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TBD, S Shore Dr, Port Isabel, TX 78578

\$2,190,000

0 South Shore - Unit 3

300' of waterfront on the Intracoastal Waterway



Padre Elite Team
 TX 9007399, TX476661
 956.433.8564

Listing Added: 05/29/2020

Listing Updated: Today



Details

Asking Price	\$2,190,000	Property Type	Land
Subtype	Commercial, Residential	Permitted Zoning	RES
Lot Size (sq ft)	39,000	Broker Co-Op	Yes
Ownership	Marine Railways, LLC		

Marketing Description

OPPORTUNITY ZONE!! DIRECT VIEW OF SPACEX! 300' of WATERFRONT PROPERTY ON INTRACOASTAL WATERWAY in Port Isabel, on South Shore Drive! Perfect barrier island for protection in front. It is an ideal location for any waterfront development. Can be commercial or residential. Close to the Brownsville Ship Channel, the Jetties in South Padre Island & the Gulf of Mexico. Being very close to the Mexico border, this deep water frontage is ideal for boats to travel to the Gulf of Mexico going South to Mexico & Central America OR travel North or East in the Gulf. The Intracoastal Waterway goes from Brownsville all the way to Florida. Prime location. SpaceX, LNG plants, & Port of Brownsville expansion nearby. There were recent sales of \$350,000.00 per 50' lot that are located adjacent to this property. Lots 14-19 can be purchased together or lot #14 or #19 can be purchased separately.

Investment Highlights

- DEEP WATER FRONT ON GULF INTRACOASTAL WATERWAY
- OPPORTUNITY ZONE
- CLOSE TO BROWNSVILLE SHIP CHANNEL
- POSSIBLE SELLER FINANCING

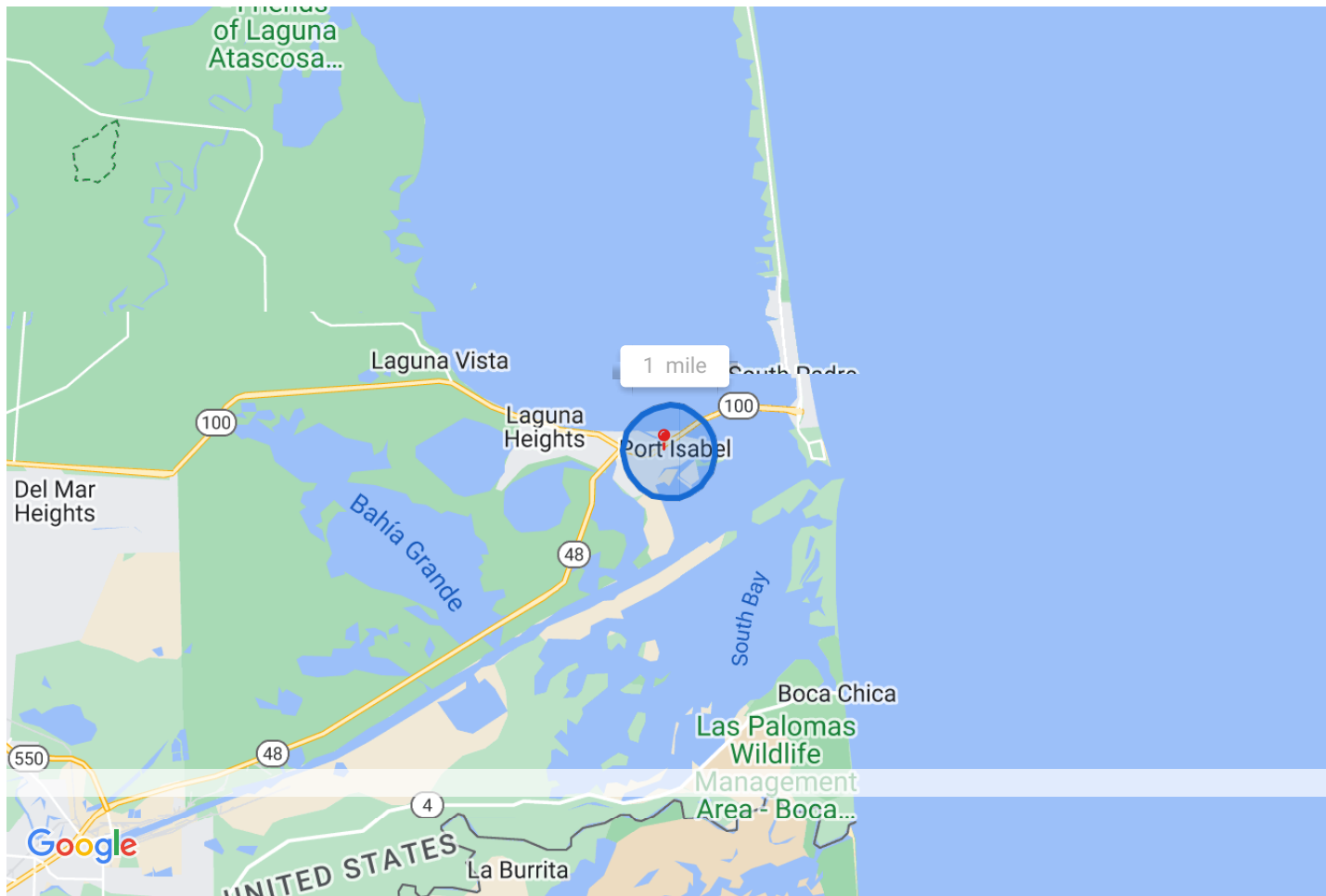
Location (1 Location)



