

3011 MOORE AVE

SALE PRICE:

\$3,990,000

PORTLAND, TX 78374



MATTHEW CRAVEY,
SIOR, CCIM
361.221.1915
matt@craveyrealestate.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

EXECUTIVE SUMMARY



Sale Price	\$3,990,000
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OFFERING SUMMARY

Lot Size:	23.79 Acres
Minimum Divisible:	10 Acres
Price / Acre:	\$167,718
County:	San Patricio
Market:	Corpus Christi
Submarket:	Portland/Ingleside

PROPERTY OVERVIEW

This 23.79 acre tract in Portland, Texas presents a rare investment opportunity in one of the Coastal Bend's fastest growing markets. Located at the prominent northwest corner of Moore Avenue (FM 893) and Stark Road, the property enjoys dual frontage and excellent visibility along two important thoroughfares. Directly adjacent to W.C. Andrews Elementary School, the site is ideally positioned for future commercial development and well-equipped to serve Portland's expanding population.

The land is fully developable, with no encroachments within setback areas and a generally flat topography that ranges from 36 to 34 feet above sea level, sloping south toward Doyle Ditch. Importantly, the property lies outside of any FEMA-designated floodplain. Utility infrastructure is readily available including potable water, sanitary sewer, electric and storm water drainage—all extended to support nearby residential and school developments. Residential natural gas is accessible just west of the site.

Currently zoned R-6, the site is eligible for Planned Unit Development (PUD) zoning upon city approval, allowing for a wide range of commercial uses. TXDOT is currently engineering improvements to FM 893 that will expand the roadway from two to five lanes, with construction expected to begin in 2025. In addition, the City of Portland plans to reconstruct Stark Road as a three-lane collector road with sidewalks, curbs, gutters and underground utilities—further enhancing the property's accessibility and appeal.

Currently, the property includes two homes and a barn. One home is rented and the site is under a grazing lease; both tenants will vacate within 60 days of closing. While the sellers will retain all owned minerals (91.67%), they are waiving all surface rights for mineral access. Subdivision opportunities are available, with owners open to selling 10-11 acres off the north end. Contact the broker, Matt Cravey, at 361.221.1915 for more information.

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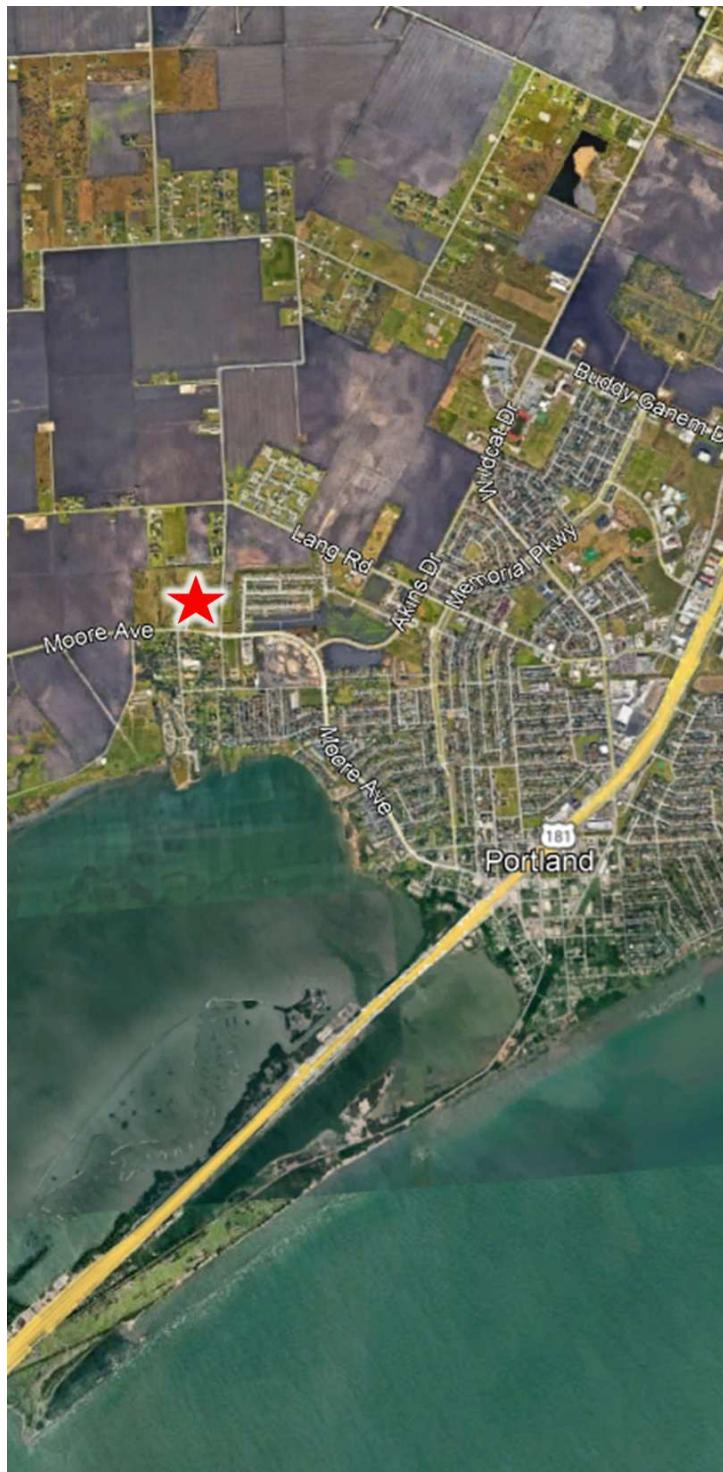
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FUTURE DEVELOPMENT POTENTIAL



