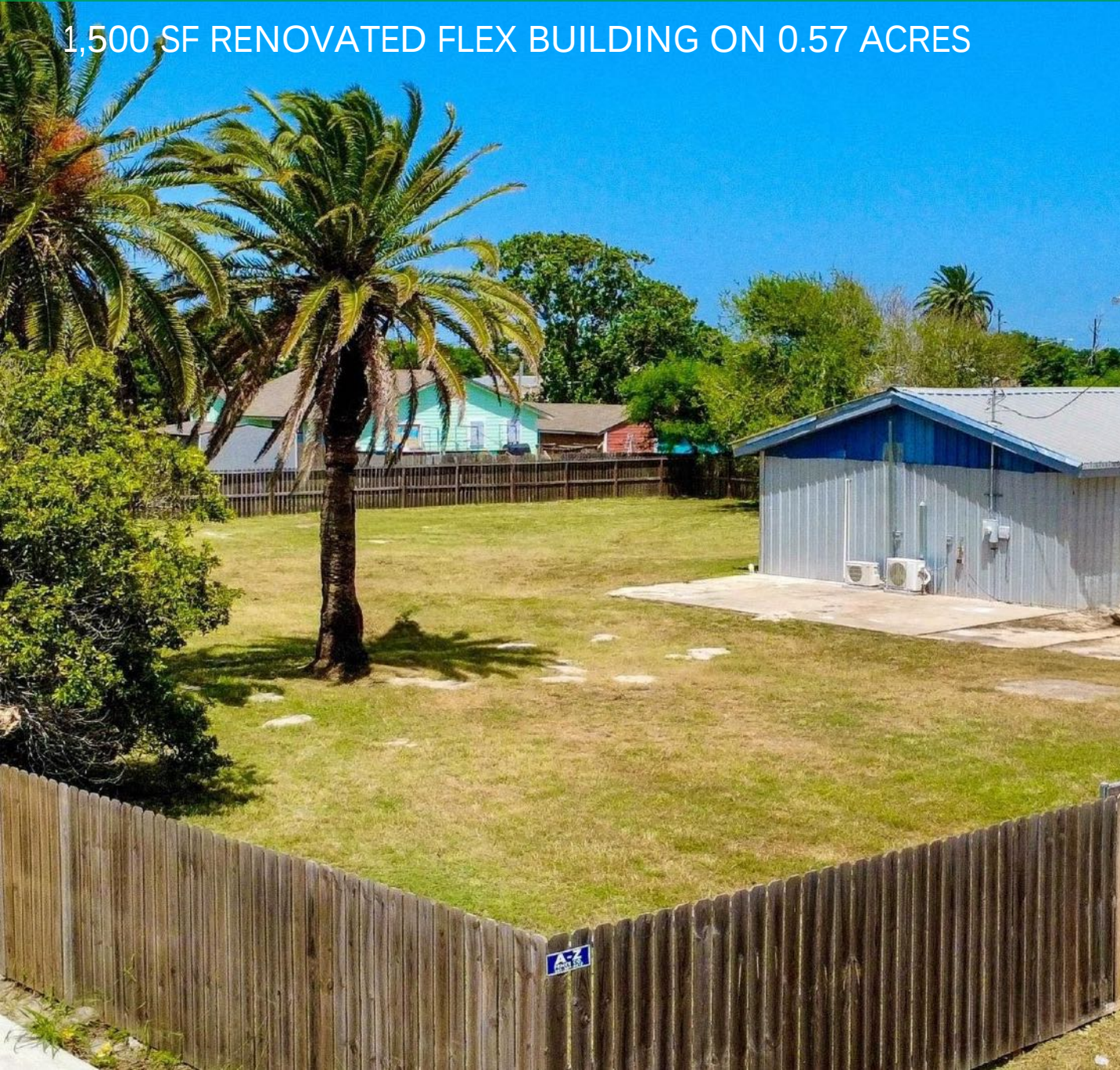


630 & 634 Claride St. Flex

1,500 SF RENOVATED FLEX BUILDING ON 0.57 ACRES



OFFERING MEMORANDUM

Ray Kang, CCIM
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TX 693716

630 & 634 Claride St
Corpus Christi, TX 78418



630 & 634 Claride St. Flex

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 - IABS-Ray_Kang

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01

Executive Summary

Investment Summary

630 & 634 CLARIDE ST. FLEX

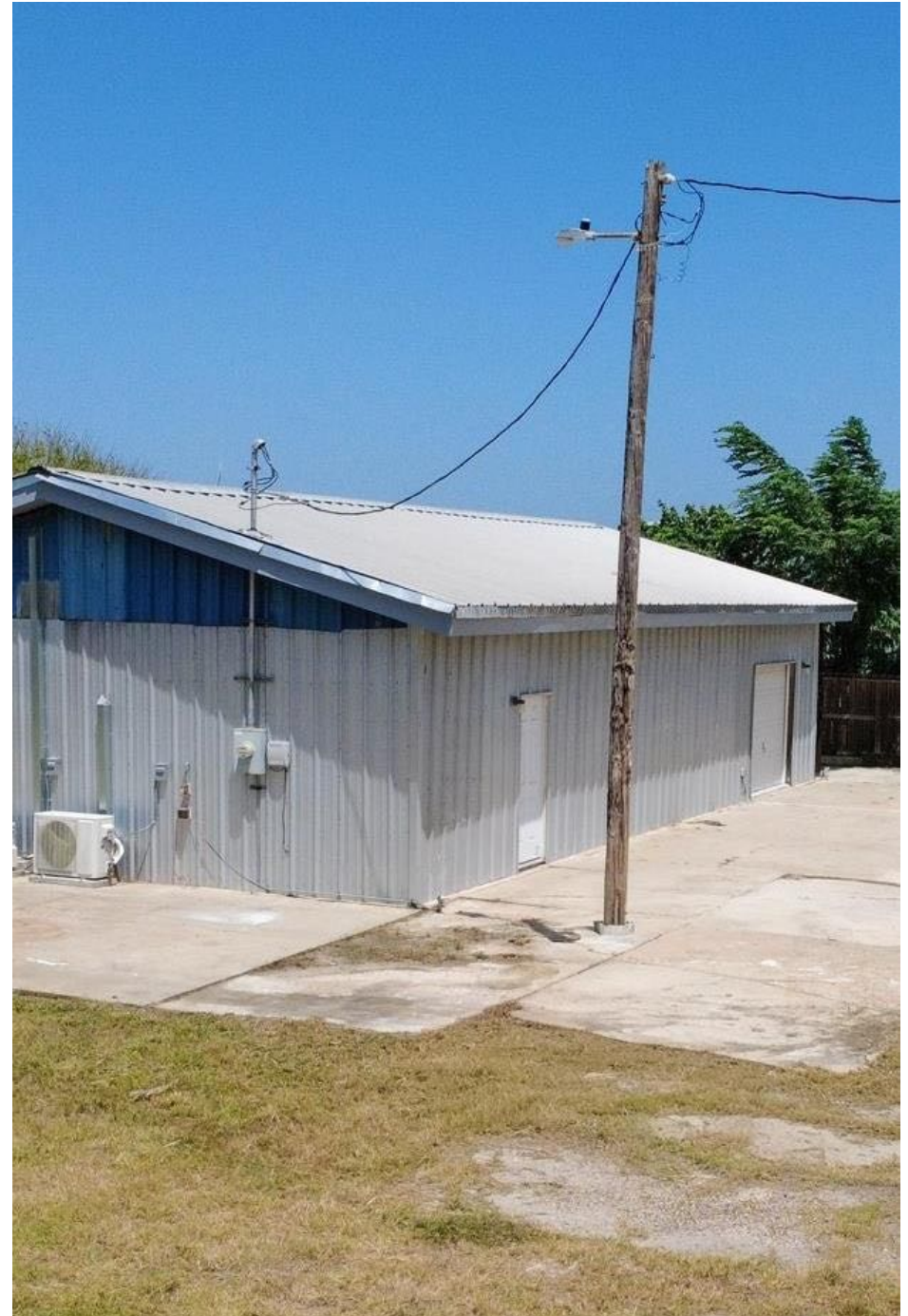
OFFERING SUMMARY

ADDRESS	630 & 634 Claride St Corpus Christi TX 78418
COUNTY	Neuces
MARKET	Corpus Christi
BUILDING SF	1,500 SF
LAND ACRES	0.57 (0.19 + 0.38)
LAND SF	16,553 SF
YEAR BUILT	2012
YEAR RENOVATED	2022
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$420,000
PRICE PSF	\$280.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,941	21,537	56,564
2026 Median HH Income	\$37,568	\$67,540	\$80,712
2026 Average HH Income	\$57,933	\$94,983	\$106,689



Property Overview

- 630 & 634 Claride St is a 1,500 SF flex building situated on two contiguous parcels totaling 0.57 acres in Corpus Christi, Texas. The property offers a rare dual-zoning configuration, with 634 Claride St held as a 0.19-acre residential (RL) parcel and 630 Claride St held as a 0.38-acre commercial (CL) parcel, giving a future owner meaningful flexibility in how the site is used and permitted going forward. The current owner extensively renovated the building for use as a personal workshop space while spending time in Corpus Christi. The result is a well cared-for, move-in ready property that can transition seamlessly to a new owner's personal use, business operation, or income-producing rental. The renovation was carried out with documentation to match: the building has been evaluated by a licensed Texas engineer and confirmed compliant with 2006 IBC wind load provisions, and a Certificate of Compliance (WPI-2E) has been filed with the Texas Department of Insurance.

Highlights

- Dual-Parcel Flexibility:** The combined 0.57-acre site spans a 0.19-acre residential parcel (634 Claride, RL) and a 0.38-acre commercial parcel (630 Claride, CL), supporting a range of personal, business, and investment strategies under one ownership.
- Engineering-Certified & Windstorm Compliant:** A licensed Texas engineer inspected the building and confirmed compliance with 2006 IBC wind provisions at a 120 mph design speed, and a WPI-2E Certificate of Compliance application has been filed with the Texas Department of Insurance.
- Quality Renovation:** The building has been significantly improved with insulation and wind/weatherproofing, reducing deferred maintenance risk and utility costs for the next owner.



