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FLEXIBLE RETAIL WITH HIGH TRAFFIC

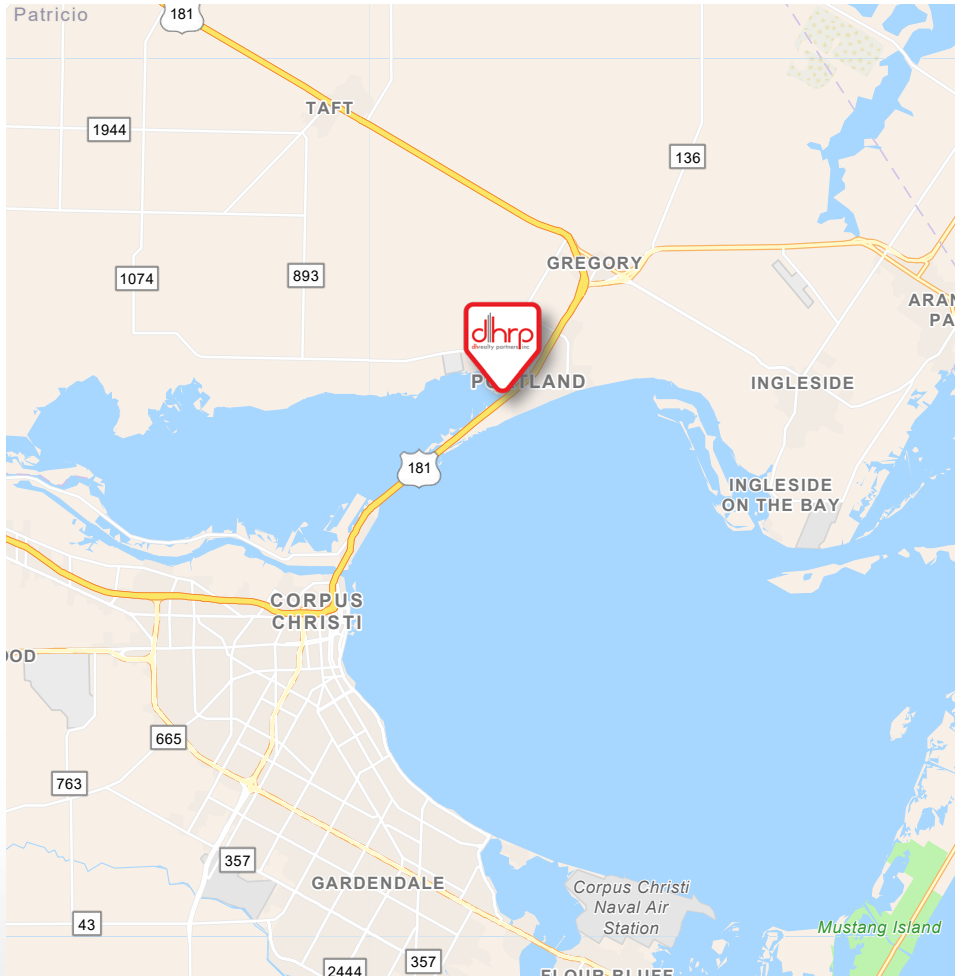
701 Moore Ave | Portland, TX 78374



FOR SALE/LEASE

FLEXIBLE RETAIL WITH HIGH TRAFFIC

701 Moore Ave | Portland, TX 78374



HIGHLIGHTS

- High-traffic location with significant frontage
- Located on popular route connecting major cities
- Over 2,900 square feet of partially finished space
- Updated mechanical, electrical, and plumbing systems
- Space is easily customizable for retail or office use

DESCRIPTION

High-traffic location available in popular Portland, Texas. Enjoy easy access to US 181 in both directions. This space is ready to customize to your needs, with over 2,900 square feet of partially finished area ideal for retail or office use. It also features updated mechanical, electrical, and plumbing systems.

