



For Sale on Market

\$175,000

Call (361) 425-1911 Today!

GENERAL DESCRIPTION

Subdivision: DON PATRICIO
Property Type: Residential Lots
Lotsize: 11,326
MLS# / Area: CCARTX-460899



1901 FLOUR BLUFF DRIVE LOT: 51 & 52, CORPUS CHRISTI, TX 78418

Located at an intersection of Flour Bluff Drive and Don Patricio Rd, this 0.26-acre (11,517 sq. ft.) commercial corner lot offers outstanding visibility and access in one of Corpus Christi's busiest corridors. With a daily traffic count of over 15,000, the site provides an ideal setting for retail, office, quick-service restaurant (QSR), or medical development. The flat topography, dual frontage, and availability of utilities at the street make this property shovel-ready. Surrounded by residential neighborhoods, schools, minutes from NAS Corpus Christi, South Padre Island Dr (SPID), and Corpus Christi beaches, this is a high-demand area with strong long-term growth potential. A rare opportunity for developers and investors to secure a strategic footprint in the heart of Flour Bluff (Corpus Christi, TX). There is no building on these lots. This is vacant land zoned as commercial.



Get in touch
Courtney Heredia

(361) 425-1911

kw COASTAL BEND
KELLER WILLIAMS REALTY

Keller Williams Coastal Bend
 (361) 225-7900

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 Visit <https://www.har.com/CCARTX-460899> for more information