

# FOR SALE

2511 E. Corral Ave. | Kingsville, Texas 78363



## 7,100 SF OFFICE BUILDING - KINGSVILLE - TX



### MOTIVATED SELLER!

Property is located just off Highway 77 on E. Corral Ave, in Kingsville, TX. Improvements, consists of a 7, 100 +/- SF building, situated on one acre of land. Building was previously occupied by a Home Health Agency, and is build-out as shown on the attached floor plan. Floor plan includes multiple offices, conference room, kitchen/coffee areas and two men's and women's restroom.

- ⇒ **7,100 +/- SF Building**
- ⇒ **One Acre Site (43,560 SF)**
- ⇒ **C4 Zoning**
- ⇒ **\$495,000.00**

### FOR MORE INFORMATION

**Burriss W. McRee, CCIM, CPM**

BROKER

6000 S. Staples, Ste. 205 | Corpus Christi, TX 78413

Phone: 361.992.9700 | Fax: 361.992.9790

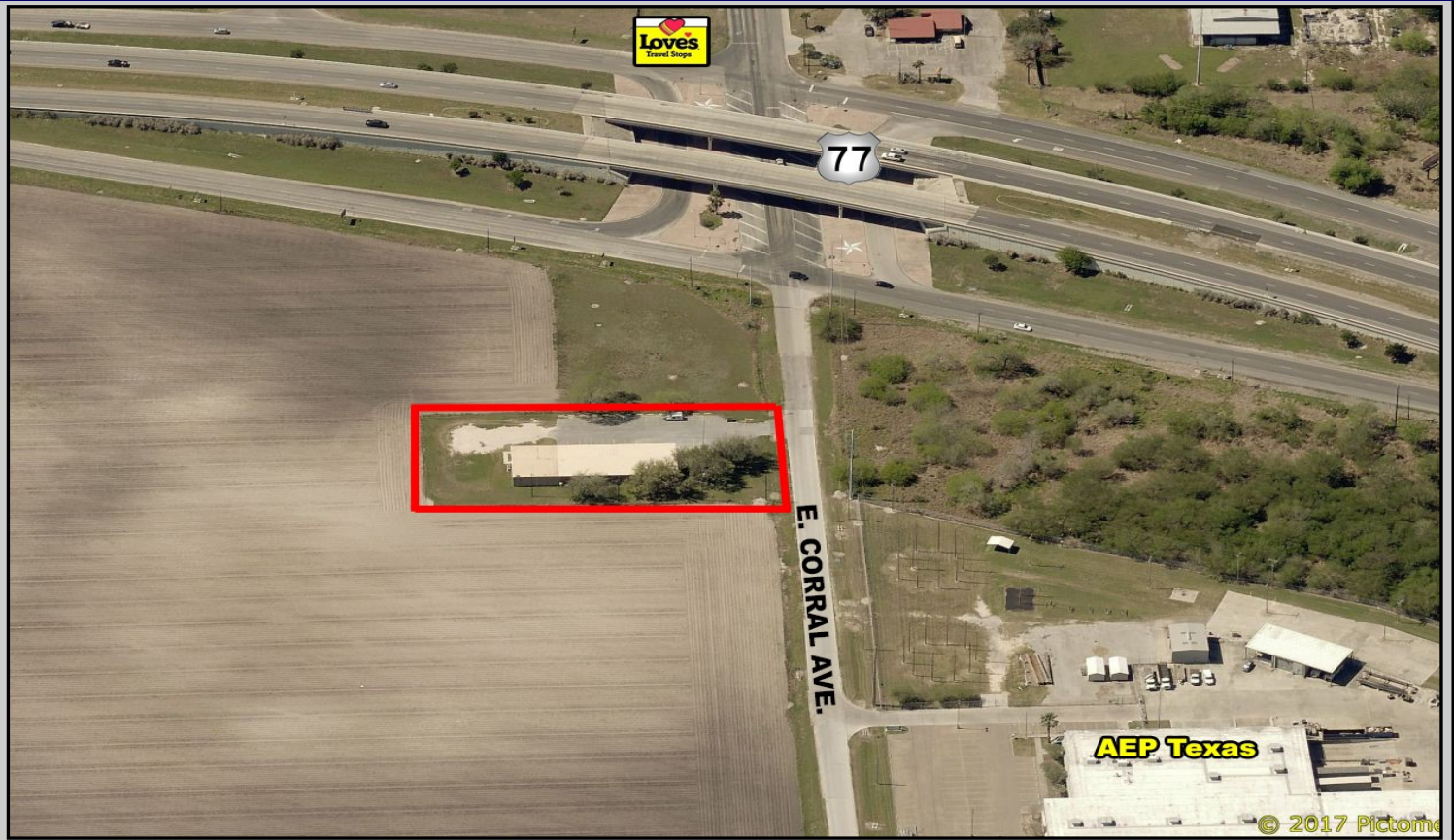
Email: burris@gulftex.com

**www.gulftex.com**



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



**7,100 +/- SF Building on 1 Acre Site**



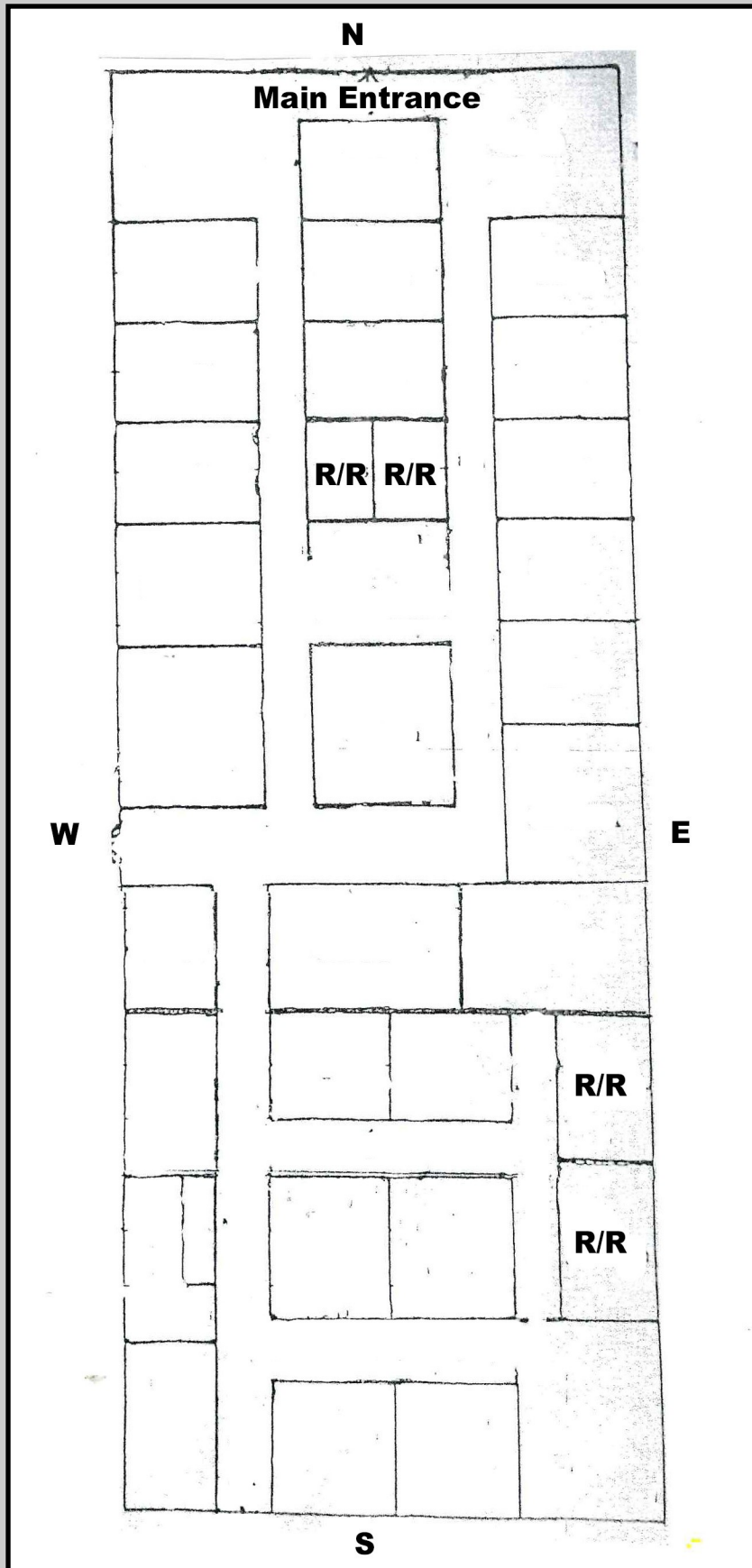
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# INTERIOR PHOTOS



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# FLOOR PLAN



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