

# AVAILABLE INDUSTRIAL BUILDING

CROSSROADS DISTRICT  
500 NORTH HIGHWAY 77  
ROBSTOWN , NUECES COUNTY , TX 78380



Corpus Christi  
REGIONAL ECONOMIC  
DEVELOPMENT CORPORATION



## Description

Located at the intersection of Interstate 69 (HWY 77) and Highway 44, previously operated as The Outlets at Corpus Christi Bay, this 73 acres of mixed use commercial space showcases a unique opportunity in a booming corner of Texas renowned for breathtaking coastlines half way between San Antonio and Mexico.

- 304,865 leasable square feet available.
- Dividable, ideal staging, manufacturing and distribution hub opportunities.
- Office, retail, warehouse, pad sites, truck parking and storage available.
- Exceptional visibility to an estimated 24 million vehicles on Interstate. Lease rates starting at \$3 S.F. T.N. Potential opportunity to raise the roofs up to 28 foot clear ceiling height, dock loading, lease rates for these spaces start at \$6.50 T.N. Pad sites available for lease or build to suit beside the successful Whataburger location adjacent to the freeway.69.

## Sale / Lease

For Sale No  
For Lease Yes  
Lease Price \$3

## Property Details

Latitude 27.8204317  
Longitude -97.63518823  
Available Acres 73  
Total Acres 73  
Current Land Use former outlet mall  
Reside in 100 Year Plain Yes

## Zoning

Opportunity No  
Enterprise Yes  
New Market Tax Credit Yes  
Tax Increment Financing Area Yes

## Broker Contact

Company Stonewater Properties  
Name Cherylyn Boyd  
Phone (361) 877 - 7024  
Email Cherylyn@stonewaterproperties.com

## Building Details

Available SqFt 3,179,880  
Total SqFt 3,179,880  
Available Office Space SqFt 304,865  
Prior Use outlet mall  
Condition excellent  
# of Floors 1  
# of Buildings 15  
Ceiling Height (ft) 17  
Ceiling Height Max (ft) 28



## Why the Coastal Bend

**#1** Exporter of U.S. produced crude oil in the nation

**3** Class 1 Railroads

**6th** Largest U.S. Port (tonnage)

**#6** Best City to Start a Career Wallet Hub

**#14** Most Popular locations for Millennials to purchase homes

**#19** Best City for Families Wallet Hub

**Top 20** Least Expensive cities for cost of doing business in the Western U.S.

FOR MORE INFORMATION ON BUSINESS LOCATION ASSISTANCE, CONTACT:

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