

# OFFERING: FOR SALE

ENTITLED LAND | 273 ACRES

MASTER PLAN COMMUNITY / ON-SITE WWTP / \$37.0M MMD BOND



**NEW SOUTHERN COMMERCIAL REAL ESTATE**

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# EXECUTIVE SUMMARY

1183 FM 665, Corpus Christi, TX 78415

## HIGHLIGHTS

- Asking: Unpriced
- 273-Acre Entitled Master Plan
- 929 Units / 6.9-Acres Commercial
- Approved Development & Consent Agreement
- Est. \$37.0M MMD Bonding Capacity
- On-Site Permitted WWTP
- No City Annexation
- No Impact Fees or Major Offsite Requirements.
- Catalyst for New 665 Housing Corridor

## DETAIL

- Water - 6" on FM 665 / 3" on FM 763 (CCN 10554)
- Sewer – On-site Permitted WWTP
- Flood - 15% FEMA Zone AE
- Location – Nueces County, Texas
- Tax Rate - \$1.772087
- ISD – West Oso



## For Further Information:

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# LOCAL MARKET

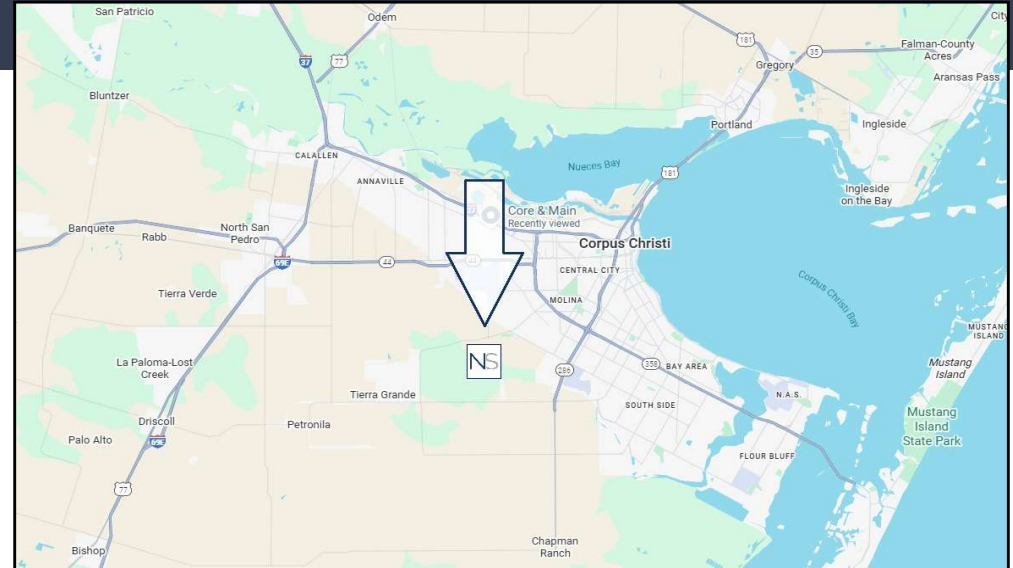
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## LOCATION

- Located along New 665 Housing Corridor
- 3-Miles to SPID or London/43 Housing Corridor
- Strong access to refineries, I-37, Hwy-44, and 286
- 10-miles southwest of the Port of Corpus Christi (nation's largest U.S. port by total revenue tonnage); 13-miles east of new \$1.0 billion Tesla Lithium Refinery; 15-miles north of new OXY carbon capture plant (phase 1 starting 2026); and 23-miles south of \$2.0 billion Steel Dynamics Mill (1.2 million SF)

## ENTITLEMENT PACKAGE INCLUSIONS

- Market Study (*Zonda*)
- Concept Plan (*Pape-Dawson*)
- OPC (*Pape-Dawson*)
- Survey (*Pape-Dawson*)
- Development and Consent Agreement (*City*)
- MMD Consent Resolution (*City*)
- TCEQ WWTP Permit Renewal (*PEECO*)
- Phase 1 Study (*Envirotest*)