- **Finished Interior:** The interior finish-out includes a 300 SF finished office space (with potential to convert to an apartment), a kitchenette, a remodeled full bathroom, and an additional 1,500 square feet of lighted, insulated, and air-conditioned walk-in mezzanine space.
- **Warrantied Climate Control:** Five mini-split HVAC systems are in place, with functional parts warranties extending through 2029 and 2034, giving a new owner years of covered comfort with minimal near-term equipment risk.
- **Secured Site:** A complete privacy fence surrounds the perimeter with a power gate (remote and two keypads) and a manual gate, along with floodlighting and a full security system for controlled access and peace of mind.
- **RV & Amenity Connections:** A dedicated outdoor RV pad includes fresh water, septic, and 50-amp 220V electrical service, supporting recreational use, extended stays, or supplemental rental income.
- **In-Place Parking Income:** An existing month-to-month lease generates \$250/month for five parking spaces, giving a new owner immediate cash flow from day one of ownership while they determine their long-term use of the property.
- **Turnkey Condition:** The property is being offered in renovated, functional condition, allowing a new owner to occupy or lease without significant additional capital investment.
- **Drive-Through Access & Storage:** Two garage doors positioned directly opposite each other allow for a straight drive-through the building, streamlining vehicle and equipment movement. A 20-foot storage container is included and conveys with the property, offering additional secure storage.

Existing Income

- The property is not sitting idle: an active parking space lease is already in place, covering five spaces at 630 Claride St for \$250/month on a month-to-month term (30-day notice to terminate by either party). The permitted use covers utility trailers, construction-debris dumpsters, and one recreational vehicle. This gives a new owner in-place cash flow from closing, whether they intend to keep the tenant, convert the site to owner-use, or reposition it for a different rental strategy over time.

Use Flexibility

- The property is well suited to a range of buyer profiles. An owner-user could occupy the space for personal enjoyment, a home-based business, or a live-work arrangement, taking advantage of the office that could be readily converted to a finished apartment and mezzanine area. A business owner could use the commercial parcel for operations, storage, or a small office while retaining the residential parcel for on-site living or staff use. An investor could lease the improved building and site for rental income, with the RV connections and secure fencing offering potential for flexible, month-to-month, or extended-stay tenancy.

Summary

- 630 & 634 Claride St offers a turnkey, engineering-certified flex property with the flexibility of both residential and commercial land use in one Corpus Christi location, backed by documented capital improvements, warrantied HVAC systems, and in-place parking income. Whether the goal is personal use, business operations, or rental income, the property is positioned to serve a new owner's strategy from day one.



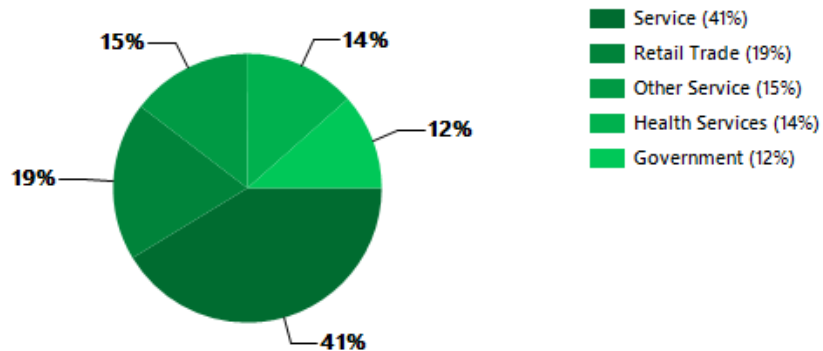
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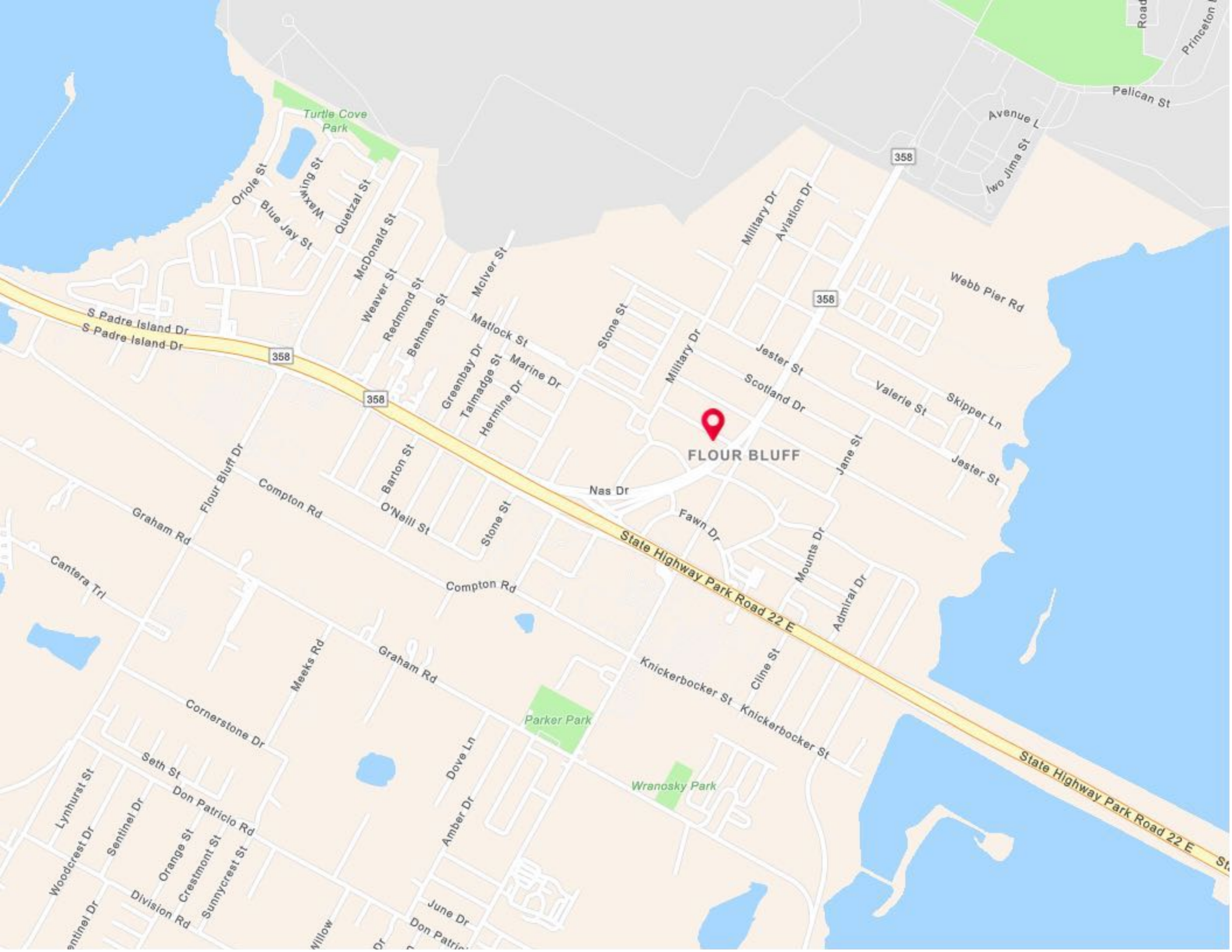
Location