Property Photos (8 photos)



Demographic Insights



Population

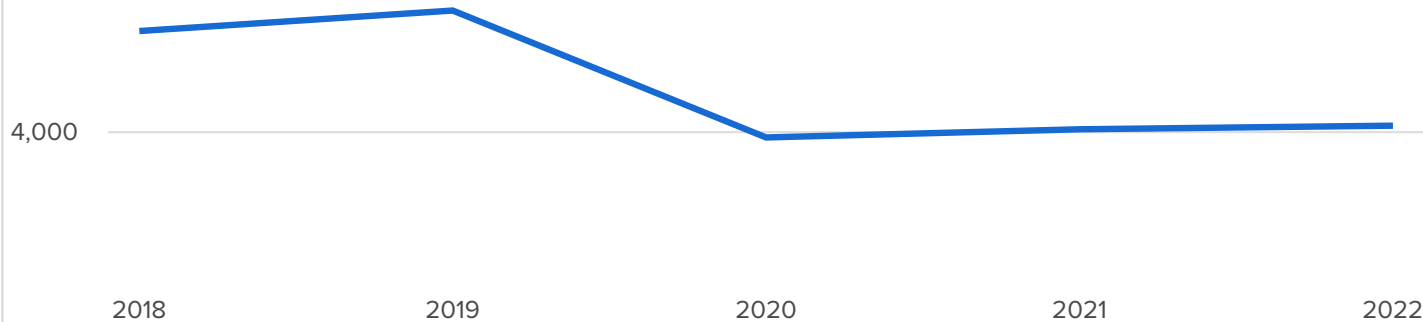
4,085

↑ 1%

Compared to 4,038 in 2021

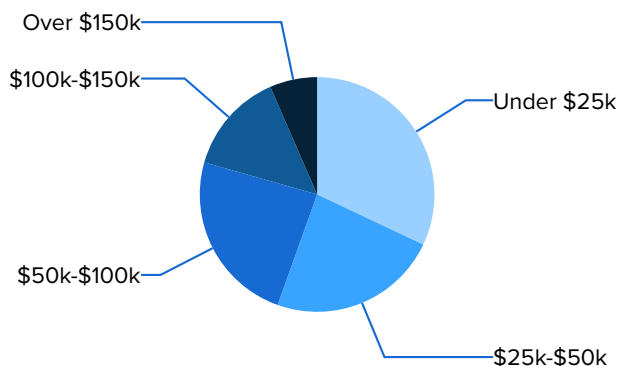
↓ -23%

Compared to 5,322 in 2018



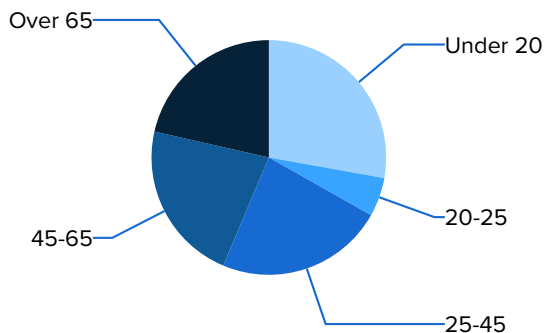
Household Income

\$42.1k **\$50.5k** **↑ 4%**
 Median Income 2026 Estimate Growth Rate



Age Demographics

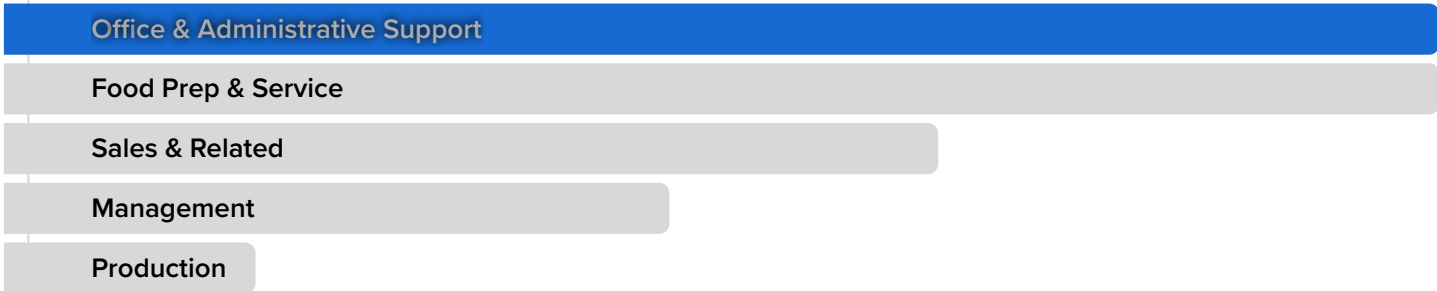
39 **41** **↑ 5%**
 Median Age 2026 Estimate Growth Rate



Number of Employees

2,215

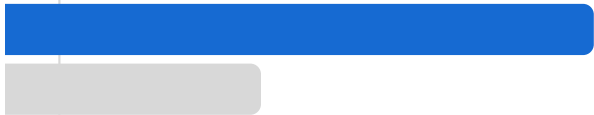
Top 5 Employment Categories



Housing Occupancy Ratio

1:1

1:1 predicted by 2026



Renter to Homeowner Ratio

1:2

1:2 predicted by 2026



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