



For Sale on Market

# \$250,000

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## LEOPARD LOT: 5, CORPUS CHRISTI, TX 78410

Prime 1.93-Acre Infill Commercial Lot | Behind Stripes at Leopard & McKinzie This rare, build-ready 1.93-acre parcel sits directly behind the Stripes convenience & fuel anchor at the bustling Leopard & McKinzie corridor in Corpus Christi. Perfectly suited for a range of commercial uses, the site offers excellent access, daily traffic exposure, and adjacency to successful service, dining, and retail businesses. Why this location works: Anchor synergy: Benefits from Stripes/7-Eleven's constant flow Local demand: Strong presence of taquerias, sandwich shops, community restaurants Service mix: Nearby auto shops, insurance, healthcare, bakery, barber-perfect for multi-tenant synergy Top Development Uses: Drive-thru / fast-casual pad ideal for coffee or quick-service chains Multi-tenant retail/service center (barber, bakery, insurance, dental) Urgent care or specialty medical facility Automotive quick-service or parts retail center Artisan food market with local bakeries and ethnic food stalls Key Property Highlights: 1.93 flat acres with high visibility and curb cuts behind Stripes Zoned commercial with full access to Leopard/McKinzie thoroughfare Surrounded by everyday retail, dining, and service businesses Strong residential support demonstrated by local favorites (Lucky Panda, S & J Bakery, Roger's Barber) Minutes from I-37, Port, and Corpus Christi's northside employment nodes An ideal opportunity for investors, franchisees, or developers seeking a high-barrier infill site-this lot is ready to deliver a compelling new destination for community

### GENERAL DESCRIPTION

- Subdivision:** Highway Village
- Property Type:** Residential Lots
- Lotsize:** 84,071
- MLS# / Area:** CCARTX-461813



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker

Leopard lot: 5, Corpus Christi, TX 78410eXp Realty LLC

Visit <https://www.har.com/CCARTX-461813> for more information