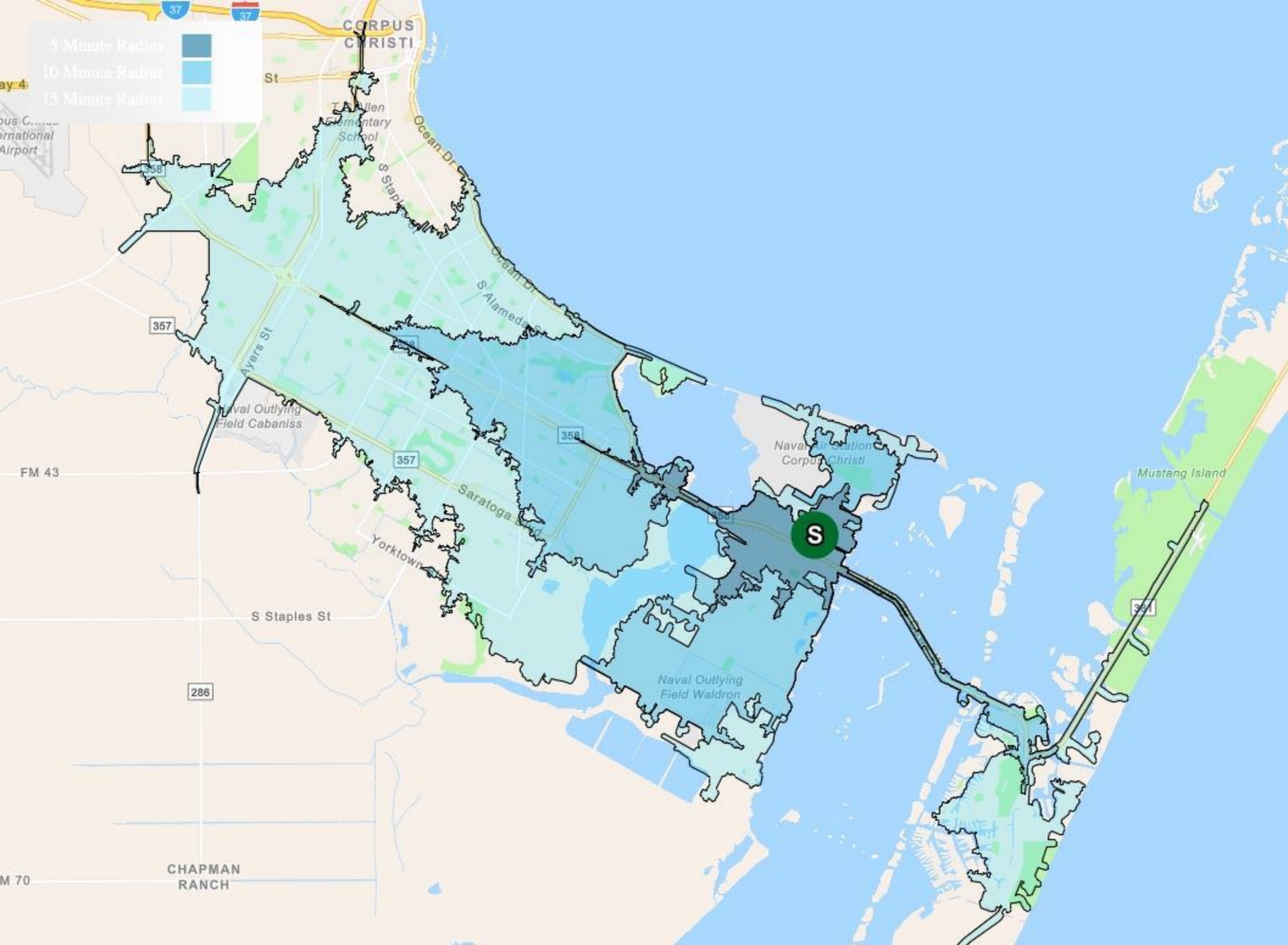
- Location Summary
- Local Business Map
- Drive Times (Heat Map)

