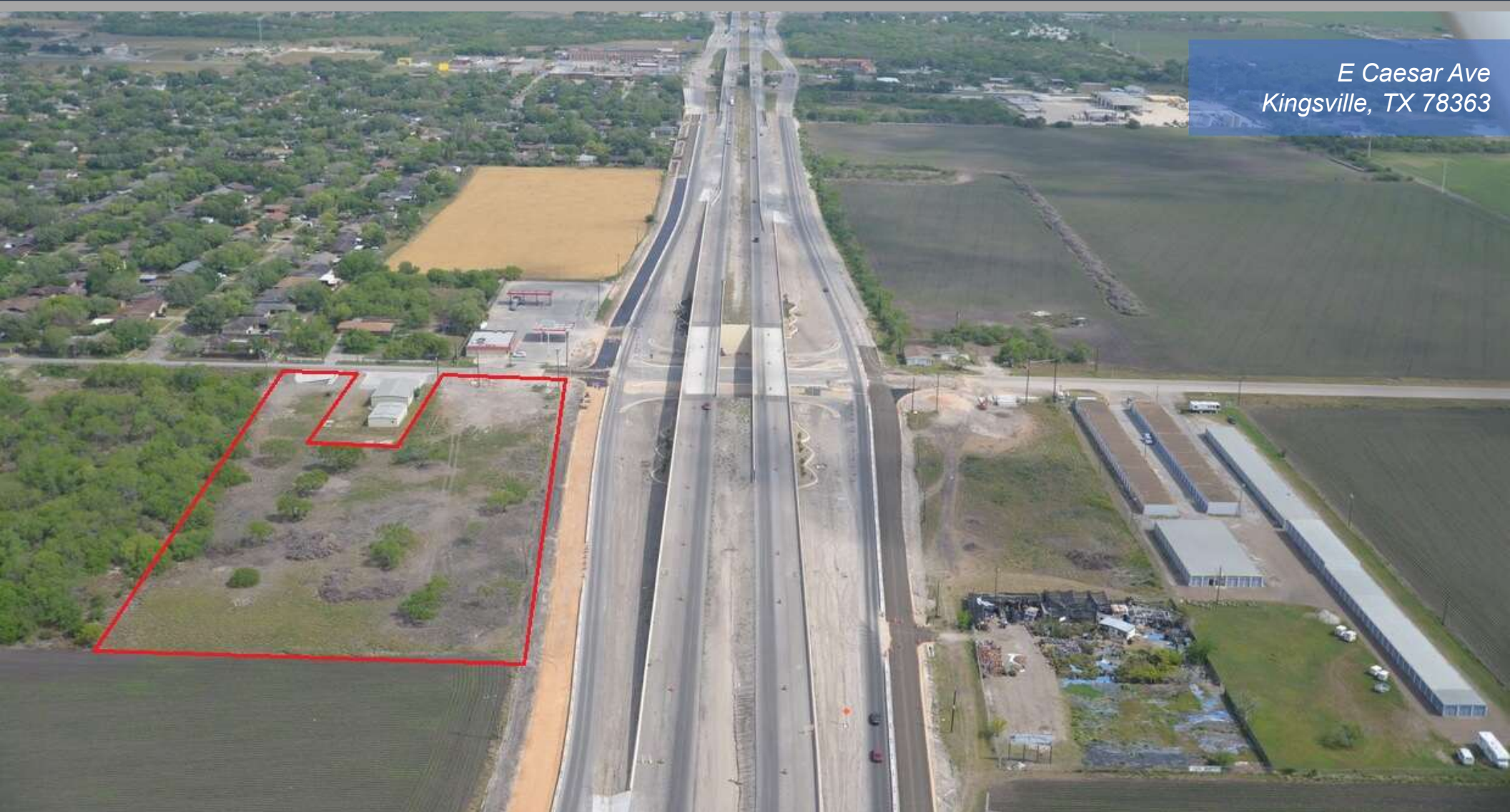


OFFERING: FOR SALE

LAND | 5.2 ACRES
HARD CORNER / CITY UTILITIES



*E Caesar Ave
Kingsville, TX 78363*

NEW SOUTHERN COMMERCIAL REAL ESTATE

Steven Saules | Agent
361-905-5000 (Direct)
steven@newsoutherncommercial.com
www.newsoutherncommercial.com