BUILDING SIZE

± 2,903 SF

LEASE RATE

\$3,500 per month + NNN

LAND SIZE

± 7,276 SF

LEASE TERMS

3 - 5 Years

Includes parking lot at 707 Moore Ave

ZONING

Commercial

SALE PRICE

\$495,000

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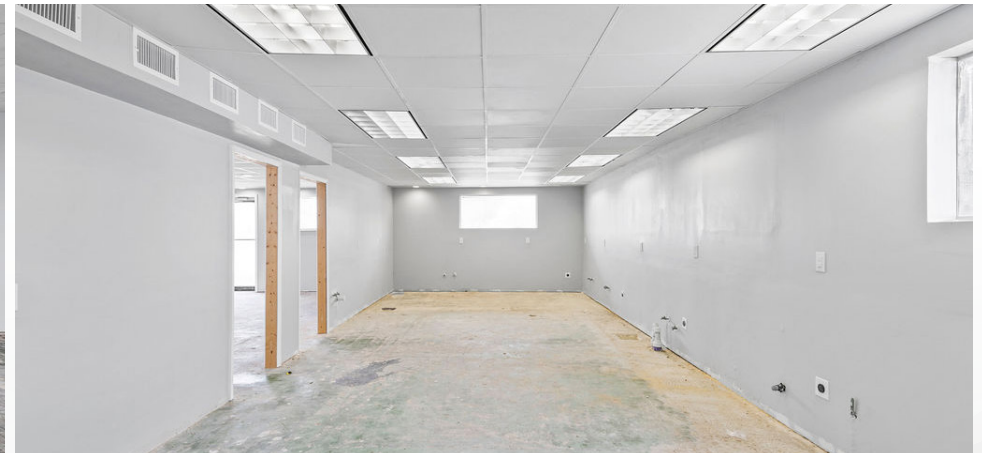
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POINTS OF INTEREST



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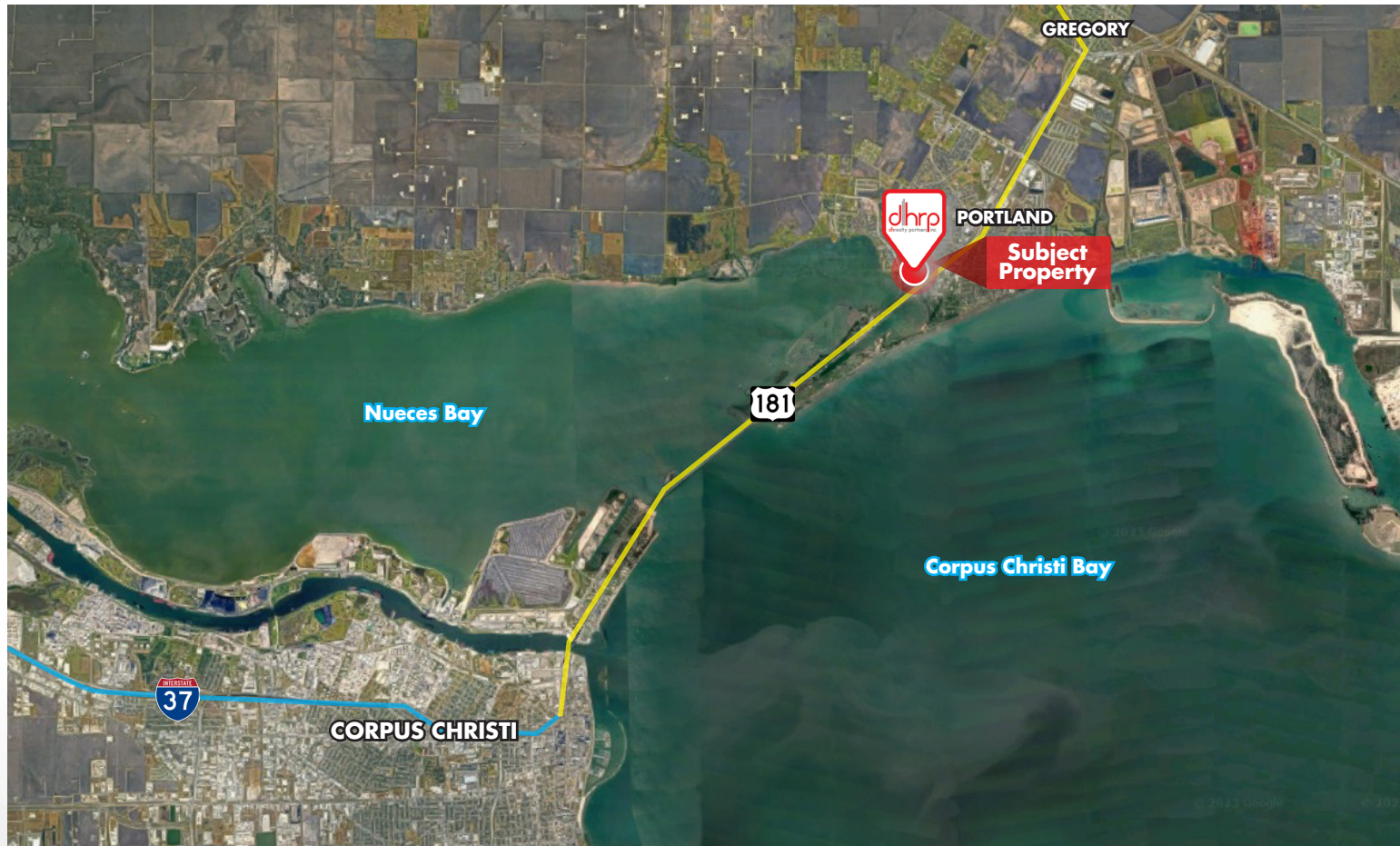
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AERIAL