- The property is located in the bustling downtown area of Corpus Christi, TX, known for its vibrant mix of commercial, entertainment, and cultural establishments.
- Within a short distance, there are popular restaurants such as Water Street Oyster & Sushi Bar and Republic of Texas Bar & Grill, offering diverse dining options for employees and visitors.
- The nearby American Bank Center frequently hosts events ranging from concerts to trade shows, attracting a steady flow of visitors to the area.
- The property is situated near the Corpus Christi Marina, providing a scenic backdrop and potential recreational opportunities for tenants or customers.
- The location offers convenient access to major highways such as I-37 and US-181, facilitating easy transportation for employees and customers alike.

Major Industries by Employee Count









03

Property Description

Property Features

Parcel Map

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	1,500
LAND SF	16,553
LAND ACRES	0.57 (0.19 + 0.38)
YEAR BUILT	2012
YEAR RENOVATED	2022
# OF PARCELS	2
ZONING TYPE	Residential Commercial
MEZZANINE SF	1,500
BUILDING CLASS	B
FLOOD ZONE	No Zone-X
NUMBER OF STORIES	1 w/ Mezzanine
NUMBER OF BUILDINGS	1
GRADE LEVEL DOORS	2
FENCED YARD	Perimeter Fencing
GATES	1 Powered & 1 Manual

MECHANICAL

HVAC	5 Mini Split Units
ELECTRICAL / POWER	City
WATER / SEWER	City Water & Septic Tank

CONSTRUCTION

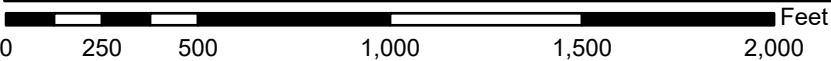
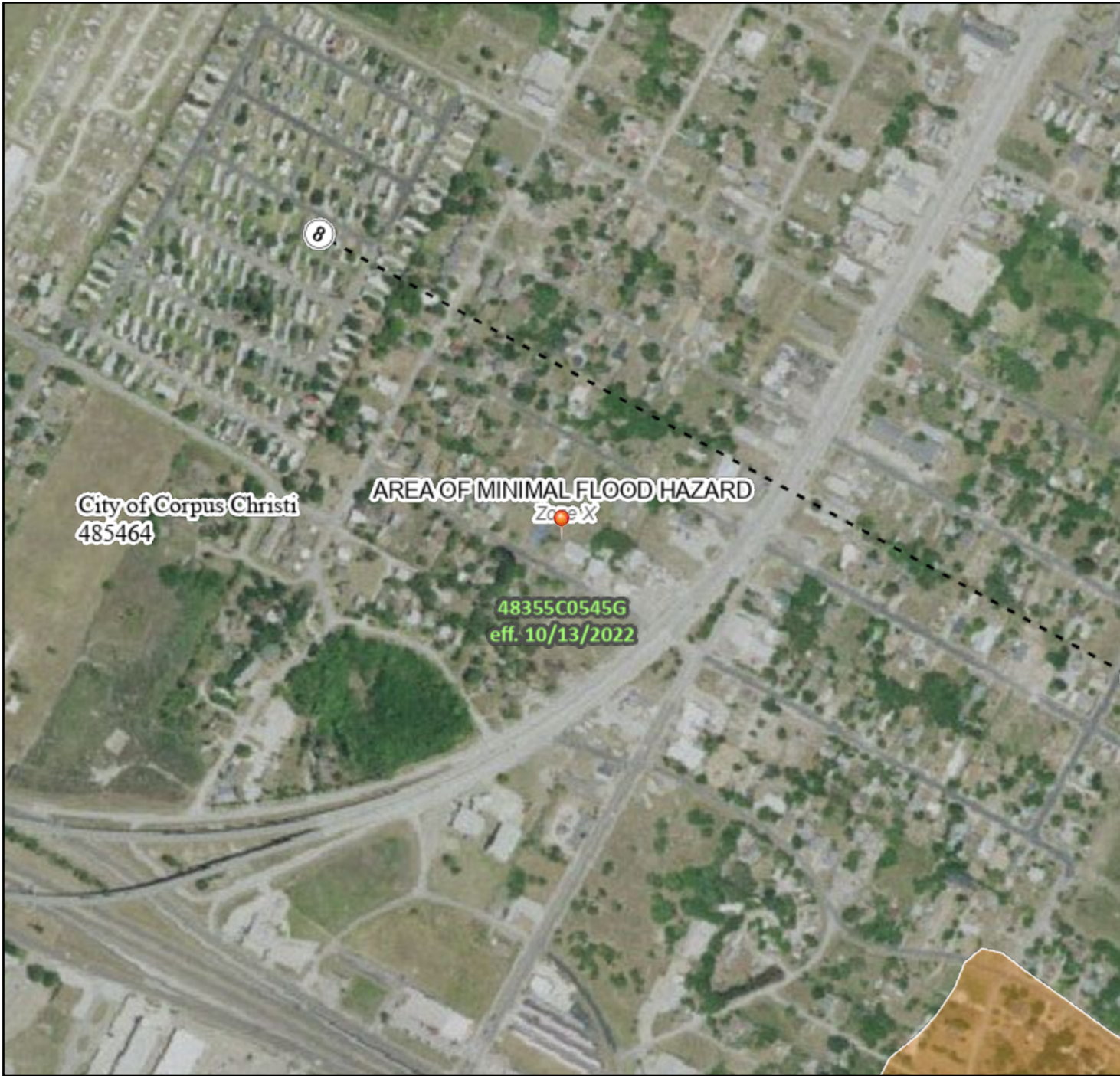
FOUNDATION	Concrete Slab
FRAMING	Wood w/ Metal Siding
EXTERIOR	Metal Windstorm Certified
ROOF	Metal
LANDSCAPING	Grass Trees Gravel



