



Courthouse Square

1024 Leopard St, Corpus Christi, TX 78401



RUNDOG
Real Estate Group
Development | Investment | Brokerage



Lee Hrcir

Rundog Real Estate Group
901 S Mopac, Suite 301, Austin, TX 78746
lee@rundogrealestate.com
(512) 762-5426



Courthouse Square

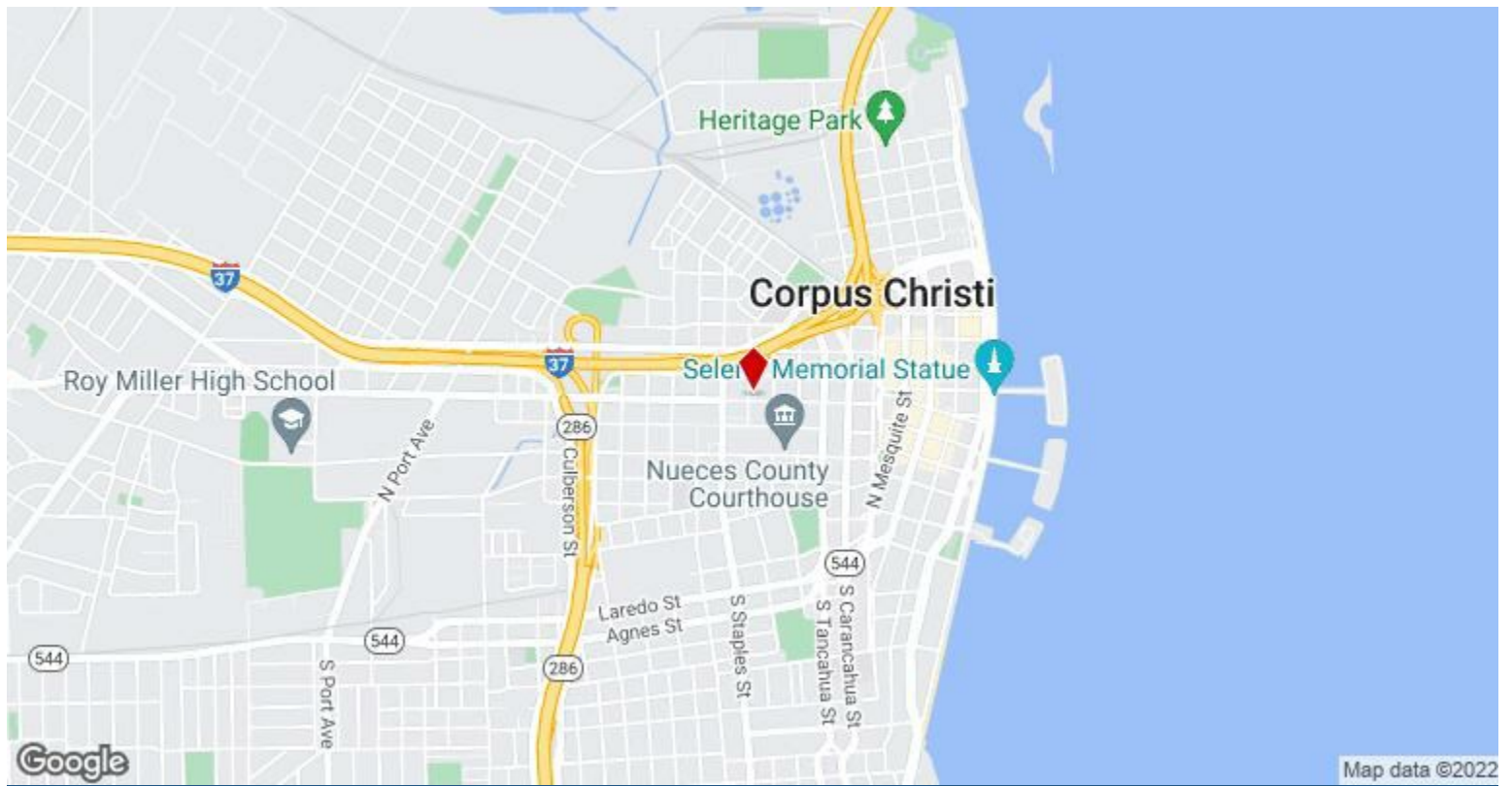
\$1,200,000

Fully occupied 11 CAP investment property. Occupied with excellent paying tenants. Centrally located two blocks from City Hall to the west, two blocks from Courthouse to the east, diagonally located from RTA building. Fully leased on 3 to 5 Year leases with separately metered electric service. This turn-key property was completely remodeled in 2008 and fully remodeled in 2017 - 2018. Quality finishes, new roof and facade done with Owens Corning Duration shingle, and a/c units. Gorgeous shared conference room, tiled restrooms, common area includes refrigerator, water fountain, microwave and sink. Easy access to Crosstown Expwy, State Hwy 37, Harbor Bridge/Hwy 181. New laminated and tempered glass in all windows, and remote controlled hurricane shutters on back windows. New concrete and fenced parking lot with 4 car garage. Some Adjacent and contiguous lots to this property are available

- Located on a corner lot with private, paved and secure parking lot
- Fully occupied investment property with long term leases
- Just a block away from Nueces County Courthouse and Corpus Christi City Hall.
- Heavy traffic volume.
- Hurricane shutters
- Totally remodeled in 2008 and 2018. Class A finishes



Price:	\$1,200,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment
Cap Rate:	8.00%
Lot Size:	0.31 AC
Rentable Building Area:	7,800 SF
Rentable Building Area:	7,800 SF
Sale Conditions:	Sale Leaseback
No. Stories:	1
Year Built:	1957
Tenancy:	Multiple
Parking	12 Spaces Plus Street Parking
Zoning Description:	C1
APN / Parcel ID:	079700340100



1024 Leopard St, Corpus Christi, TX 78401