SUBDIVISION OPPORTUNITIES

The owners are open to subdividing the tract, with a minimum of 10-11 acres. The north portion of the site is well-positioned for assisted living, skilled nursing or other community-oriented uses, creating a natural complement to a larger multifamily development on the southern portion.

PLANNED UNIT DEVELOPMENT (PUD)

The property is eligible for Planned Unit Development (PUD) zoning upon City approval. A PUD allows greater flexibility for mixed-use and commercial projects and provides a framework for addressing infrastructure needs. City staff and Council have historically supported PUD applications that generate new tax base and establish clear development plans.

STARK ROAD IMPROVEMENTS

Stark Road is planned for reconstruction as a three-lane collector with sidewalks, curbs, gutters and underground utilities. While the City has reprioritized the project timeline, the improvements remain part of the City's capital plan. Development pursued under a PUD structure would further strengthen the case for advancing Stark Road improvements, enhancing long-term access and value.

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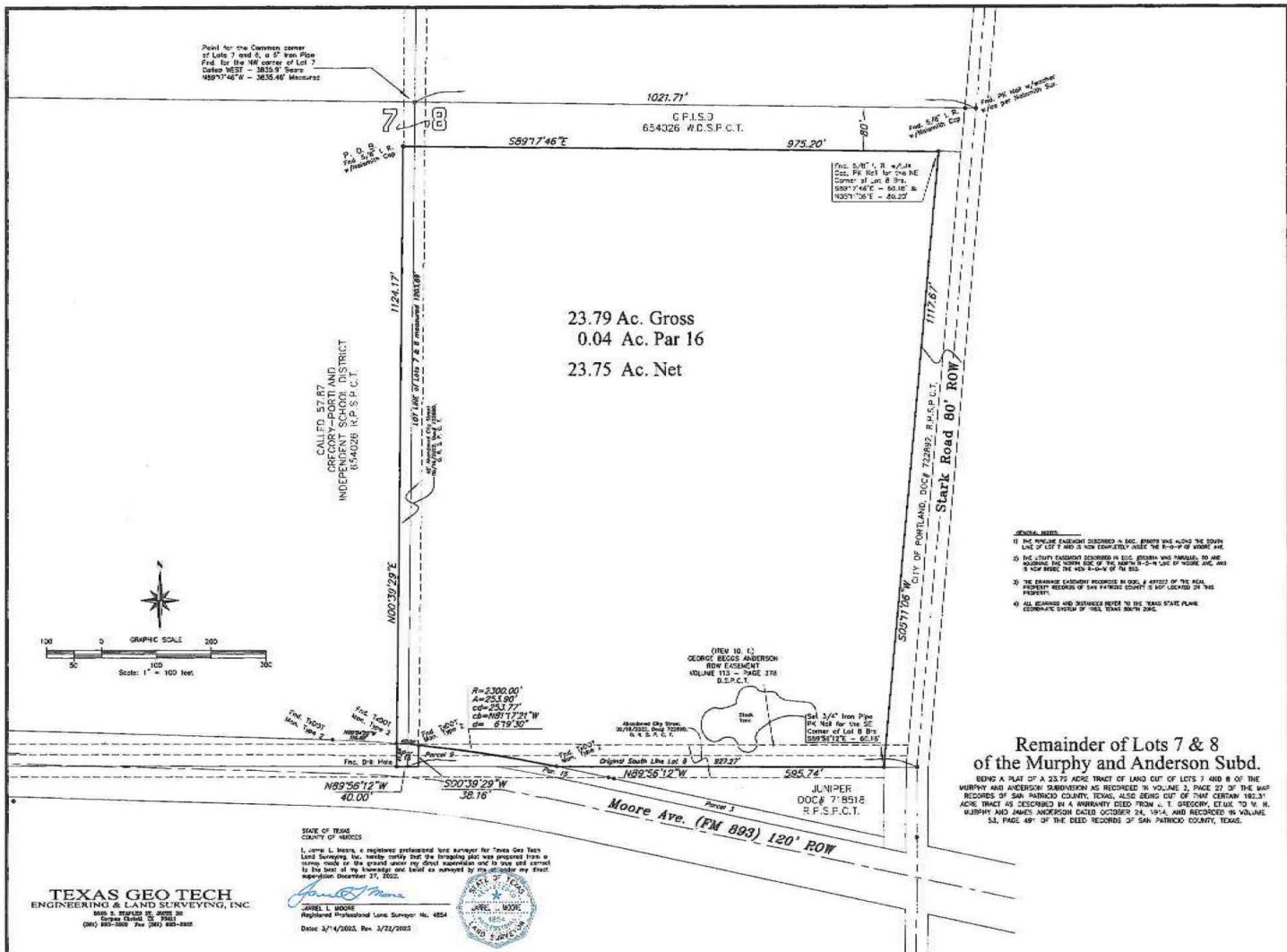
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SURVEY