National Flood Hazard Layer FIRMMette



97°17'12"W 27°40'39"N



1:6,000

97°16'34"W 27°40'7"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/3/2026 at 3:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



634 Claride St

630 Claride St











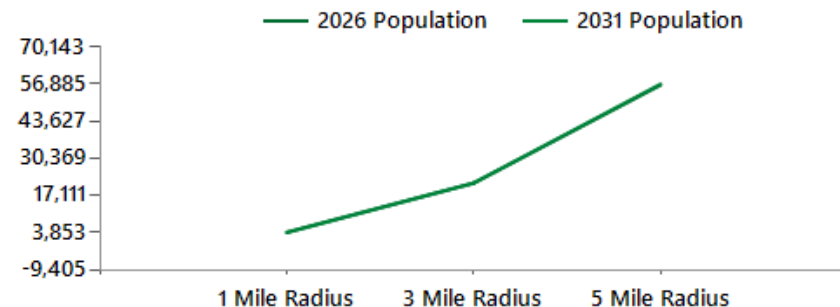
04

Demographics

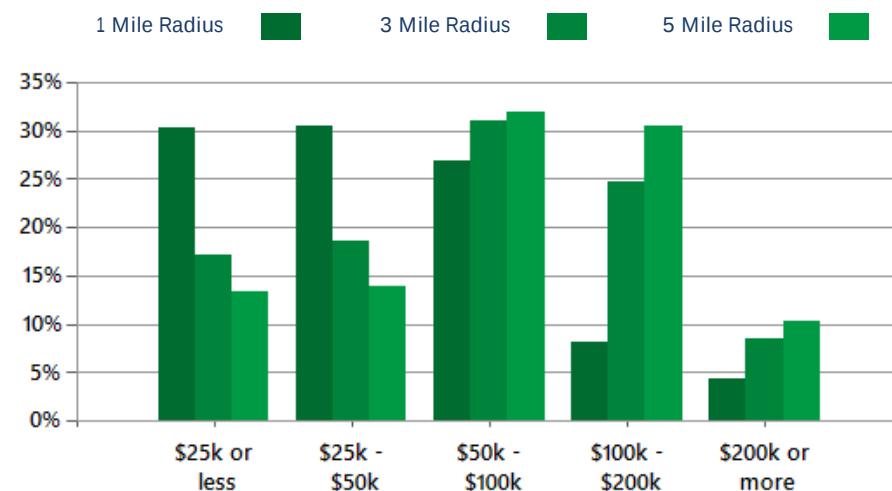
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,913	19,714	39,738
2010 Population	4,388	19,720	45,932
2026 Population	3,941	21,537	56,564
2031 Population	3,853	21,513	56,885
2026 African American	156	848	2,983
2026 American Indian	45	186	462
2026 Asian	98	769	2,374
2026 Hispanic	1,572	8,167	25,583
2026 Other Race	398	1,711	5,105
2026 White	2,540	13,879	33,583
2026 Multiracial	697	4,086	11,948
2026-2031: Population: Growth Rate	-2.25%	-0.10%	0.55%

