

# SHOPS AT 181: CORPUS CHRISTI MSA

NEC 181 AND WILDCAT DRIVE

Pads & Retail Space Available



**\$45 BILLION**  
IN INDUSTRIAL INVESTMENT  
WITHIN 6 MILE RADIUS

4 MILES TO  
CORPUS CHRISTI

HIGHWAY 181 - 70,000 VPD

**SITE**

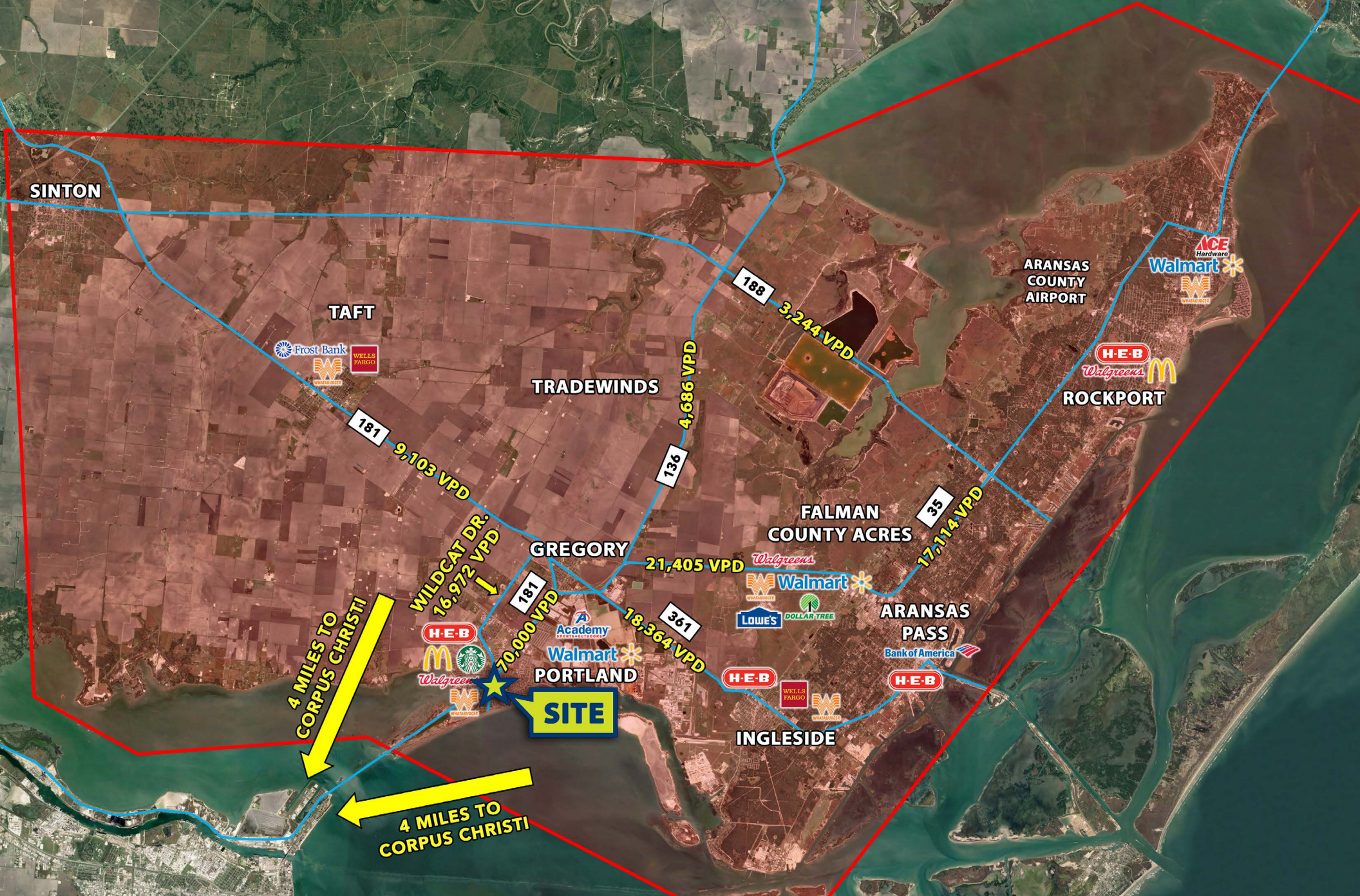
WILDCAT DR. - 16,972 VPD

Aerial map of the area around the intersection of Highway 181 and Wildcat Drive. A blue-outlined rectangular area is labeled 'Leased' and 'SITE'. Surrounding this area are logos for 'Chick-fil-A Now Open', 'Auto Zone', 'Freddy's STEAKBURGERS', and 'H-E-B'. The map shows residential neighborhoods, parking lots, and commercial buildings.



