

For Sale on Market

# \$949,999

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## GENERAL DESCRIPTION

**Subdivision:** Westside Indust Dist

**Stories:** 1

**Year Built:** 1966

**Building Sqft:** 15,030 /

**Lotsize:** 152,896

**MLS# / Area:** CCARTX-460488

Strategically Located Investment Opportunity in Central Corpus Christi Located at the prominent corner of Leopard Street and McCampbell Road in Corpus Christi's Central City district, this property offers over 3.5 acres of prime commercial real estate. The site includes an approximately 16,000 square foot building currently occupied by two long-standing businesses—Pockets Billiards and The Cabaret Gentlemen's Club. Both businesses are set to close upon sale, making this a rare opportunity to reimagine or redevelop a high-traffic location in the heart of the city. Key Highlights: Premier Location: Just 3 minutes from the I-37/US-358 interchange with direct access to Navigation Boulevard, offering a streamlined route to the Port of Corpus Christi—ideal for logistics, distribution, or redevelopment. Flexible Zoning: The front of the property is zoned light industrial, transitioning to heavy industrial at the rear, allowing for a wide range of commercial or industrial uses. High Visibility & Accessibility: Located across from the iconic Selena Museum and only 7 minutes from Corpus Christi International Airport, the site benefits from steady traffic and strong local recognition within a high-demand industrial corridor. This property presents a rare opportunity to invest in a high-traffic, strategically located site with built-in income, development potential, and unmatched access in one of Corpus Christi's most active commercial zones.



Presented By  
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Visit <https://www.har.com/CCARTX-460488> for more information