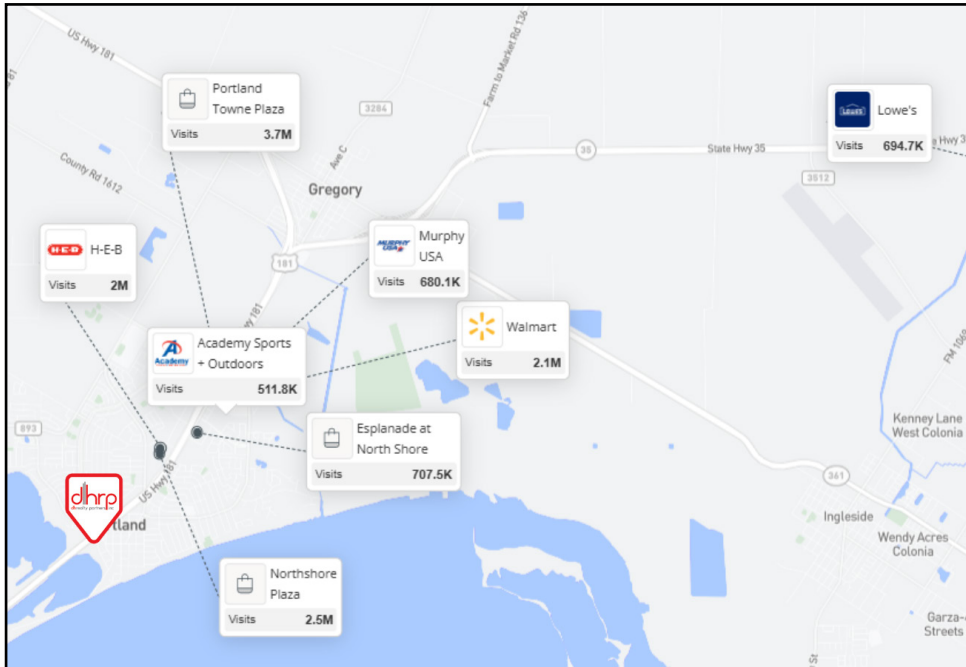
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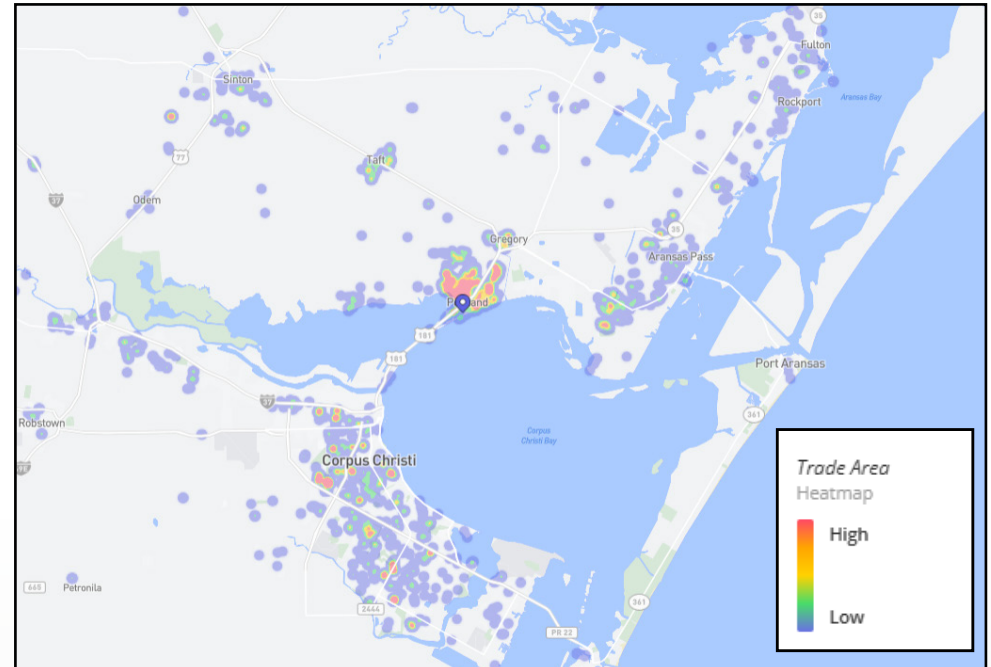
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PLACER AI DATA