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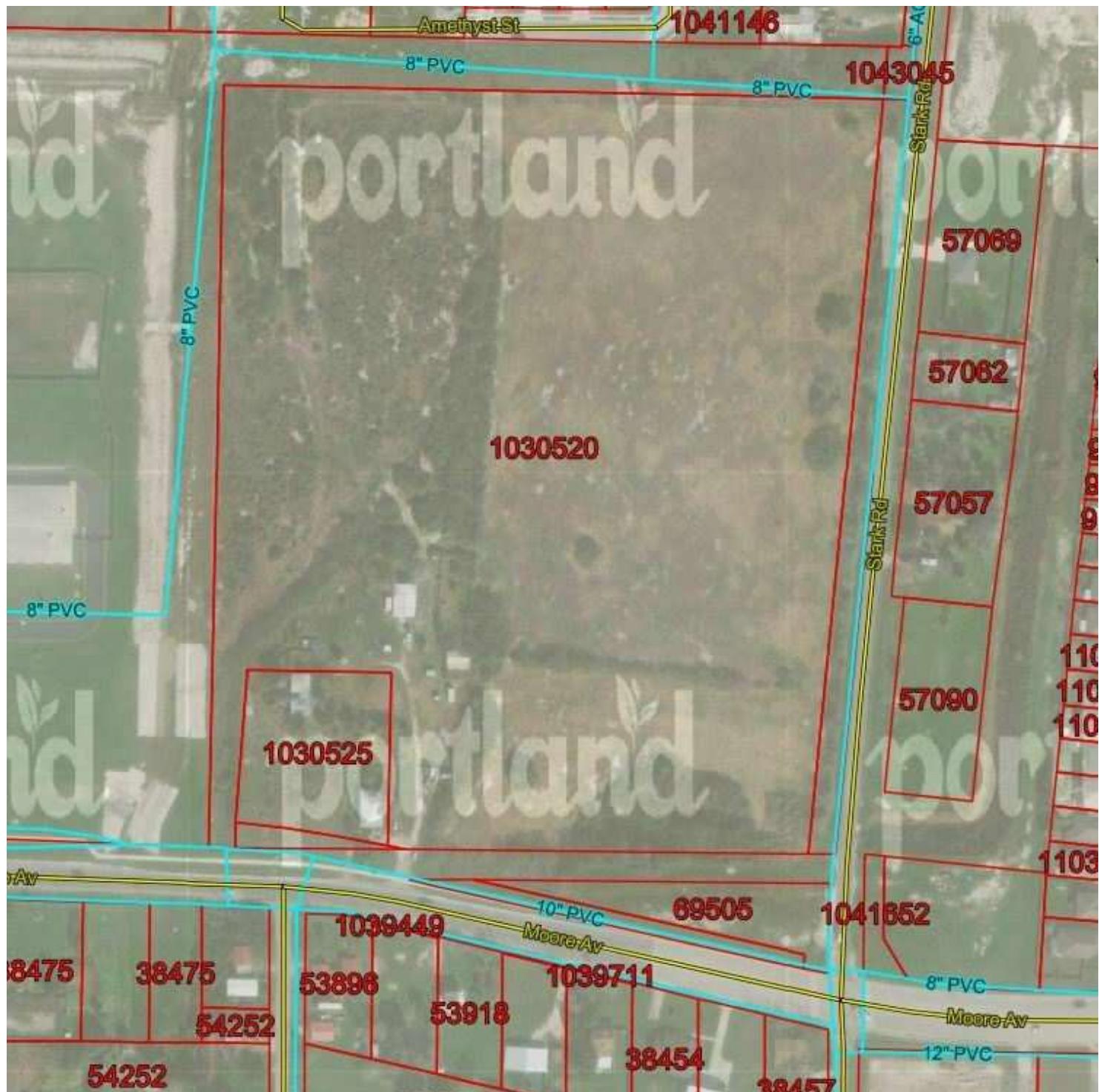
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WATER LINES