# PORTLAND RETAIL





**TRADE AREA POPULATION OF 120,000**





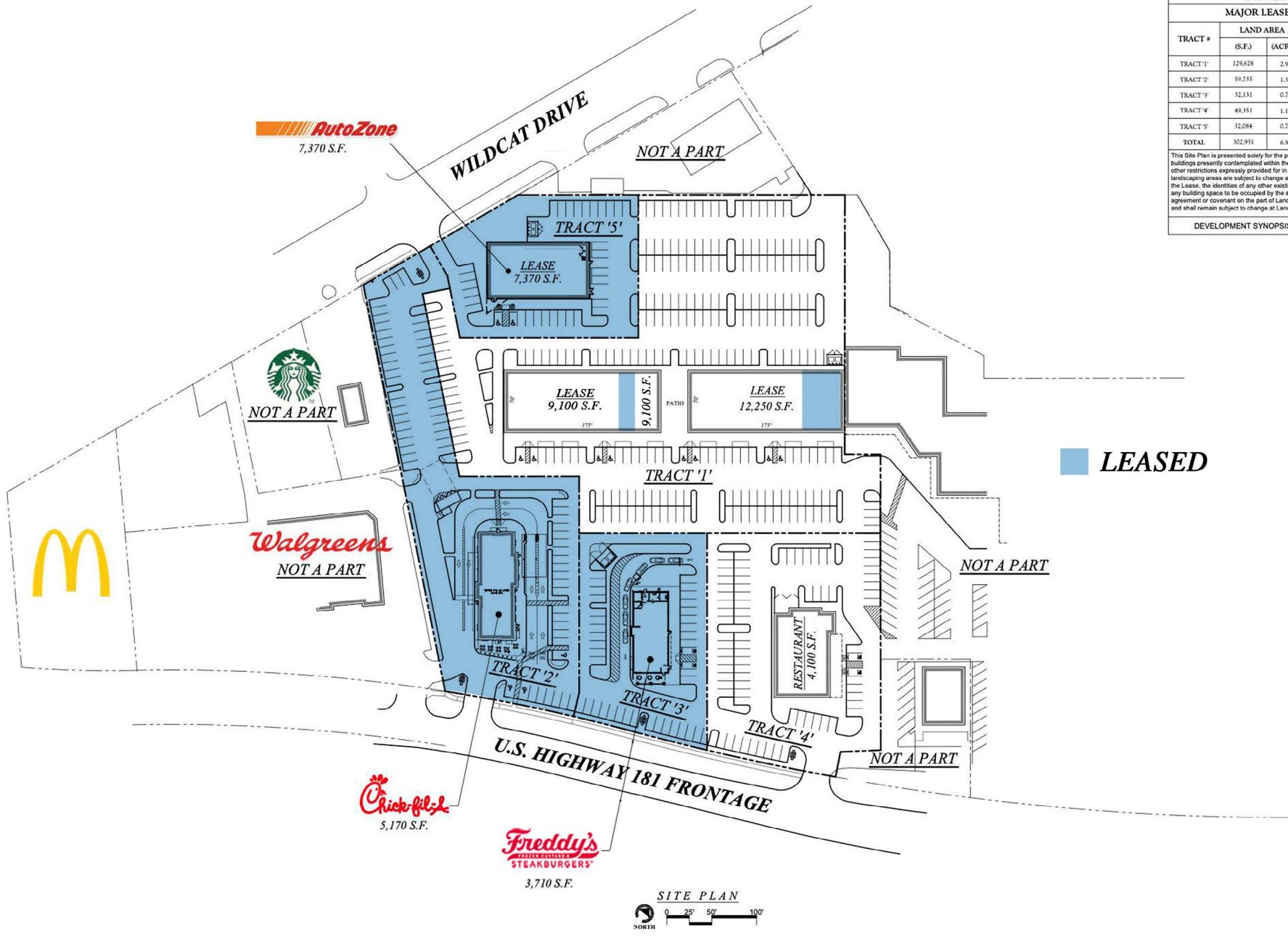
# \$45 BILLION OF NEARBY INVESTMENT



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	129,628	2.96	24,500	241	9.84	18.90
TRACT '2'	59,735	1.37	5,170	76	14.20	8.65
TRACT '3'	32,131	0.74	3,710	40	10.78	11.55
TRACT '4'	49,151	1.11	4,100	82	20.00	8.31
TRACT '5'	32,084	0.74	7,170	32	4.34	22.97
TOTAL	302,931	6.95	44,850	471	10.50	14.81

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP74      DATE: 04.06.21



# SITE PLAN





ENLARGED SOUTH ELEVATION



OVERALL SOUTH ELEVATION

*PROPOSED BUILDING ELEVATIONS*

*SHOPS AT HWY 181 & WILDCAT DR.*

03.23.20

NEC OF HWY 181 & WILDCAT DRIVE  
PORTLAND, TEXAS

**RENDERING**





**PETROCHEMICAL  
INVESTMENT WITHIN 6 MILES  
\$45 BILLION**



**NEW PERMANENT JOBS  
5,000**



**TRADE AREA  
POPULATION  
120,798**



**5 MILE AVERAGE  
HH INCOME  
\$102,158**

**BY THE NUMBERS**



**1400 WILDCAT DRIVE  
PORTLAND, TX 78374**

