

LAND FOR SALE

+ / - 290 ACRES

1181 FARM TO MARKET ROAD 665, CORPUS CHRISTI, TX 78415



FANTASTIC DEVELOPMENT OPPORTUNITY FOR SALE IN CORPUS CHRISTI TEXAS

KW COMMERCIAL



Each Office Independently Owned and Operated

PRESENTED BY:

TOM VERDUCCI, CRE, SRS
Commercial Real Estate Specialist
O: (361) 774-1685
C: (210) 445-7223
Tom@soldbyTomV.com
537279, TX

TOM VERDUCCI
Commercial Real Estate Specialist
O: 210-445-7223
Tom@soldbyTomV.com
537279

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LAND FOR SALE SUMMARY

1181 FARM TO MARKET ROAD 665



OFFERING SUMMARY

PRICE:	\$7,000,000
LOT SIZE:	+ / - 290.32 Acres
ZONING:	ETJ

PROPERTY OVERVIEW

Spanning +/- 290 acres, this property provides ample space to bring visionary projects to life.

Situated in close proximity to TX-358, TX-44, and the Corpus Christi International Airport.

Located in the Corpus Christi Extra-Territorial Jurisdiction zone (ETJ).

Convenient access to utilities, including water, electricity and gas.

Positioned in a region experiencing robust economic expansion, with strong demand for development.

Corpus Christi is the eight most populous city in Texas.

Property Description

Opportunity to secure a substantial +/- 290 acre tract of prime land, located in the vibrant and rapidly growing area of Corpus Christi TX. This expansive historical parcel of land, formerly known as 'The Cuddihy Airfield' property, offers a rare and exceptional opportunity for development. This land is a perfect canvas for businesses, investors, and developers seeking a prime site for growth in South Texas. Situated at the crossroads of Old Brownsville Road (665) and FM 763 in Corpus Christi, TX, this property is conveniently located just a 5-mile (8-minute) drive from Corpus Christi International Airport. It also enjoys close proximity to TX 358, TX 44,

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PROPERTY PHOTOS

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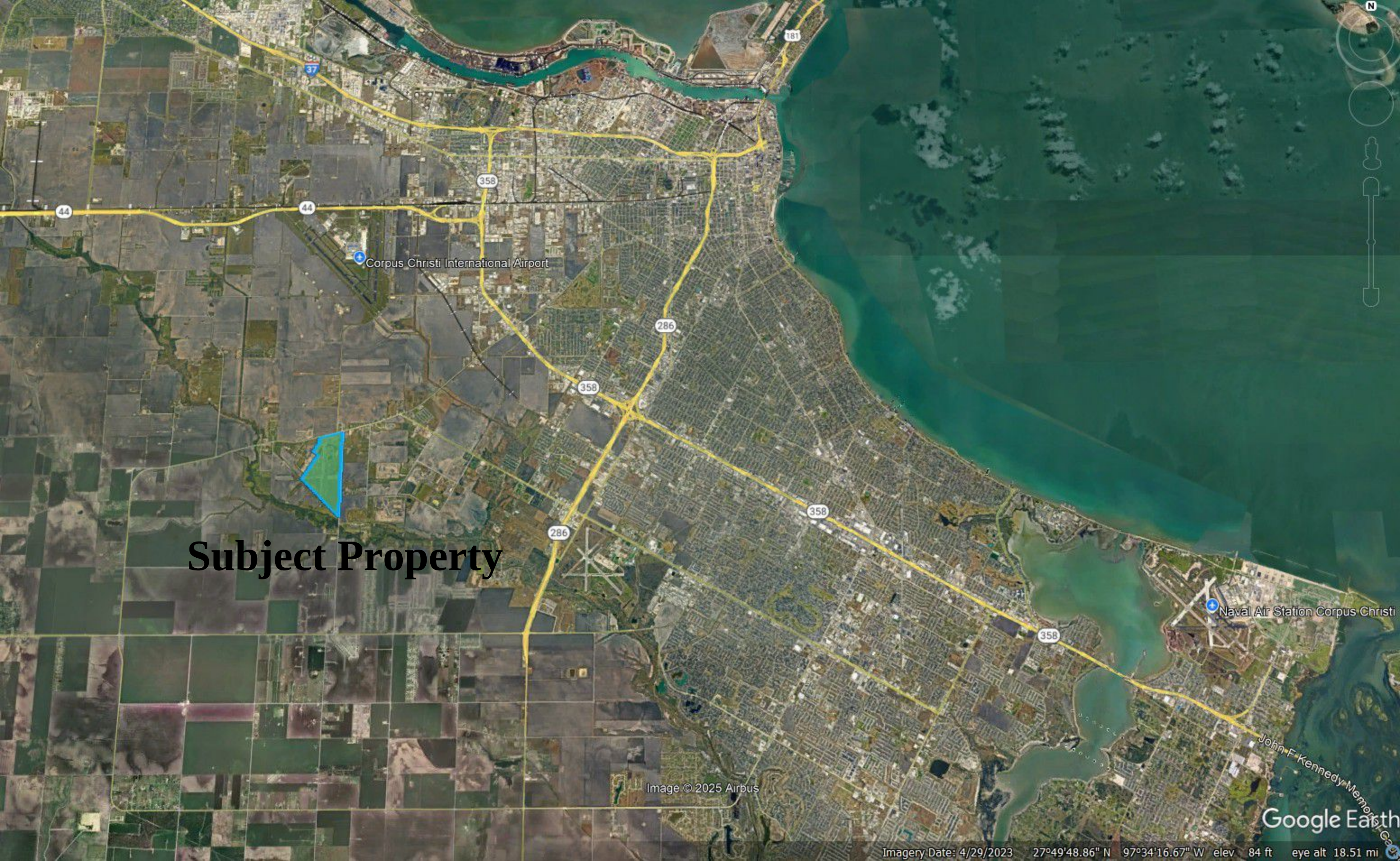
+/- 290 Acres