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TEXAS PIPELINES (NATURAL GAS)



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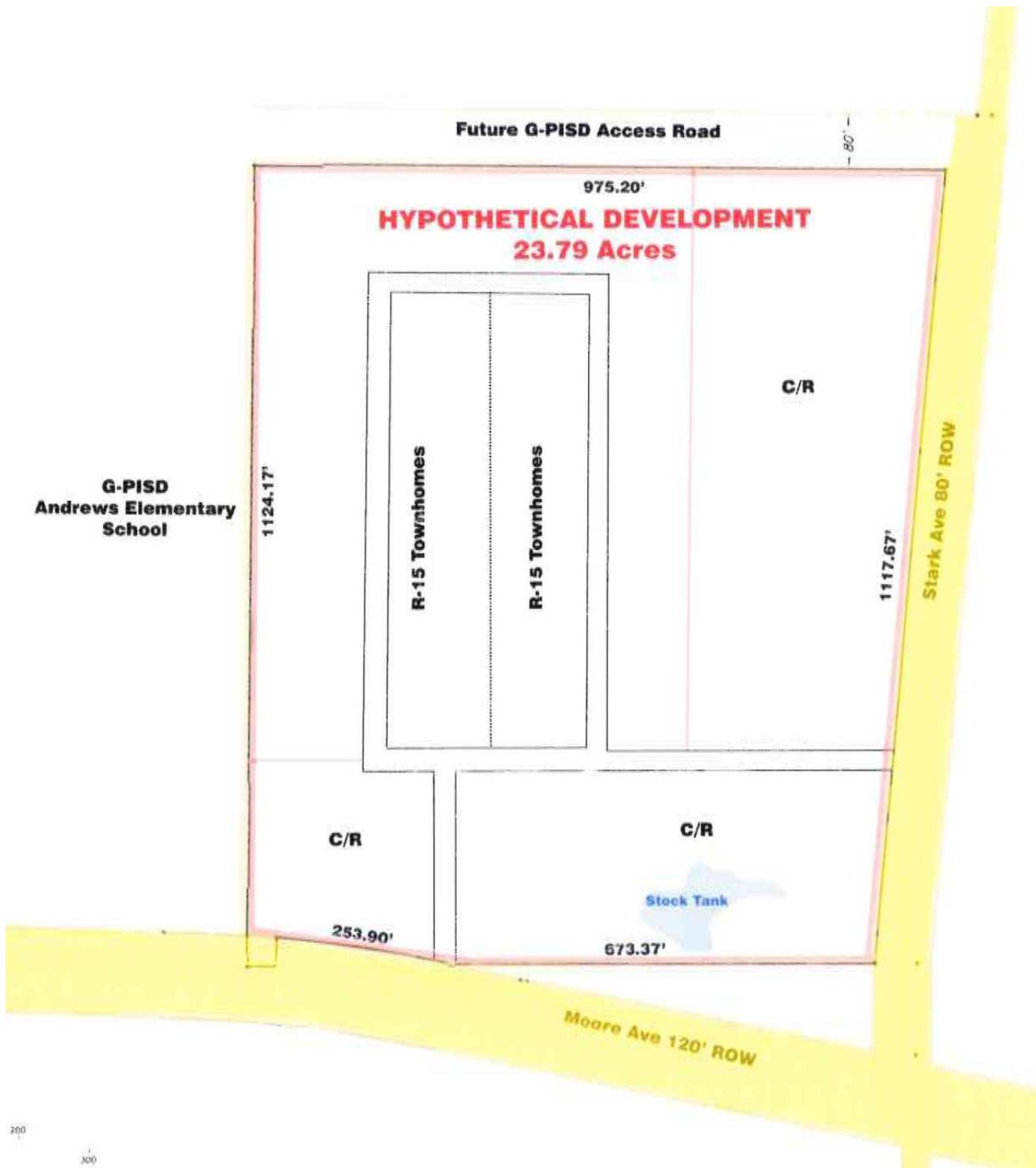
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HYPOTHETICAL DEVELOPMENT PLAN