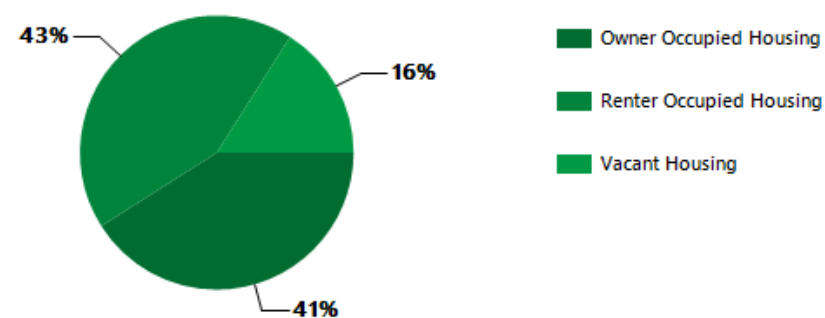
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	405	1,092	1,991
\$15,000-\$24,999	130	437	1,001
\$25,000-\$34,999	277	805	1,353
\$35,000-\$49,999	263	846	1,757
\$50,000-\$74,999	359	1,677	4,308
\$75,000-\$99,999	116	1,077	2,871
\$100,000-\$149,999	133	1,623	4,709
\$150,000-\$199,999	12	570	2,134
\$200,000 or greater	76	759	2,311
Median HH Income	\$37,568	\$67,540	\$80,712
Average HH Income	\$57,933	\$94,983	\$106,689



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

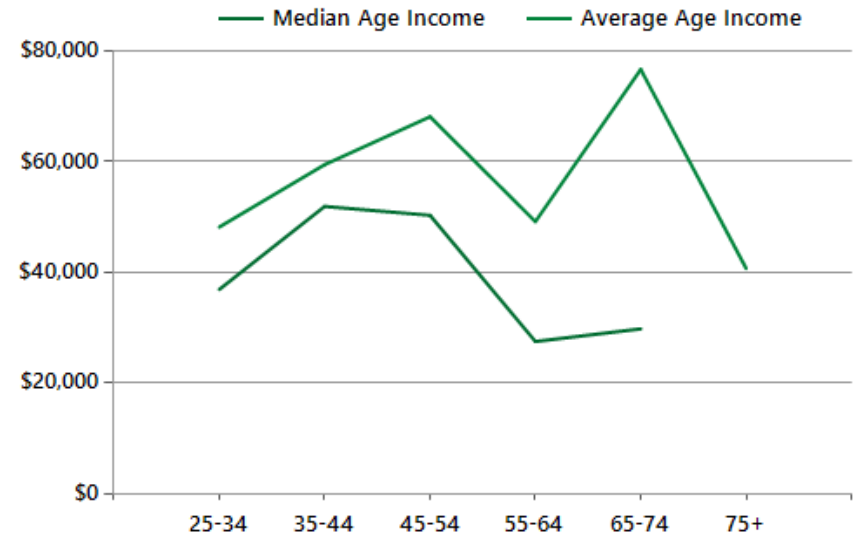
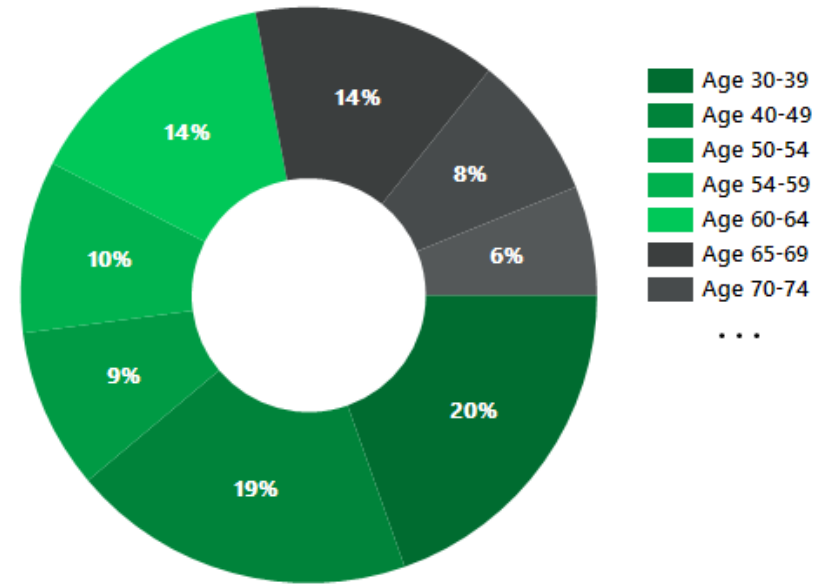


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	248	1,418	4,064
2026 Population Age 35-39	228	1,287	3,846
2026 Population Age 40-44	222	1,363	3,736
2026 Population Age 45-49	246	1,294	3,168
2026 Population Age 50-54	219	1,305	3,225
2026 Population Age 55-59	235	1,132	2,801
2026 Population Age 60-64	351	1,356	3,133
2026 Population Age 65-69	333	1,379	2,932
2026 Population Age 70-74	197	973	2,363
2026 Population Age 75-79	149	717	1,752
2026 Population Age 80-84	59	386	969
2026 Population Age 85+	50	238	763
2026 Population Age 18+	3,189	17,132	45,090
2026 Median Age	42	38	36
2031 Median Age	43	38	37

