



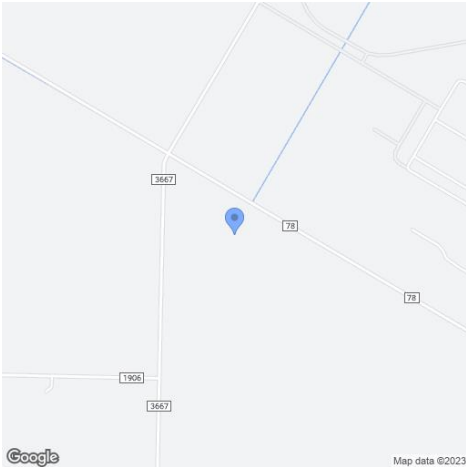
Shawn Cass
 Cass Real Estate
mrshawncass@gmail.com
 Cell: (972) 333-3727
 Cass Real Estate.....established 1938

0000 County Road 3667, CR 1612, CR 1906, Portland, TX 78374

 List Price: **\$6,500,000**

 MLS #: **431690**

 Status: **Active**



Subd: Gregory-Paul Sub Cfp Co	Land SqFt: 6,645,078	SqFt Source:	
County: San Patricio	Lot: W PT SEC 90	Block: 90	Lot Type:
Size/Acreage:	Acres: 152.55	LP/Acre:	LP/SqFt:
Tax ID: 55314	# Lots:	Lots Sold Package:	Lots Sold Separate:
U.S. Citizen: Yes	Will Subdivide?:	Subdivided:	Proposed Use: Other
Assn Y/N?:	HOA Desc:		Association Dues Type:
School Dist: Gregory Portland ISD	Elem: Gregory Portland	Mid: Gregory Portland	SrH: Gregory Portland
Lot Dim:			
Topography: Level	Fenced For:		Fence Type: Partial
Lot Description: Corner, Cultivated, No Mineral Rights			
Waterfront: No	Waterfront Type:		

Public Remarks: **The rapidly expanding San Patricio County economic expansion continues to enhance the bright horizon. Join world-class industry titans locating near the Port of Corpus Christi's La Quinta International Trade Terminal, building large scale industrial projects & utilizing the abundant workforce for technical, high paying jobs. With CR 1612 separating this 150+/- acre site from Gulf Coast Growth Ventures LLC, this location stands ready for locators seeking a favorable business climate, strong incentives & great resources afforded to companies in the Lone Star State. The surface estate only of this 150+/- acre site sits near the intersection of CR 3667 & CR 1612 with the benefits of the unopened extension of CR 1906. The property is close to US Hwy 181, Hwy 35, Port of Corpus Christi La Quinta International Trade Terminal & Gregory. Property being sold subject to existing farm & wind leases. 14.29 Acre site w/3 homes is not included & can be purchased separately. Surface Estate Only.**

Common:

Electric: **220 Volts, 3 Phase, Electric Available, Other Electric, Overhead Utilities, Underground Utilities**

Encumbrances: **Other, Unknown**

Road Surf: **All Weather, City, County**

Exterior:

Utilities: **City Water**

Special Notes: **Agricultural Deferral, Agricultural Exempts, Pipeline**

Soil: **Blackland, Clay, Mix**

Restrictions:

Gated Community: **No**

Virtual Tour Link: