

# FOR SALE

DEVELOPMENT OPPORTUNITY  
4325 Violet Road, Corpus Christi, TX 78410



Size: Approximately 2.589 acres (112,776 SF)  
Zoning: R-1B  
Price: ~~\$425,000 (\$4/SF)~~ **\$340,000 (\$3/SF)**  
Comments: This property is currently zoned Residential, however, Seller believes the property could be rezoned commercial given prior proposed developments on the property. Seller will cooperate with any rezoning request from proposed Buyer. Close proximity to the high traffic intersection of Violet and Leopard, near HEB and many retailers. Approx. 200' of frontage on Violet Street.



**Joe Adame & Associates, Inc.**  
FULL SERVICE COMMERCIAL & INDUSTRIAL REAL ESTATE

[www.joeadame.com](http://www.joeadame.com)

*For more information please contact:*

**Mark Adame, CCIM, SIOR**  
361-880-5888  
[mark@joeadame.com](mailto:mark@joeadame.com)

Full Service Commercial and Industrial Real Estate

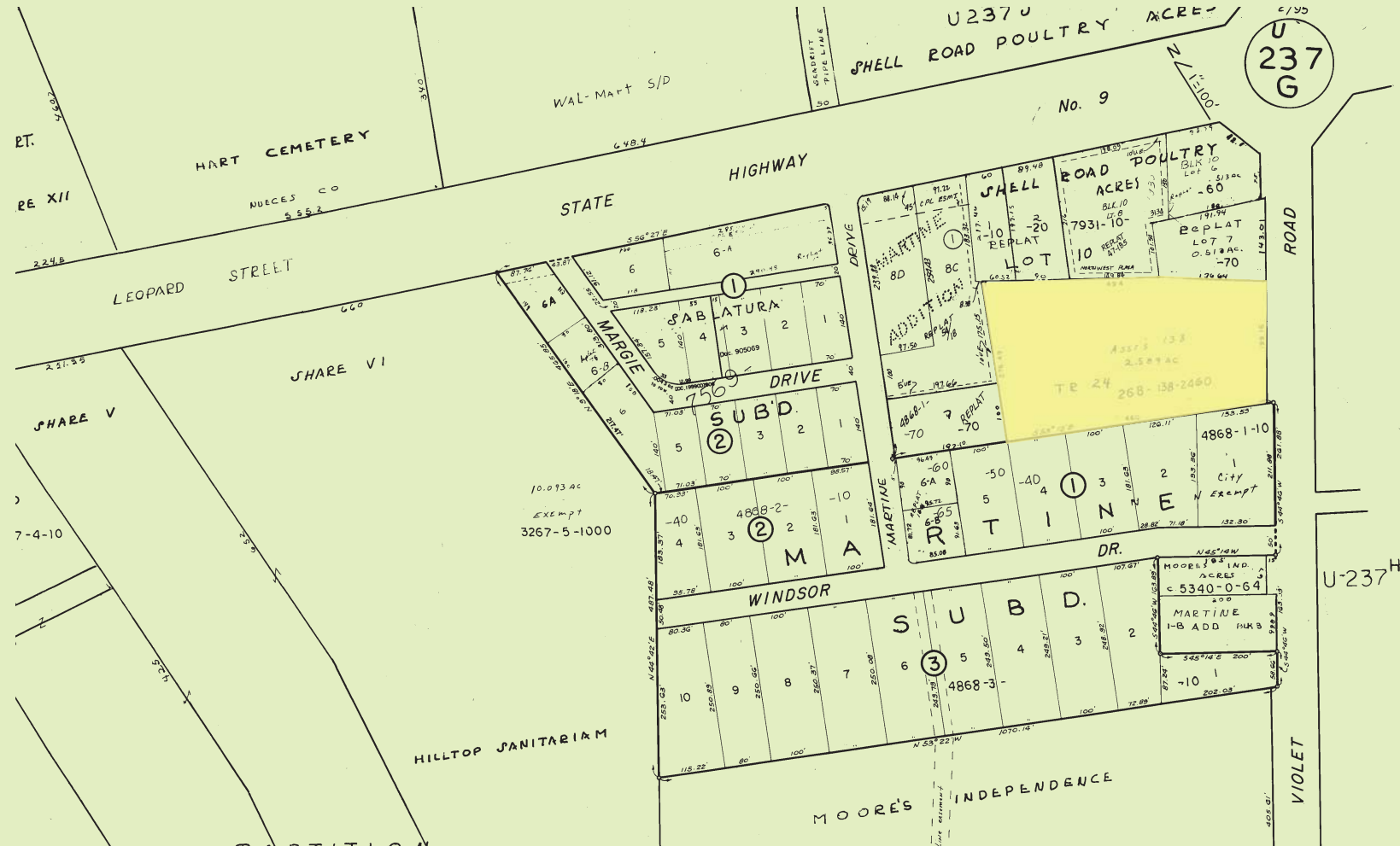
◆ Land ◆ Retail ◆ Industrial ◆ Investment ◆ Office

*The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

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Plat



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SUBJECT



Windsor Road

Violet Road

Leopard Street

Annaville Road