

# FOR SALE

4822 Bear Lane - Corpus Christi - TX 78405



## PROPERTY INFORMATION



This 9.33 +/- acre site, is located at 4822 Bear Lane, between South Navigation Blvd. & Old Brownsville Road. Ideally situated to serve, The Port of Corpus Christi, Calallen, Portland and the Southside of Corpus Christi.

- “IL” (Light Industrial Zoning)
- Plated with utilities on site.
- \$690,000.00 (\$1.70 PSF)

## FOR MORE INFORMATION

**Burriss W. McRee, CPM®, CCIM**  
Broker Associate

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All information furnished regarding property for sale or rental is from sources deemed in our sole opinion to be reliable, but Gulftex Properties makes no representation as to the accuracy thereof and is submitted subject to errors or omissions. Gulftex Properties urges interested parties to verify all information. Submission is also subject to any change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

# AERIAL VIEW



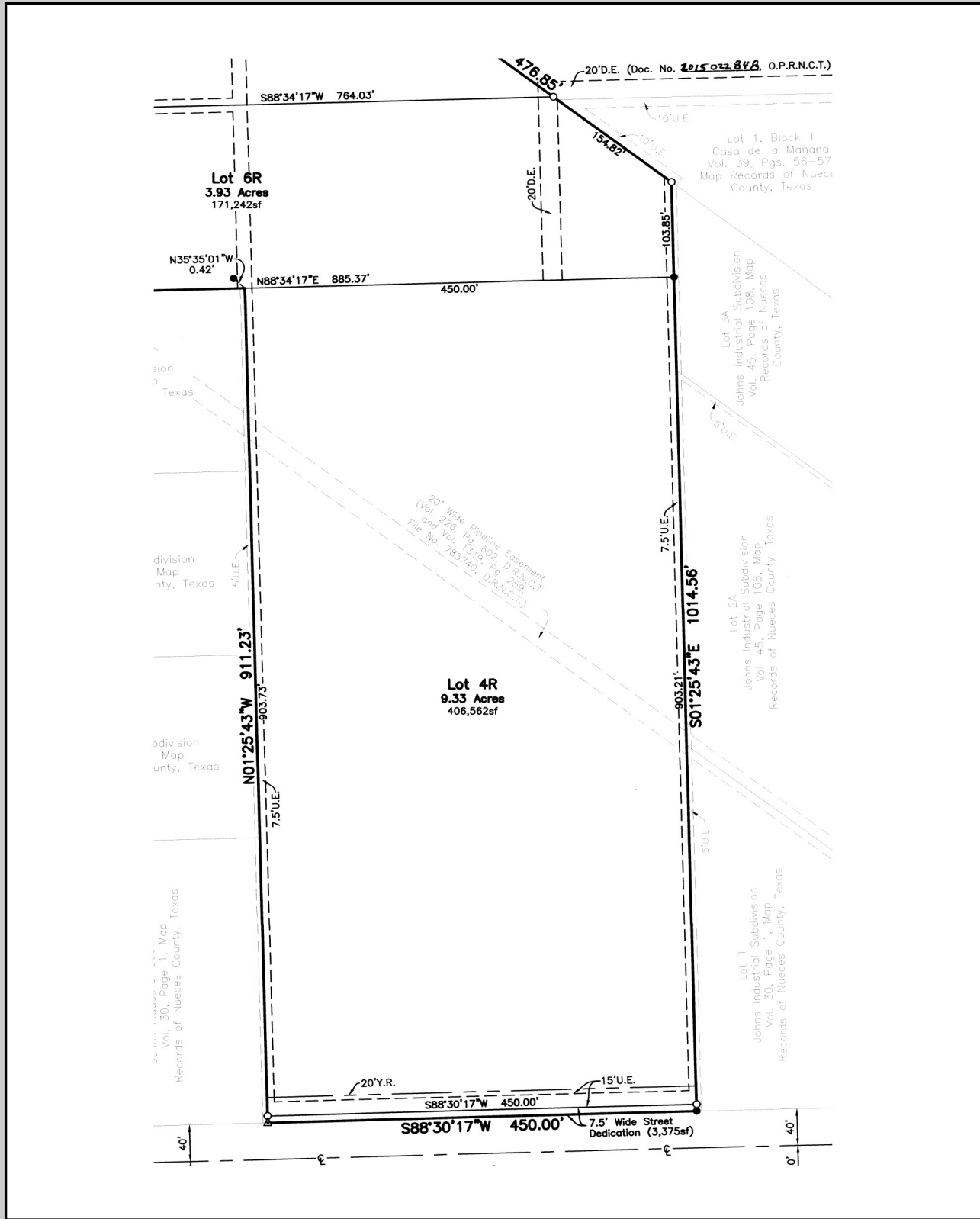
## 9.33 +/- Acre Site



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# PLAT MAP

4822 Bear Lane - Corpus Christi - TX 78405



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# FLOOD MAP

4822 Bear Lane - Corpus Christi - TX 78405



RiskMeter

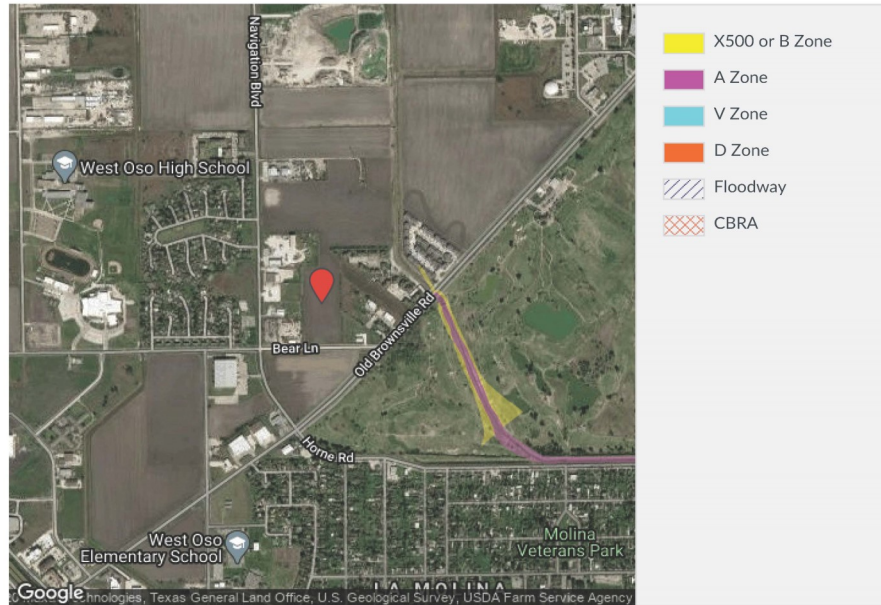
4822 BEAR LN CORPUS CHRISTI, TX 78405-3903

LOCATION ACCURACY: Excellent

## Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485464	PANEL	0165C
PANEL DATE	July 18, 1985	MAP NUMBER	4854640165C



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Report generated Dec 13, 2020 by bwmcree@gmail.com

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# TRAFFIC COUNT MAP

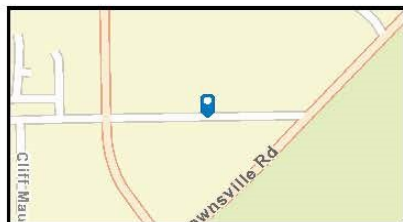
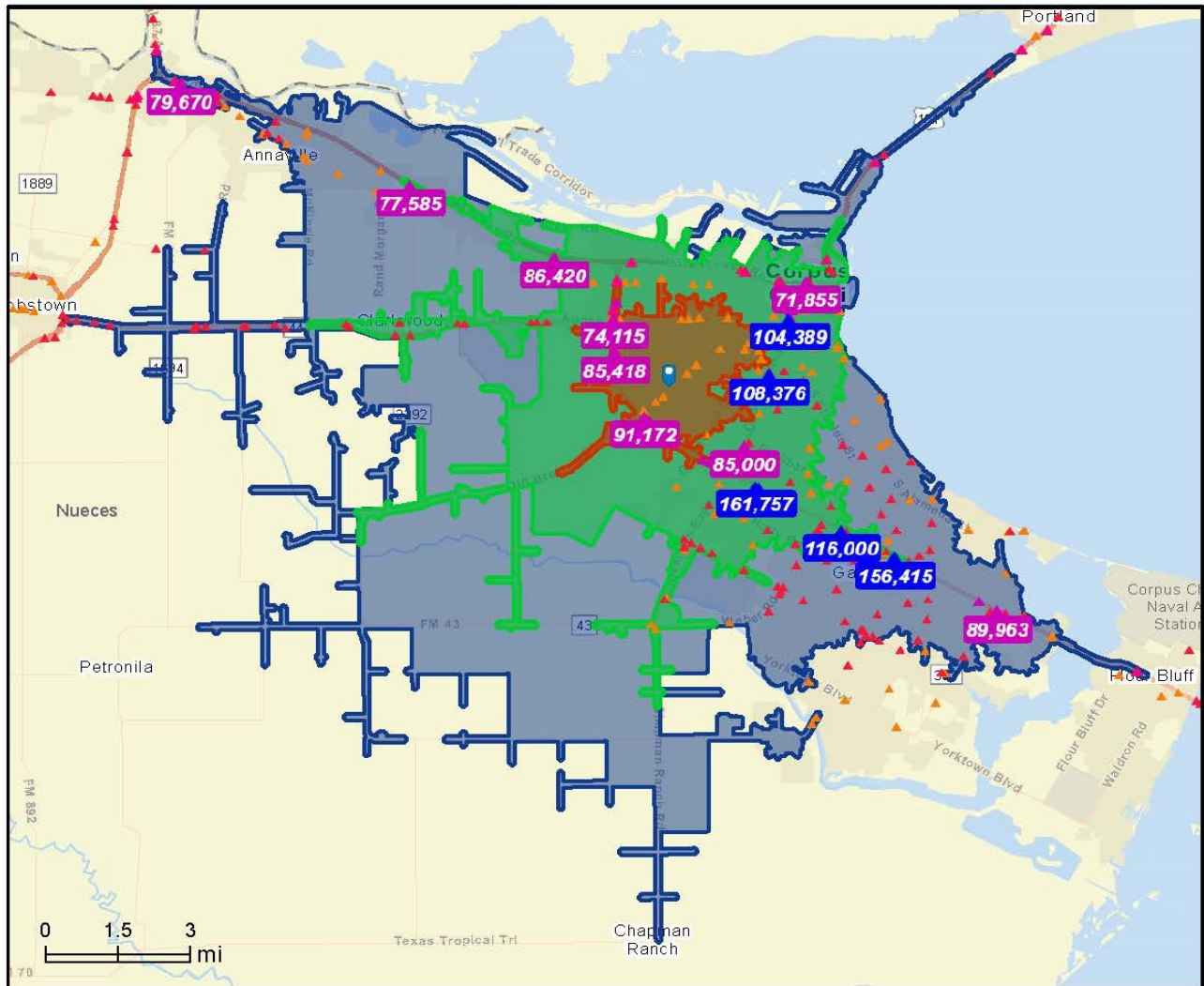
4822 Bear Lane - Corpus Christi - TX 78405