**1MI RADIUS**

**3MI RADIUS**

**5MI RADIUS**

**TRADE AREA**

2021 Population	18,365	23,747	26,136	120,798
2010 Census Population	12,235	17,041	17,795	92,432
<b>Population Growth 2010 to 2021</b>	<b>49.49%</b>	<b>40.67%</b>	<b>48.05%</b>	<b>34.00%</b>

**Income**

Current Average Household Income	\$104,608	\$102,772	\$102,158	\$76,884
Current Median Household Income	\$80,488	\$78,408	\$77,540	\$59,232

**Education**

High School Graduate	25.6%	27.5%	28.3%	33.0%
Some College	27.7%	27.5%	27.3%	24.3%
Bachelors Degree	19.3%	18.0%	17.5%	11.3%
Graduate Degree	9.8%	8.7%	8.5%	6.0%
College Degree + (Bachelors Degree or Higher)	29.1%	26.7%	26.0%	17.3%

**Race and Ethnicity**

White	86.0%	84.5%	84.2%	81.10%
Black or African American	2.0%	2.0%	2.0%	4.10%
American Indian or Alaska Native	0.60%	0.6%	0.6%	0.70%
Asian or Pacific Islander	2.1%	2.0%	2.0%	1.60%
Other Races	9.3%	10.9%	11.2%	12.50%
Hispanic	40.3%	44.4%	46.2%	51.40%







**MCLEOD COBB**  
INVESTMENTS

**MEREDITH MCLEOD-COBB**  
**MICHAEL MCLEOD-COBB**

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