TOP RETAILERS NEARBY



TRUE TRADE AREA



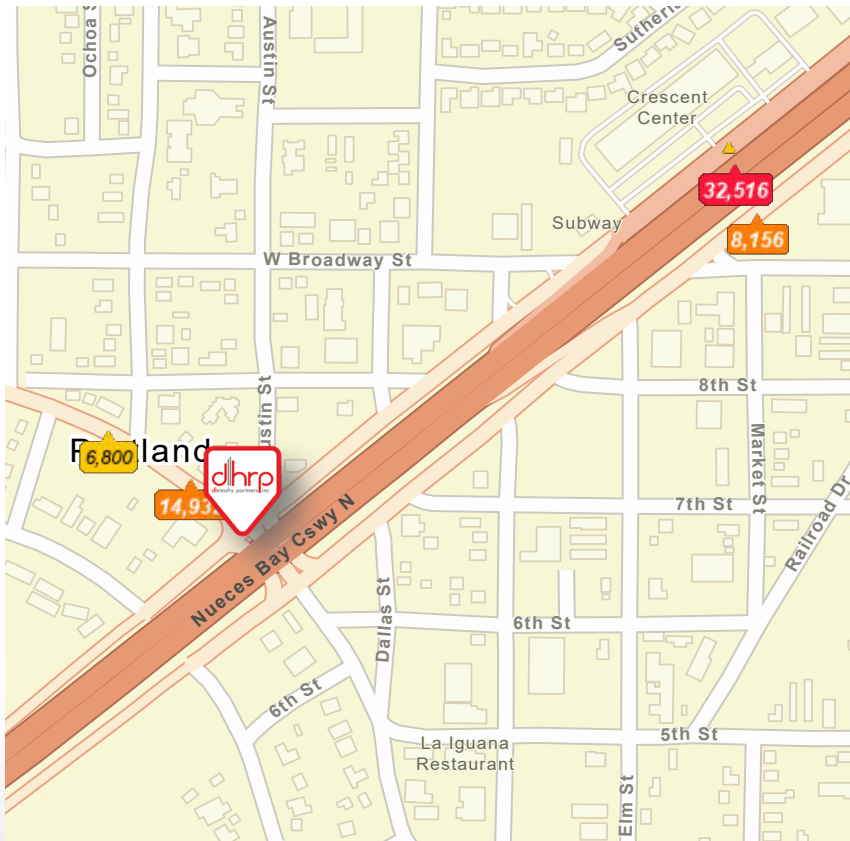
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LOCATION INFORMATION