NS
NEW SOUTHERN
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

E Caesar Ave, Kingsville, TX 78363

HIGHLIGHTS

- Asking \$299,000
- Hard Corner at E Caesar Blvd / US-77
- 5.2-Acres
- 675' LF of Frontage on US-77
- Access to City Utilities
- Occidental Petroleum Announced \$40 Billion Carbon Capture Plant in Kleberg County

DETAIL

- Zoned Ag. Positioned for Commercial
- Water – 12" Along E Caesar (south)
- Sewer – 8" Along E Caesar (north)
- Flood Zone - 0%
- Location / ISD – City of Kingsville
- Tax Rate - \$3.011149



For Further Information:

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LOCAL MARKET

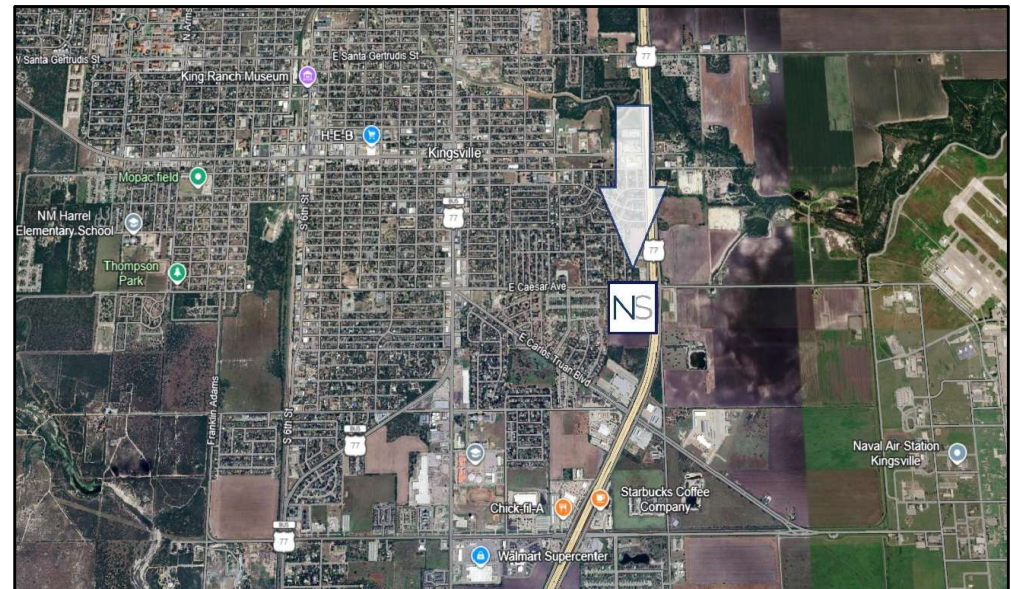
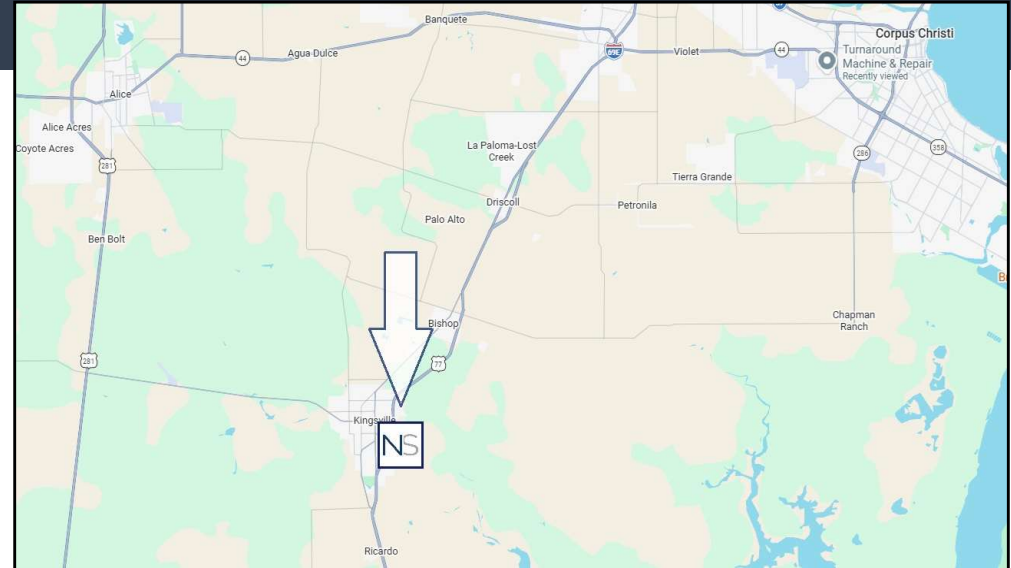
E Caesar Ave, Kingsville, TX 78363