## Traffic Count Map

Bear Ln, Corpus Christi, Texas, 78405  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 27.76443  
 Longitude: -97.45039



Source: ©2020 Kalibrate Technologies (Q4 2020).

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



December 13, 2020

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# DEMOGRAPHICS 15 MINUTE DRIVE TIME

4822 Bear Lane - Corpus Christi - TX 78405



## GULFTEX PROPERTIES

Commercial Real Estate Services  
EXPERIENCE IS OUR STRENGTH

### DEMOGRAPHIC SUMMARY

Bear Ln, Corpus Christi, Texas, 78405

Drive time of 15 minutes

#### KEY FACTS

232,007  
Population



85,705  
Households

36.1

Median Age

\$40,645

Median Disposable  
Income

#### EDUCATION

19%

No High  
School  
Diploma



31%  
High  
School  
Graduate

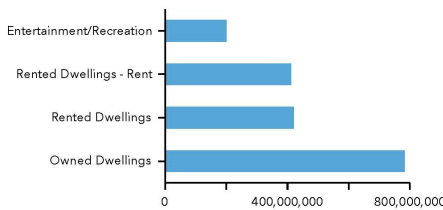


30%  
Some  
College



19%  
Bachelor's/Gra  
d/Prof Degree

#### 2017 Housing (Consumer Spending)



#### INCOME



\$47,418

Median  
Household  
Income



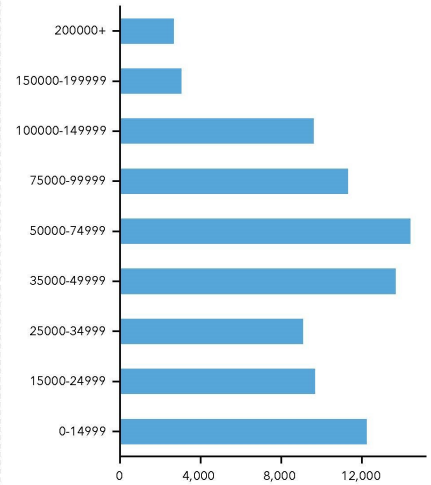
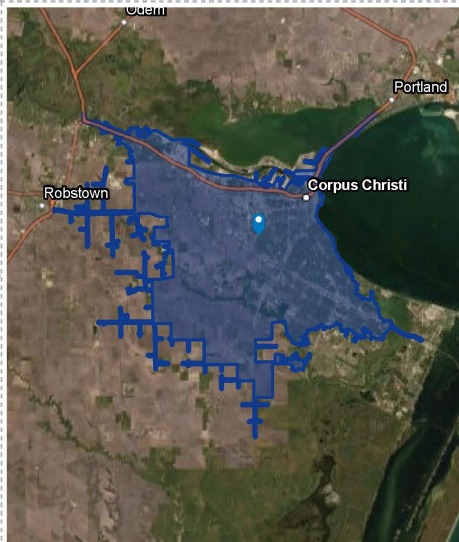
\$24,300

Per Capita  
Income



\$37,931

Median Net  
Worth



HOUSEHOLD INCOME

#### EMPLOYMENT



White Collar

54%



Blue Collar

26%



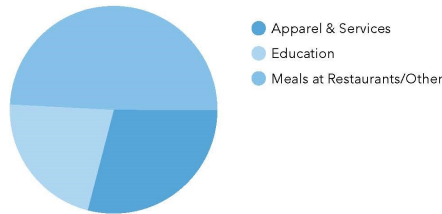
Services

20%

9.9%

Unemploy  
ment Rate

#### 2017 Apparel (Consumer Spending)



#### 2017 Total Expenditures (Consumer Spending)



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