



**0000 Buddy Ganem (FM 3239) 8.698 Acres, Portland, TX 78374**

List Price: **\$1,800,000**

MLS #: **337695**

Status: **Active**



Subd: **SEC P Paul Sub Cfp Co**  
County: **San Patricio**  
Size/Acreage:  
Tax ID: **1314-1600-0000-009**  
U.S. Citizen: **Yes** Zone:  
Assn Y/N?: **No** HOA Dues:  
School Dist: **Gregory Portland ISD**

Land SqFt: **378,885**  
Lot: **3 & 4**  
Acres: **8.69**  
# Lots:  
Will Subdivide?:  
HOA Desc:  
Elem: **Gregory Portland**

SqFt Source:  
Block: **1600**  
LP/Acre:  
Lots Sold Package:  
Subdivided:  
Mid: **Gregory Portland**

Lot Type:  
LP/SqFt:  
Lots Sold Separate:  
Proposed Use:  
Association Dues Type:  
SrH: **Gregory Portland**

Lot Dim: **521.82' x 726.0'**  
Topography: **Level**  
Lot Description: **Cultivated**

Fenced For:

Fence Type:

**Public Remarks: 521.82' frontage along Buddy Ganem Road {FM 3239} & 726' depth. 8.698 Acre currently cultivated site is perfectly situated on the north side of the 5 lane Buddy Ganem corridor between US Highway 181 & Wildcat Drive {FM 2986}. This site is in close proximity to the new first-class industry partners moving the Texas economy to great heights! Recently improved 50' drainage easement, high elevation & a short distance from the La Quinta, GCGV, Cheniere, Voestalpine & TCPO are great assets to this location. High traffic along Buddy Ganem Drive, new hotels, restaurants, entertainment, award winning G-PISD Schools, Public Library, Fire Department, sports complexes & improving civic infrastructure make the 8.698 acre site in Portland, Texas the best place to grow your business. Widen your reach, grow your business & realize the benefits of being on the ground floor of a rapidly expanding economic base. World-wide attention on Portland requires quick action to make your place for epic growth!**

Common:  
Electric:  
Encumbrances:  
Road Surf: **All Weather, City, FM Road, Paved**  
Exterior:  
Utilities: **Other**  
Special Notes:  
Soil:  
Restrictions:  
Gated Community: **No**  
Virtual Tour Link:

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