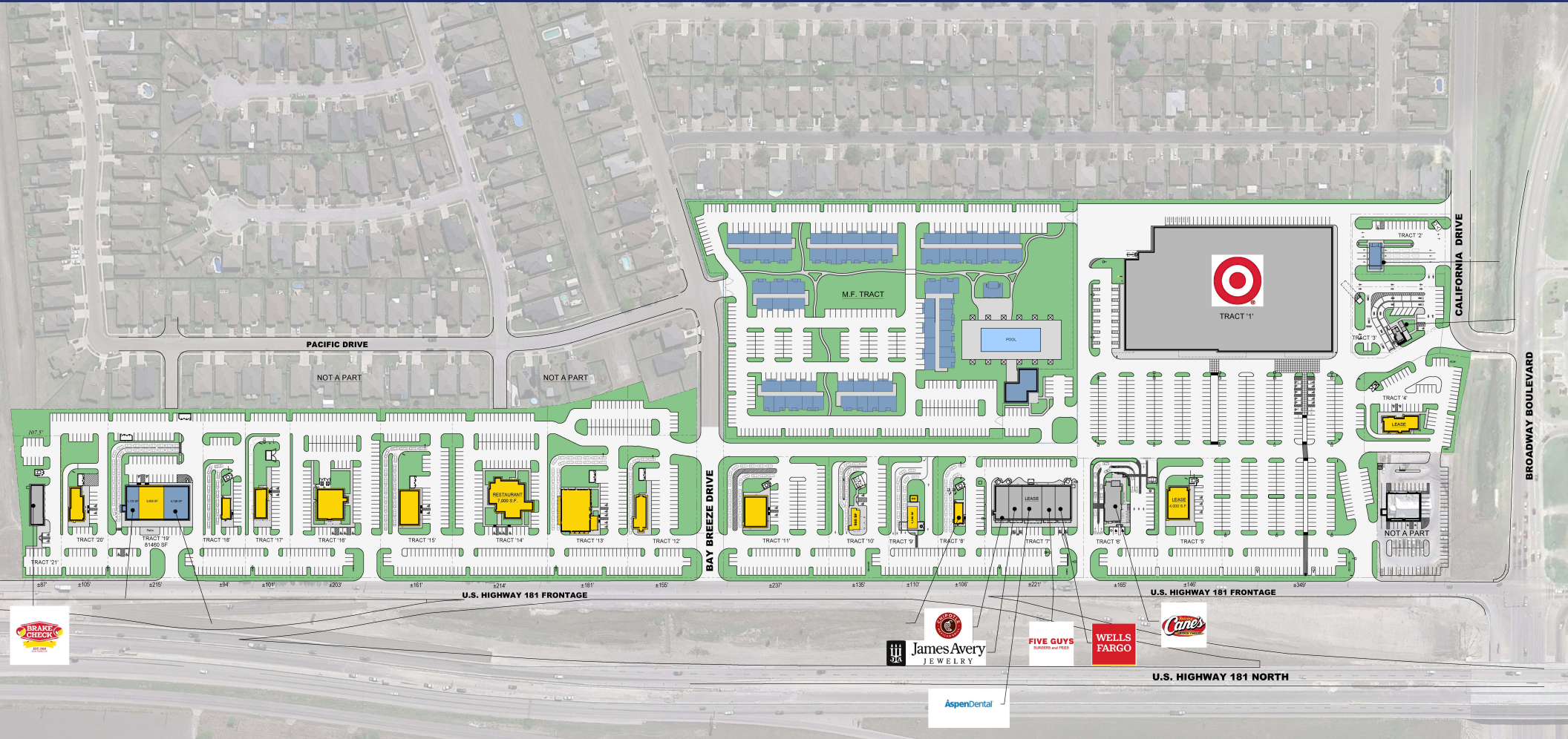




Oliver's Way
PORTLAND, TEXAS

SITE PLAN



LEGEND

- LEASED
- IN NEGOTIATION
- AVAILABLE

AVAILABLE

BY THE NUMBERS

#1

SCHOOL DISTRICT
IN TEXAS:
INVESTMENT BASE
PER STUDENT

58%

PERCENT OF U.S.
CRUDE OIL EXPORTED
FROM THE PORT OF
CORPUS CHRISTI

#1

PORT IN U.S.A. BY
TOTAL REVENUE
TONNAGE

#7

CHILI'S IN PORTLAND
OUT OF 214 CHILI'S IN
THE STATE OF TEXAS

3,000

LOTS IN
PLATTING IN
PORTLAND

\$45

BILLION

PETROCHEMICAL
INVESTMENT
WITHIN 5 MILES





PORTLAND RETAIL

1M SF OF RETAIL IN PORTLAND



"WHAT I FORSEE IS THE POPULATION... DOUBLING OVER THE NEXT 10 TO 15 YEARS BECAUSE OF ALL THE NEW INVESTMENT..." -GREG ABBOTT

SINTON

TALLER HARBOR
BRIDGE
COMING 2024.
538' TALL:
TALLEST BRIDGE
IN TEXAS AND
LONGEST CABLE
STAY BRIDGE IN
U.S.A.

TAFT
Frost Bank
WELLS FARGO

TRADEWINDS

ARANSAS
COUNTY
AIRPORT

ACE
Hardware
Walmart

HEB
Walgreens
McDonald's
ROCKPORT

FALMAN
COUNTY ACRES

GREGORY

SITE

PORTLAND

ARANSAS
PASS
Bank of America

INGLESIDE

WILDCAT DR.
16,972 VPD
4 MILES TO
CORPUS CHRISTI

4 MILES TO
CORPUS CHRISTI

181 9,103 VPD

136 4,686 VPD

188 3,244 VPD

35 17,114 VPD

361 18,364 VPD

21,405 VPD

HEB
Walgreens
McDonald's
Starbucks
Academy
Walmart

Walgreens
Walmart
Lowe's
Dollar Tree

HEB
Walgreens
Wells Fargo

TRADE AREA OF 250,000 PEOPLE





INVESTMENT AERIAL



Enbridge, Denver co. to Develop 'Blue' Hydrogen, Ammonia Production Facilities at Ingleside Export Terminal
05.09.2022 - NEWS

May 9, 2022 [HOUSTON BUSINESS JOURNAL] – Enbridge Inc. (NYSE: ENB), which has a major presence in Houston, bought a massive crude export terminal in a \$3 billion deal last year. Now, the company is teaming up for a \$2.5 billion-\$3 billion project at the site along the Texas Gulf Coast.

The companies announced May 6 they will jointly develop and market a low-carbon hydrogen and ammonia production and export facility at the Enbridge Ingleside Energy Center near Corpus Christi. Enbridge acquired the Ingleside crude export terminal last year in a \$3 billion deal with Houston-based Moda Midstream LLC.

Enbridge and Humble estimate the potential cost of the new project would be between \$2.5 billion and \$3 billion, an Enbridge spokesperson said.

The unit that Enbridge and Humble plan to add would turn natural gas into so-called “blue” hydrogen — a term related to the way the gas is converted and fact that the carbon dioxide by-product is captured and stored — along with ammonia. Up to 95% of the carbon dioxide generated in the production process will be sequestered in newly developed carbon capture infrastructure, including facilities to be owned and operated by Enbridge, the announcement states.

A RECENT INVESTMENT





PETROCHEMICAL INVESTMENT
WITHIN 6 MILES OF SITE

\$45 BILLION



NEW PERMANENT JOBS

5,000



TRADE AREA POPULATION

250,776



AVERAGE HH INCOME
WITHIN 5 MINUTE DRIVE

\$118,269

BY THE NUMBERS



OLIVER'S WAY PORTLAND, TX 78374

3 MI RADIUS

5 MI RADIUS

TRADE AREA

Population - Postal Counts	26,248	26,344	250,776
2020 Census Population	22,479	22,554	221,813
Population Growth 2020 to 2024	17.04%	17.07%	18.50%

Income

Average Household Income	\$115,037	\$115,047	\$81,194
Median Household Income	\$86,284	\$86,266	\$58,488
Per Capita Income	\$41,013	\$41,014	\$29,216

Census Households

1 Person Households	21.8%	21.8%	25.2%
2 Person Households	31.3%	31.3%	33.8%
3+ Person Households	46.9%	46.9%	41.0%
Owner-Occupied Housing Units	59.8%	59.9%	62.0%
Renter-Occupied Housing Units	40.2%	40.1%	38.0%

Race and Ethnicity

White	61.5%	61.5%	56.8%
Black or African American	2.6%	2.6%	4.6%
American Indian or Alaska Native	0.8%	0.8%	0.8%
Asian or Pacific Islander	3.0%	3.0%	1.2%
Other Races	32.0%	32.0%	36.6%
Hispanic	49.4%	49.4%	61.1%

DEMOGRAPHICS





MCLEOD COBB
INVESTMENTS

OLIVER'S WAY

PORTLAND, TEXAS



MCLEOD COBB

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