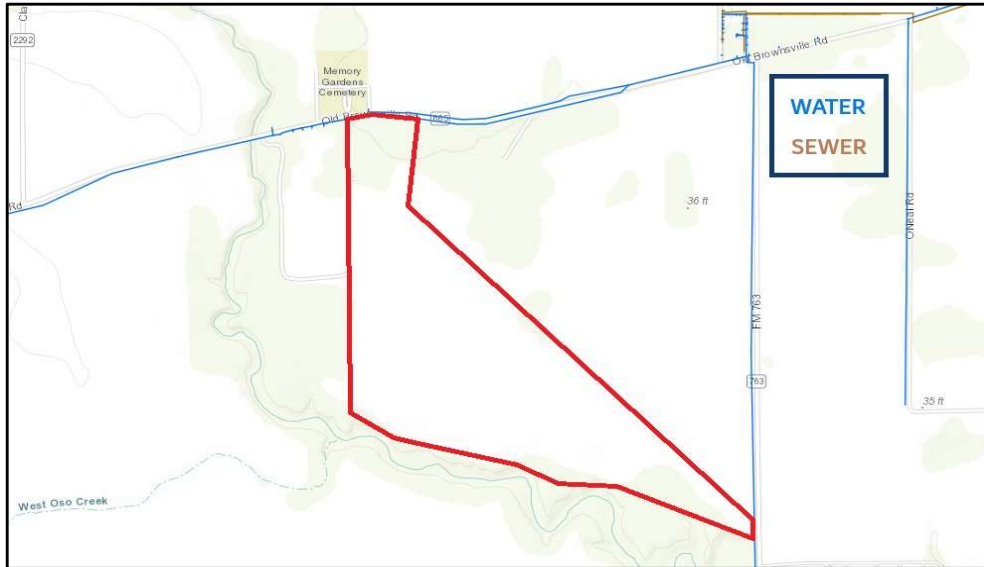
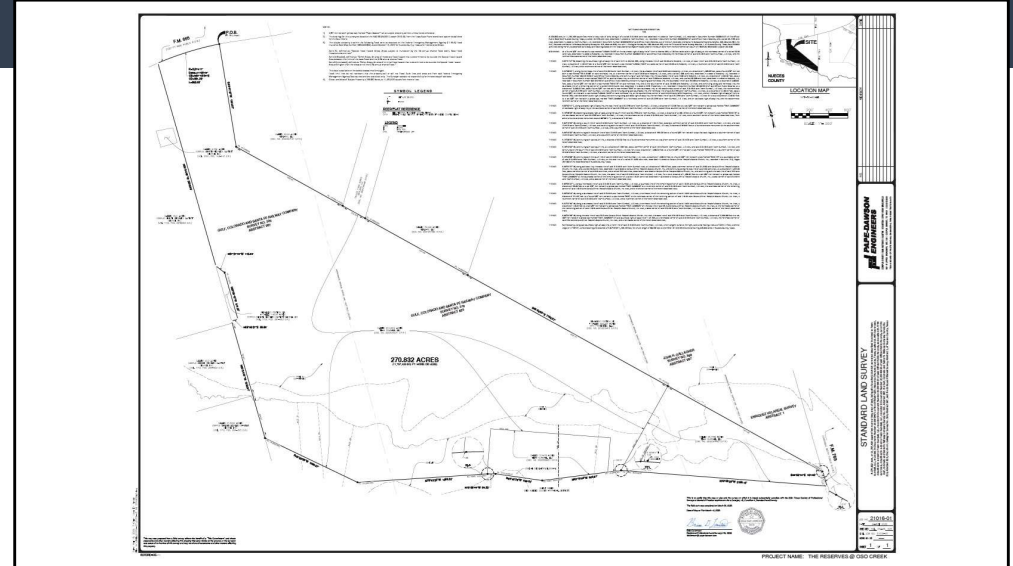
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# PROPERTY IMAGES

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