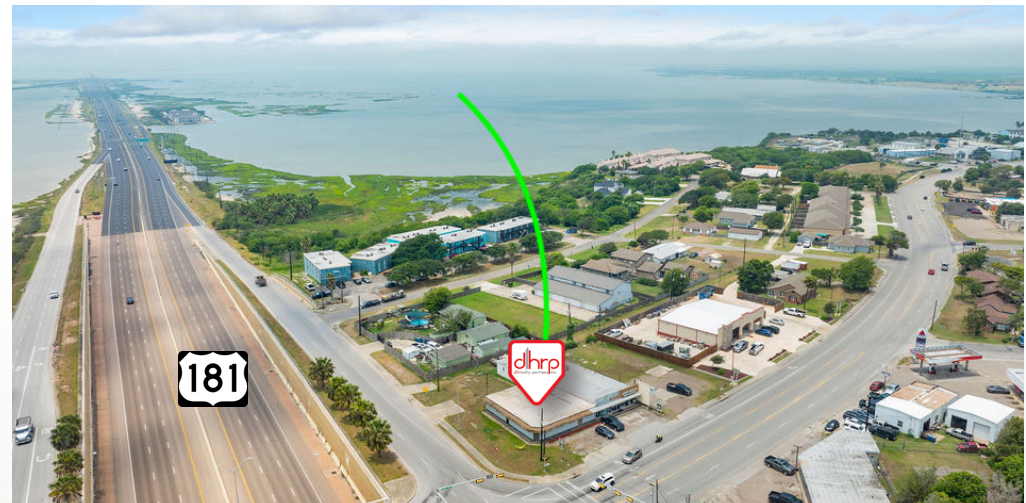
TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,767	20,744	23,104
Households	2,480	7,492	8,328
Avg Household Income	\$126,423	\$124,975	\$119,861
Median Household Income	\$86,540	\$85,732	\$82,007

Source: ESRI, 2023



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SAN PATRICIO COUNTY MARKET OVERVIEW

DEMOGRAPHICS

In San Patricio County, there are nearly 70,000 people who call the community home. It is common for residents to be willing to commute 30 minutes or more to work, and within a 35-mile radius the regional population expands to just over 500,000 people including the Corpus Christi area.



430,217

MSA Population



38.1

Median Age



\$80,365

Average Household Income



23 Min

Average Commute Time

MAJOR EMPLOYERS

Kiewit Offshore Services

Construction

3000 EMPLOYEES

Flint Hills Resources

Refining

1000 EMPLOYEES

Gregory Portland ISD

Education

729 EMPLOYEES

Gulf Coast Growth Ventures

Chemical

670 EMPLOYEES

Steel Dynamics

Manufacturing

600 EMPLOYEES

San Patricio County

Government

Company HQ ★

541 EMPLOYEES

QUICK FACTS

- 30 minutes from Corpus Christi International Airport
- 37 billion in capital investment over the last 10 years
- Home to the largest manufacturing sector in the Coastal Bend, with more than one in 10 jobs relating to this industry
- Prime access to two ports, the Port of Corpus Christi and the port of Aransas
- Low costs of land, labor, and taxes
- Well educated workforce from Texas A&M, Del Mar College, and the Craft Training Center



Source: <https://sanpatricioedc.com/>

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PORT OF CORPUS CHRISTI

The Port of Corpus Christi has been in operation since 1926 and has since become the largest port in the United States, based on total revenue tonnage, and the nation's largest energy export gateway. The Port boasts a 54-foot-deep channel, three Class I railroads – BNSF, KCS, and UP – and a location adjacent to connecting Texas highways Interstate 37 and Highway 181. With all these assets at our disposal, our mission is and always will be to leverage commerce to drive prosperity for Corpus Christi and the coastal bend.

