

SPECIAL PURPOSE FOR SALE

TRADEWINDS CENTER

15715 S. Padre Island Dr, Corpus Christi, TX 78418



SALE PRICE:	\$3,000,000
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PRICE PER UNIT:	\$750,000
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LOT SIZE:	1.9 Acres
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BUILDING SIZE:	7,200 SF
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PROPERTY OVERVIEW

7200 sq ft metal building sitting on almost 2 acres of land. Highway frontage. Tall pilon signage. All utilities.

PROPERTY FEATURES

- Highway frontage.
- Located on Padre Island
- Water and sewer

KW COMMERCIAL
4518 Everhart Road, Ste 101
Corpus Christi, TX 78411

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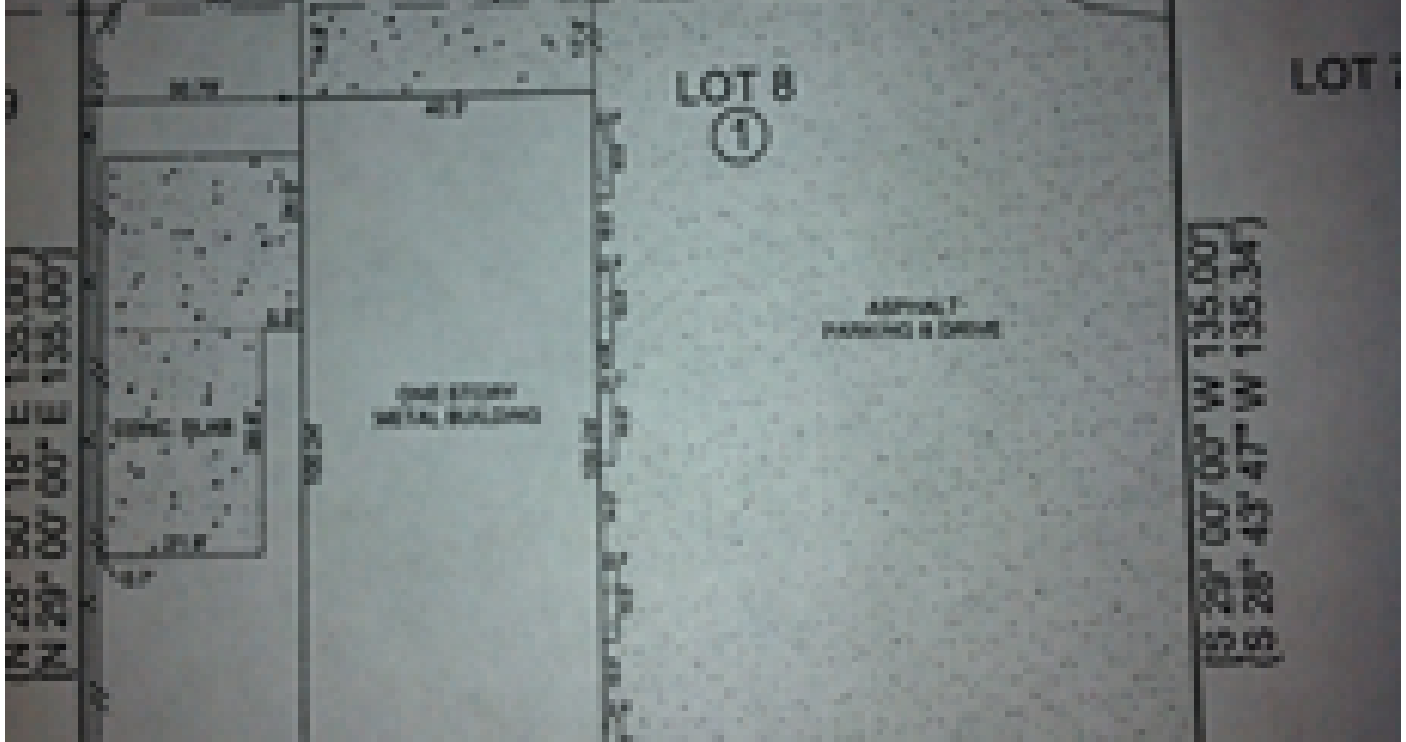
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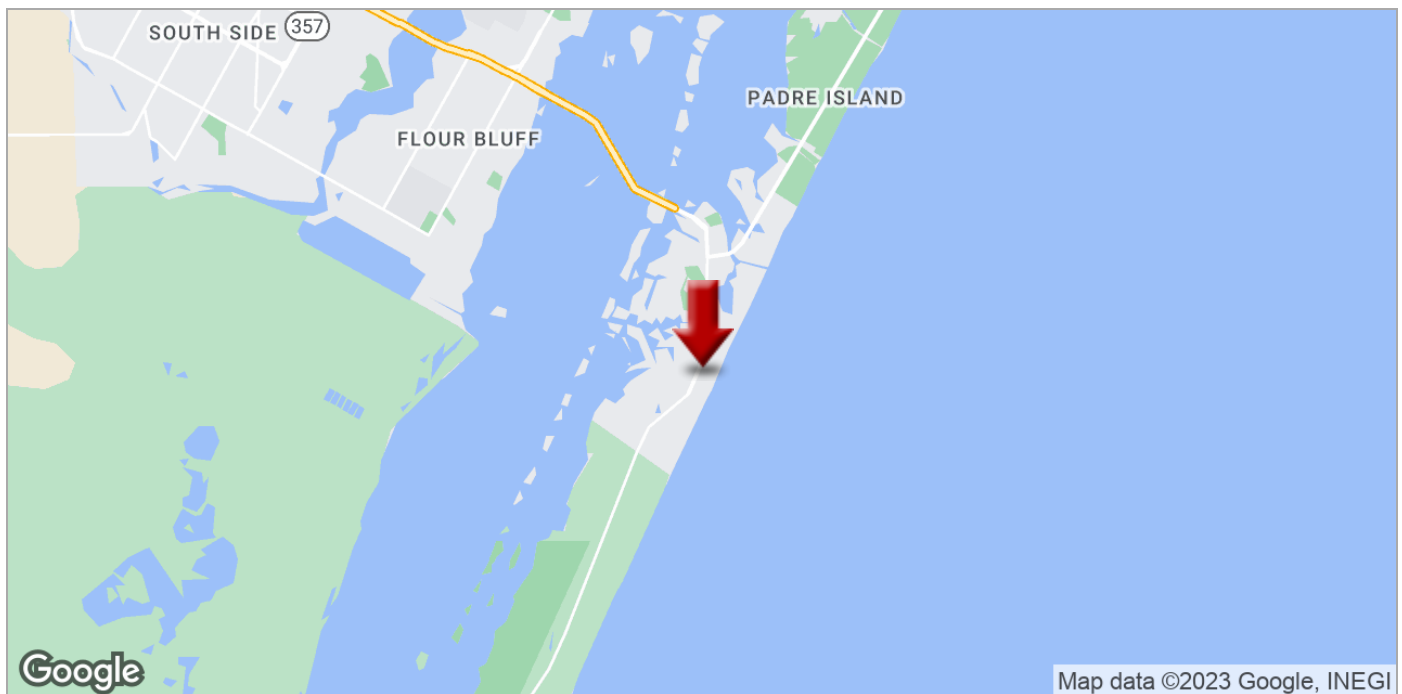
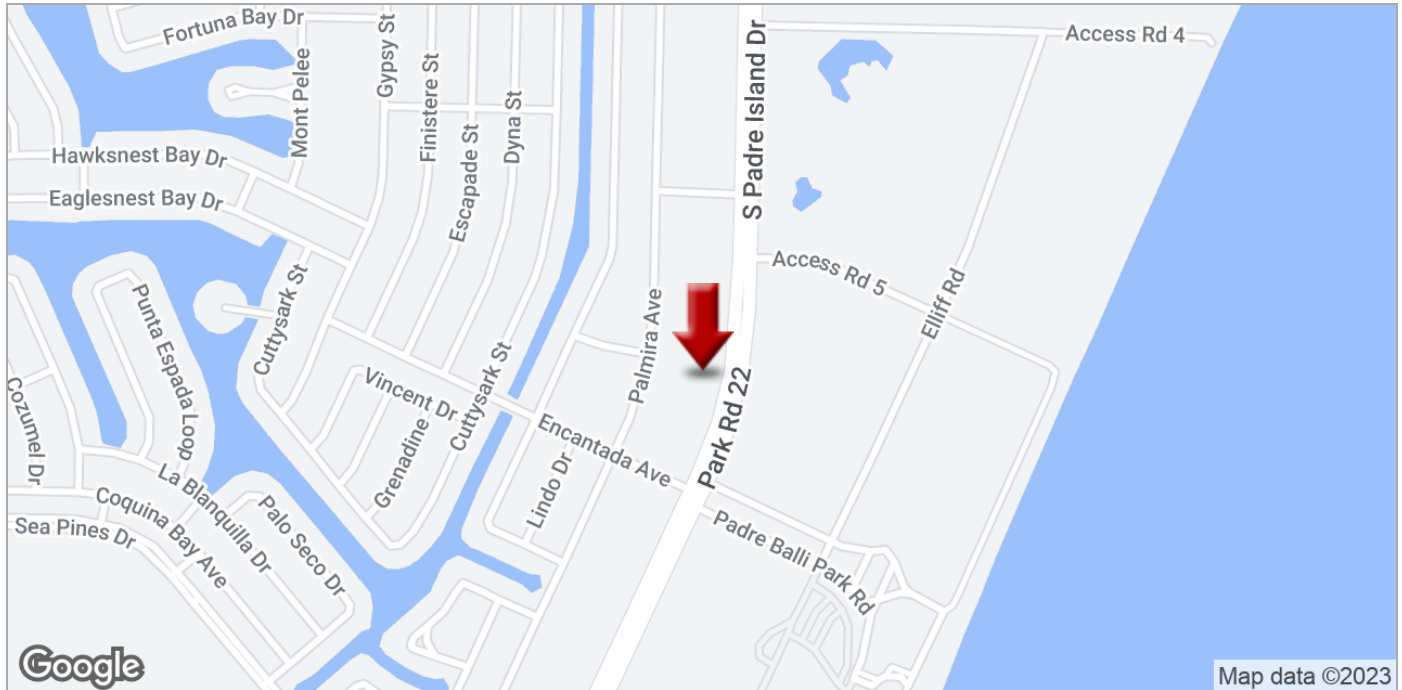
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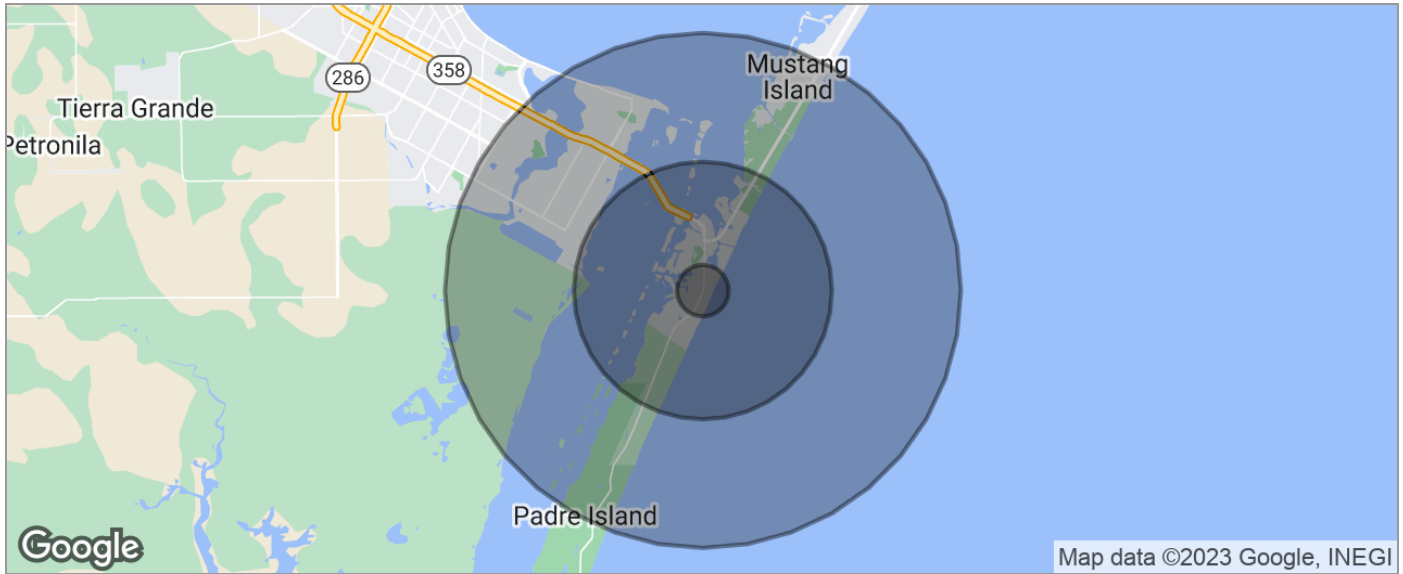
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	0	37	24,373
MEDIAN AGE		41.8	32.9
MEDIAN AGE (MALE)		40.4	32.3
MEDIAN AGE (FEMALE)		42.7	33.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	0	12	8,640
# OF PERSONS PER HH		3.1	2.8
AVERAGE HH INCOME		\$73,174	\$61,593
AVERAGE HOUSE VALUE			\$149,481
RACE	1 MILE	5 MILES	10 MILES
% WHITE	-	91.9%	78.7%
% BLACK	-	0.0%	5.7%
% ASIAN	-	0.0%	4.8%
% HAWAIIAN	-	0.0%	0.0%
% INDIAN	-	0.0%	0.5%
% OTHER	-	5.4%	6.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	-	59.5%	36.8%

* Demographic data derived from 2020 ACS - US Census

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