

# 2000 S.P.I.D., CORPUS CHRISTI, TEXAS



**Property:** 29,186 SF on 5.19 Acres

**Purchased:** 2007

**Tenant:** STVT Institute

**Construction Manager:** Campus Real Estate Solutions

**Property Manager:** Campus Real Estate Solutions

## **Project Details.**

In 2007, STVT – a Campus Real Estate client - requested assistance in locating a suitable facility for a new education center in the Corpus Christi market. They were already well established in the general South Texas area. Of the properties reviewed, the client selected 2000 SPID, due to its location at the intersection of two major highways. As the property was offered 'for sale' only, they requested Campus Real Estate to acquire and convert the property for a long term lease.

## **Results.**

The construction time frame for STVT lasted from December 2007 to June 2008, during which time approximately 6,000 SF was added to the building. Approximately 5,000 SF was left vacant for the tenant's expansion space. This space was built out and occupied in 2009. Part of the property was left unimproved until 2010 at which time it was paved for additional parking. The school has been successful in this location and the property continues to be professionally managed by Campus Real Estate Solutions.