Job Creation & Economic Growth

Educational & Workforce Development

Environmental Stewardship & Sustainability

Our Economic Impact

Economic activity continues to grow on a local and national level, bringing in new businesses, more jobs and new partnerships.

Total Economic Activity (2018)

\$150B
for the U.S.

\$17B
for Texas

\$3B
for Corpus Christi

Barrels of Crude Oil (2018 vs 2019)

314M
Barrels in 2018

403M
Barrels in 2019

\$0

Tax Revenue Assessed by Port of Corpus Christi*

*The Port of Corpus Christi does not impose taxes—the only Texas Port who doesn't exercise taxing authority. In addition, earnings are reinvested into the community.

Maintaining Our Values in Education and Workforce Development

The Port of Corpus Christi recruits, develops and retains a high-performing, diverse talent while fostering a healthy, safe, environmentally sustainable and productive work culture.

In the Coastal Bend

The Port accounts for **1 in 3 Jobs**

There are over **90,000** Port-Related Jobs

Personal income is estimated at **\$4.5 Billion**

Environmental Stewardship

The Port of Corpus Christi's sustainability programs enable us to continually improve our environmental performance and leadership.

» **Did You Know?**
The Texas State Aquarium draws water for its exhibits directly from the Corpus Christi Ship Channel.

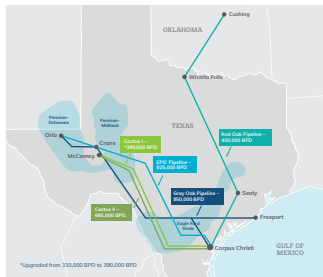
Environmental Milestones

» In 2019, the Port of Corpus Christi completed a Port-wide emission inventory and developed a Clean Fleet program by which it will begin converting the remainder of the Port fleet to low-emission vehicles. This will be completed by 2023.

» 100% of electricity has been purchased from renewable energy sources since 2017.

New Pipeline Connections Mean More Opportunity for Texas

With a total new pipeline capacity of 2.7 million BPD from the Permian Basin and 400,000 BPD from Cushing to Corpus Christi, these connections will yield major opportunities for crude oil exports.



Educational Opportunities

The Port of Corpus Christi works to prepare future emergency responders and management professionals via support for programs such as the Texas A&M University's National Spill Control School and the Del Mar College Emergency Management Program.

Supported by a \$25K donation from the Port of Corpus Christi, and led by Russell Pickering, Operations Manager and Chairman of the Maritime Advisory Committee, the Del Mar College Maritime Program provides U.S. Coast Guard mandated training, including:

- » Basic Fire Fighting
- » Personal Survival Techniques
- » Personal Safety & Social Responsibility
- » First Aid/CPR



Corporate Social Responsibility

Giving Back to Our Community

The Port of Corpus Christi volunteers—known as the Port Energy Crew—are passionately committed to community outreach, schools and education, and environmental sustainability.



1,075
Total Port Energy Crew Volunteer Hours in 2019



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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Information About Brokerage Services

11/2/2015

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Frank Stanley	483569	stanley@dhrp.us	(361)303-3334
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Magill	675040	jmagill@dhrp.us	(361)303-3334
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

DH Realty Partners, Inc. 801 N. Saint Marys St. San Antonio, TX 78205

Phone: (210) 222-2424

Fax:

Untitled

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwolf.com



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Richard Michael Gomez	555374	rick@rickgomez.com	(361)728-8362
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patricia Guerra Clifford	606955	patricia@gomezproperties.com	(361)446-5767
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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Phone: 3614465767 Fax: 5122335281

IABS 1-0 Date

Seller Side to Print