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RETAILER MAP



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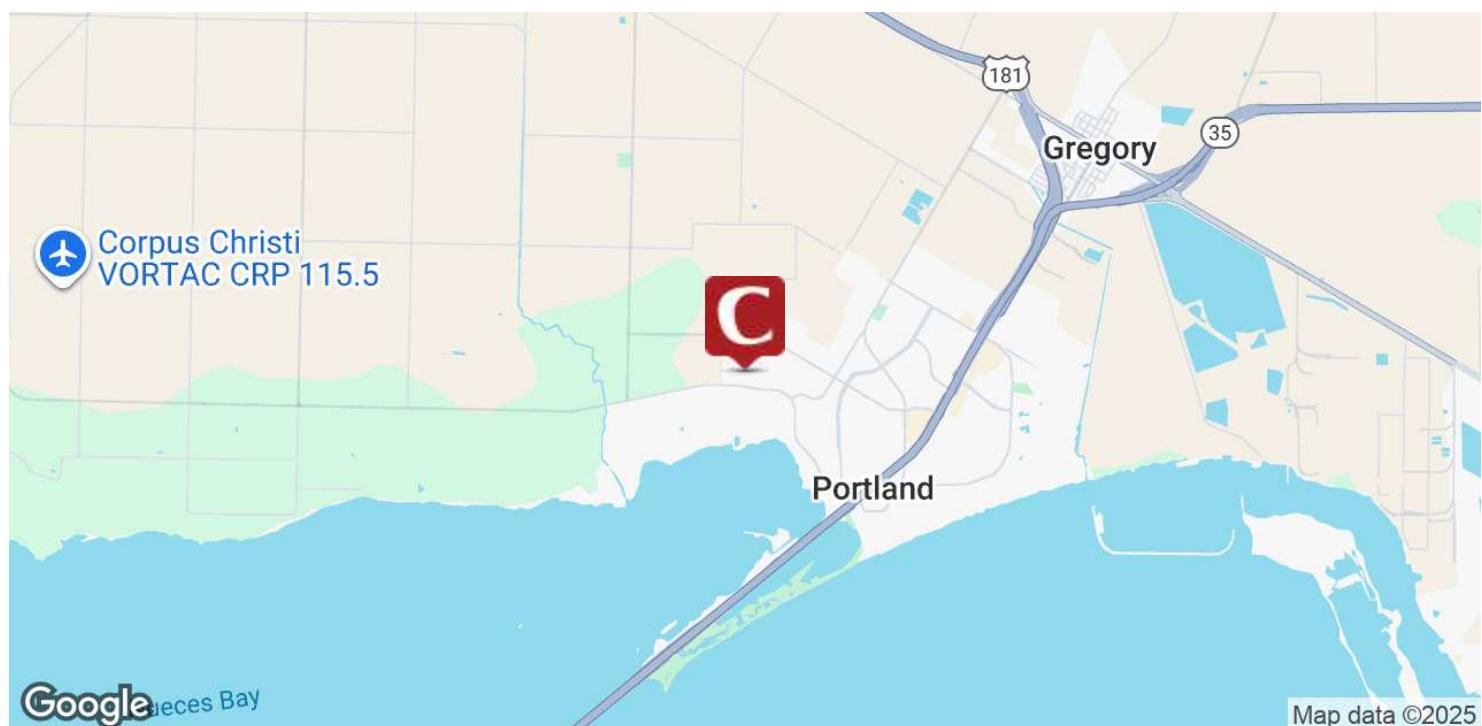
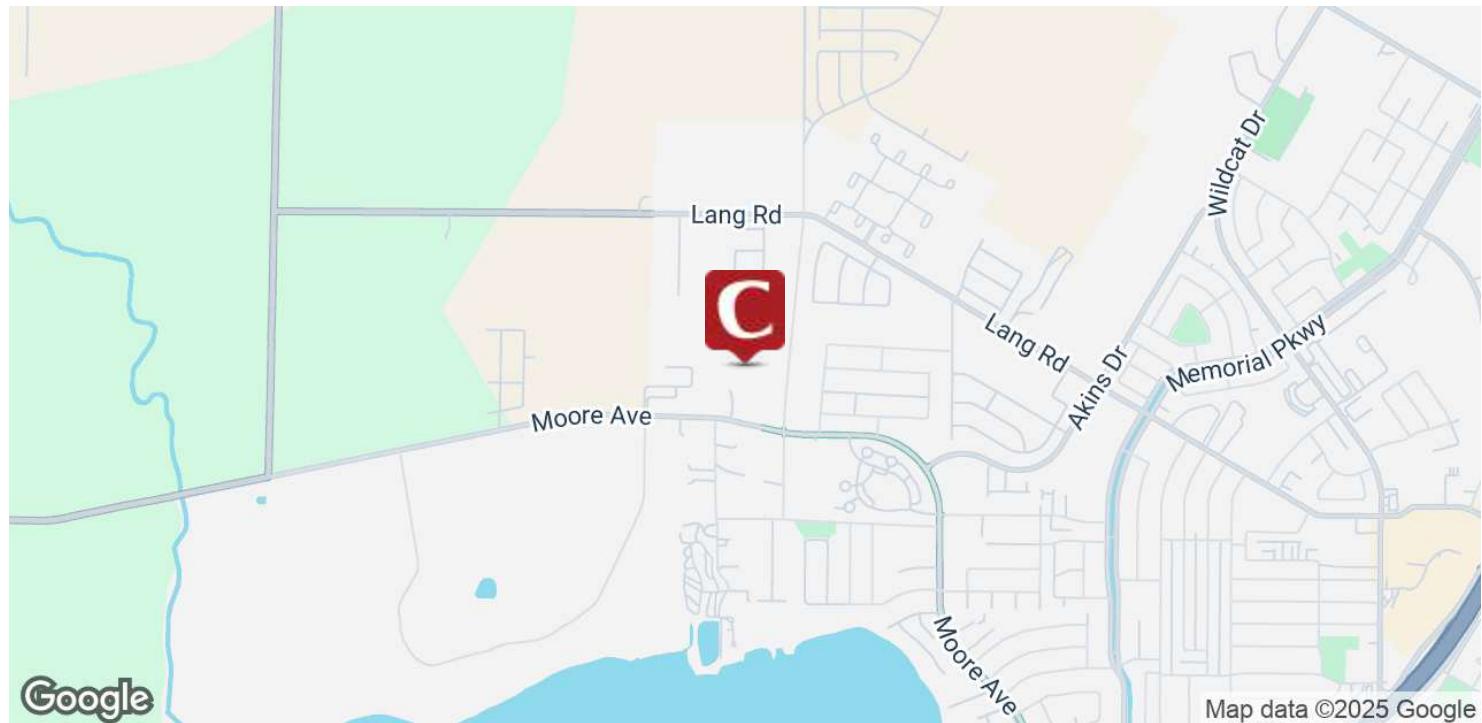
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LOCATION MAP



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Cravey Real Estate Services, Inc.	TX #0409080	matt@craveyreal estate.com	361.289.5168
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyreal estate.com	361.289.5168
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Matthew Cravey, SIOR, CCIM	TX #203443	matt@craveyreal estate.com	361.221.1915
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date