Cuddihy Field Airport (07TE)

Image © 2025 Airbus

Google Earth

27°43'18.82" N 97°30'36.58" W elev 38 ft eye alt 11015 ft



Subject Property

Image © 2025 Airbus

Imagery Date: 4/29/2023 27°49'48.86" N 97°34'16.67" W elev 84 ft eye alt 18.51 mi

Google Earth

Tom Verducci – Professional Profile



T: 361-774-1685
C: 210-445-7223
Tom@soldbyTomV.com
www.TomVerducci.com

Tom Verducci is a member at large for the National Association of Realtors (NAR) Commercial Committee and the sitting Chairman for the Texas Association of Realtors (TAR) Commercial Real Estate Committee. The purpose of the TAR Commercial Committee is to positively impact the industry through education and advocacy of legislation, favorable to the protection of the private property ownership rights of Texans.

Tom is a Senior Managing Director at KW Commercial Real Estate with more than 15 years of experience in commercial real estate sales. He also serves as a member of the KW CRE Leadership Council (CLC). As a member of the CLC, Tom plays a critical role in the execution of commercial real estate initiatives as well as serving as a liaison between his region of +/-135 commercial real estate agents and the corporate office based in Austin TX. Tom joined the firm in June, 2009. Prior to this, he was the Vice President at a prominent commercial real estate firm in Texas joining that firm in June 2005. Tom has been involved in commercial real estate sales for major corporate, institutional and entrepreneurial owners throughout his career.

Professional Designations

- Certified International Property Specialist (CIPS)
- Member at Large NAR Commercial Committee
- Texas Realtor Leadership Program (TRLP)
- KW CRE Commercial Leadership Council
- Chairman TAR Commercial Committee
- Seller Representative Specialist (SRS)
- KW BOLD Graduate Program
- NAR E-PRO

Professional Affiliations

- National Association of Realtors (NAR)
- Texas Association of Realtors (TAR)
- Corpus Christi Association of Realtors
- San Antonio Association of Realtors
- TAR Commercial Committee
- NAR Commercial Committee



Information About Brokerage Services

Texas law requires all real estate licensees 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.

South Coastal Realty LLC - KW Commercial	564443	klrw716@gmail.com	(361)225-7900
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Craig A Owen	398330	craigowen@mykwsa.com	(210)493-3030
Designated Broker of Firm	License No.	Email	Phone
Anna L. Garcia	563956	lorigarcia534@gmail.com	(956)534-1598
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Tom Verducci	537279	Tom@soldbyTomV.com	(210)445-7223
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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