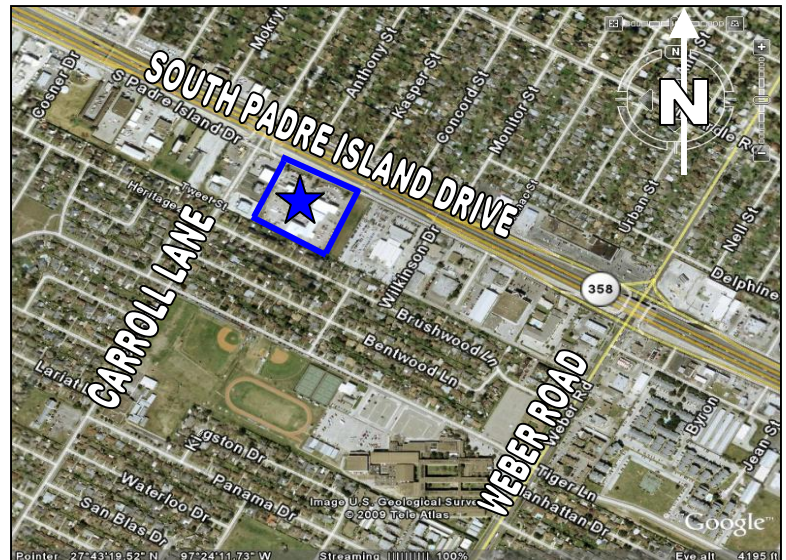
Built: 1982 and renovated in 2000, latest building in 2006
All buildings are Class S structures

Sales Price: \$3,900,000.00



Contact:

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Legal Description: Lots 2 thru 18 and Lot 42, Block D, Lexington Plaza

Property Info: This South Padre Island Drive property is a former Saturn dealership and the owner will divide the 5.16 ± acre tract and sell or lease portions of the property.

Comments: Traffic count is 110,000+ cars daily. The showroom and adjoining offices consisting of approximately 5,000sf, along with ample parking, can be leased for \$6,250/month. The vacant asphalt site with dimensions of 175 front feet ± x 300' ± can be purchased for \$630,000.