LOCATION

- Located along US-77 with immediate access to north bound and south bound US-77
- 20,500 (2024) average annual daily traffic count (one-way)
- Prime commercial land with utilities and proximity to Texas A&M, Naval Air Station, HM King Highschool, Christus Spohn Hospital, Southgate Mall, Marriott, and major retail

EMPLOYERS

- 16-miles south of \$1.0 billion Tesla Lithium Refinery
- 19-miles west of new OXY carbon capture plant (phase 1 starting 2026)
- 36-miles southwest of Port or Corpus Christi (nations largest U.S. port by total revenue tonnage)
- 45-miles southwest of \$2.0 billion Steel Dynamics Mill (1.2 million SF)

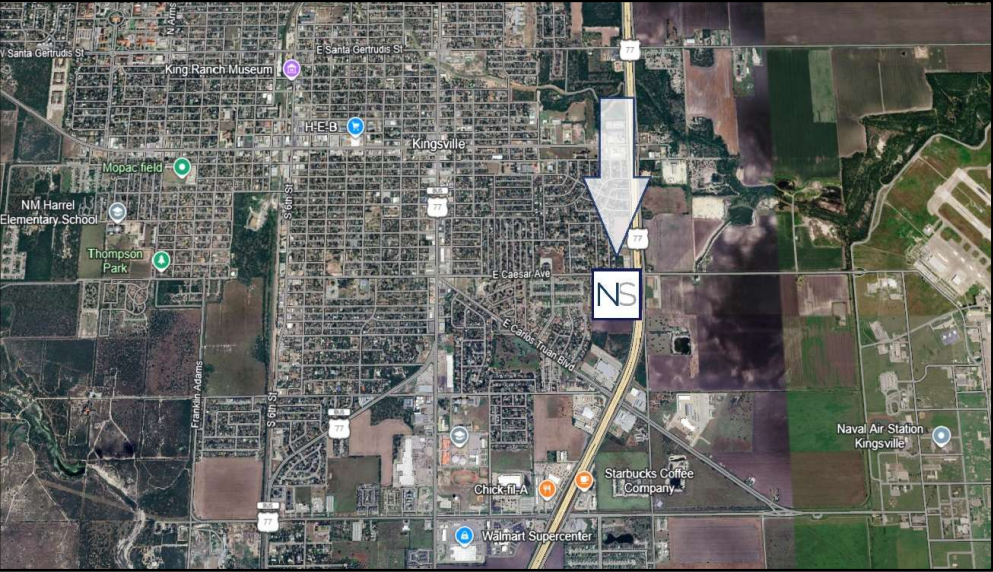


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PROPERTY IMAGES

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