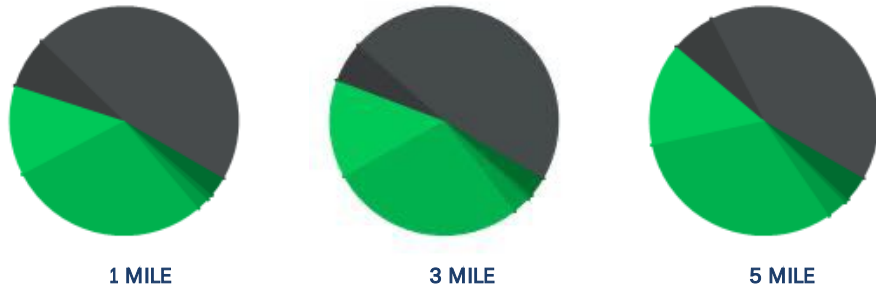
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$36,904	\$66,008	\$75,337
Average Household Income 25-34	\$48,202	\$80,796	\$89,413
Median Household Income 35-44	\$51,935	\$98,177	\$110,031
Average Household Income 35-44	\$59,499	\$132,973	\$135,183
Median Household Income 45-54	\$50,324	\$94,437	\$107,315
Average Household Income 45-54	\$68,169	\$121,899	\$133,909
Median Household Income 55-64	\$27,483	\$78,661	\$96,178
Average Household Income 55-64	\$49,185	\$93,191	\$115,480
Median Household Income 65-74	\$29,777	\$63,964	\$69,820
Average Household Income 65-74	\$76,725	\$92,057	\$99,413
Average Household Income 75+	\$40,715	\$65,482	\$77,499

Population By Age



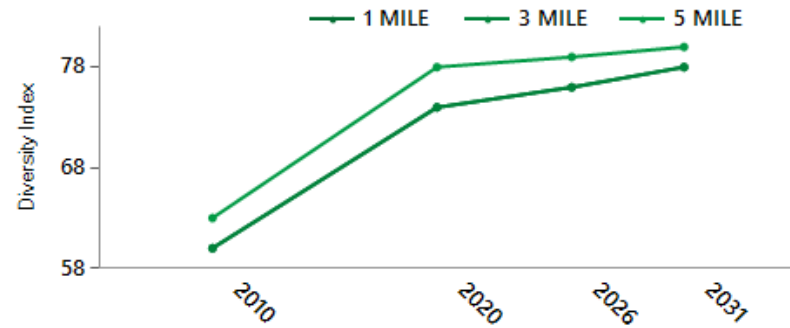
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	78	78	80
Diversity Index (current year)	76	76	79
Diversity Index (2020)	74	74	78
Diversity Index (2010)	60	60	63

POPULATION BY RACE



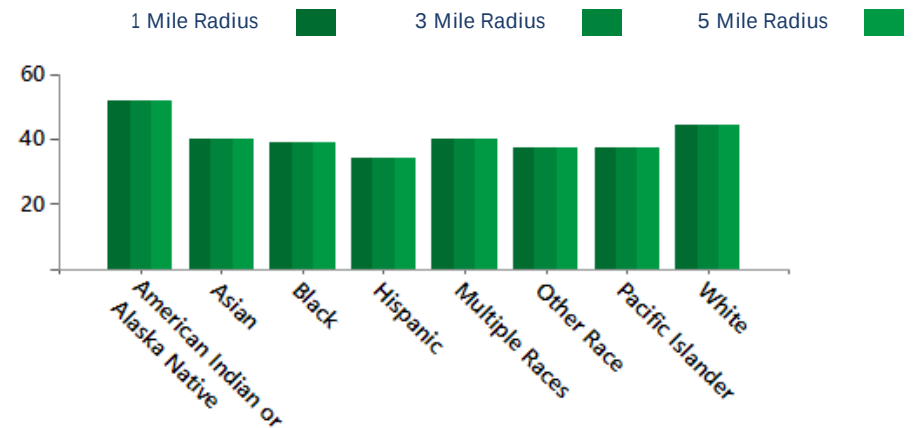
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	3%	4%
American Indian	1%	1%	1%
Asian	2%	3%	3%
Hispanic	29%	28%	31%
Multiracial	13%	14%	15%
Other Race	7%	6%	6%
White	46%	47%	41%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	52	41	37
Median Asian Age	40	46	39
Median Black Age	39	31	25
Median Hispanic Age	34	31	30
Median Multiple Races Age	40	32	33
Median Other Race Age	37	33	33
Median Pacific Islander Age	38	35	36
Median White Age	44	40	38

2026 MEDIAN AGE BY RACE



05

Information About Brokerage
Services

IABS-Ray_Kang



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

630 & 634 Claride St. Flex

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RESOLUT RE and it should not be made available to any other person or entity without the written consent of RESOLUT RE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RESOLUT RE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. RESOLUT RE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RESOLUT RE has not verified, and will not verify, any of the information contained herein, nor has RESOLUT RE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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TX 693716



Brokerage License No.: 9003193

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