



For Sale/Lease

3 CORNERS AT U.S. 181 & E. SINTON ST. (TX-188)
SINTON, TX 78387

3-Phase Retail Development Coming to Sinton, TX

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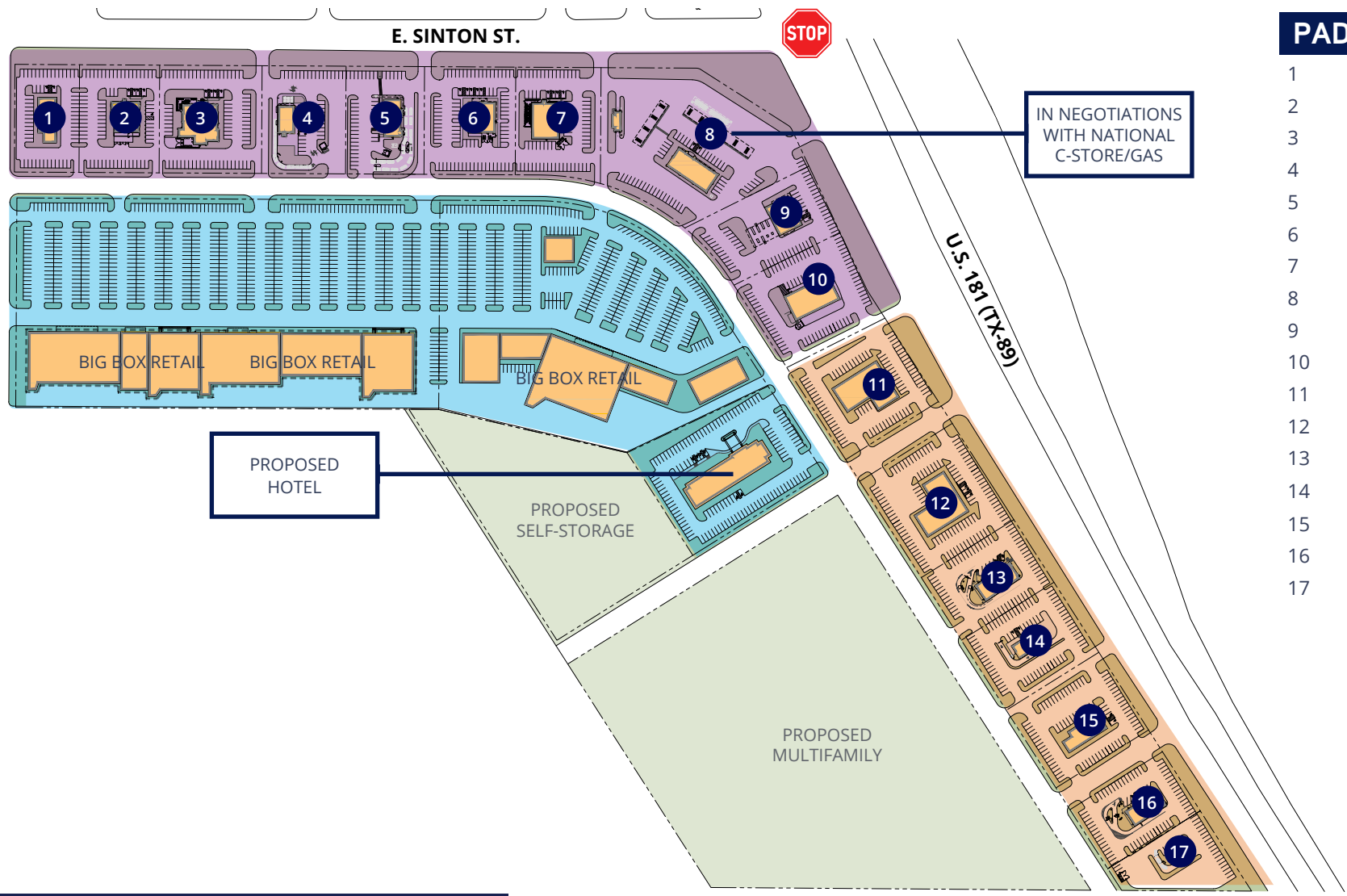


PHASE 1

- Phase A
- Phase B
- Phase C

- Phase 1A: PAD SITES
- Phase 1B: PAD SITES
- Phase 1C: BIG BOX RETAIL + HOTEL

3-Phase Retail Development Coming to Sinton, TX



PAD SITES

1	0.86 AC
2	1.07 AC
3	1.37 AC
4	1.12 AC
5	1.05 AC
6	1.22 AC
7	1.16 AC
8	2.86 AC
9	1.15 AC
10	1.36 AC
11	1.41 AC
12	1.55 AC
13	1.00 AC
14	1.12 AC
15	1.25 AC
16	0.95 AC
17	0.82 AC

- Phase 1A: PAD SITES
- Phase 1B: PAD SITES
- Phase 1C: BIG BOX RETAIL + HOTEL

Phase I: Big Box Retail & Pad Sites



NEW 200K SF SINTON
HIGH SCHOOL OPENED
AUGUST 2024

48K Annual Avg.
Daily Traffic
U.S. 181

Subject:
Phase I



FUTURE 94K SF SAN PATRICIO
COUNTY COURTHOUSE ANNEX

TSC TRACTOR
SUPPLY CO

8,156 VPD

stripes



U.S. 181 (TX-89)

U.S. 181 (TX-89)

TX-181



48,000 Annual Average Daily
Traffic Along U.S. Highway 181



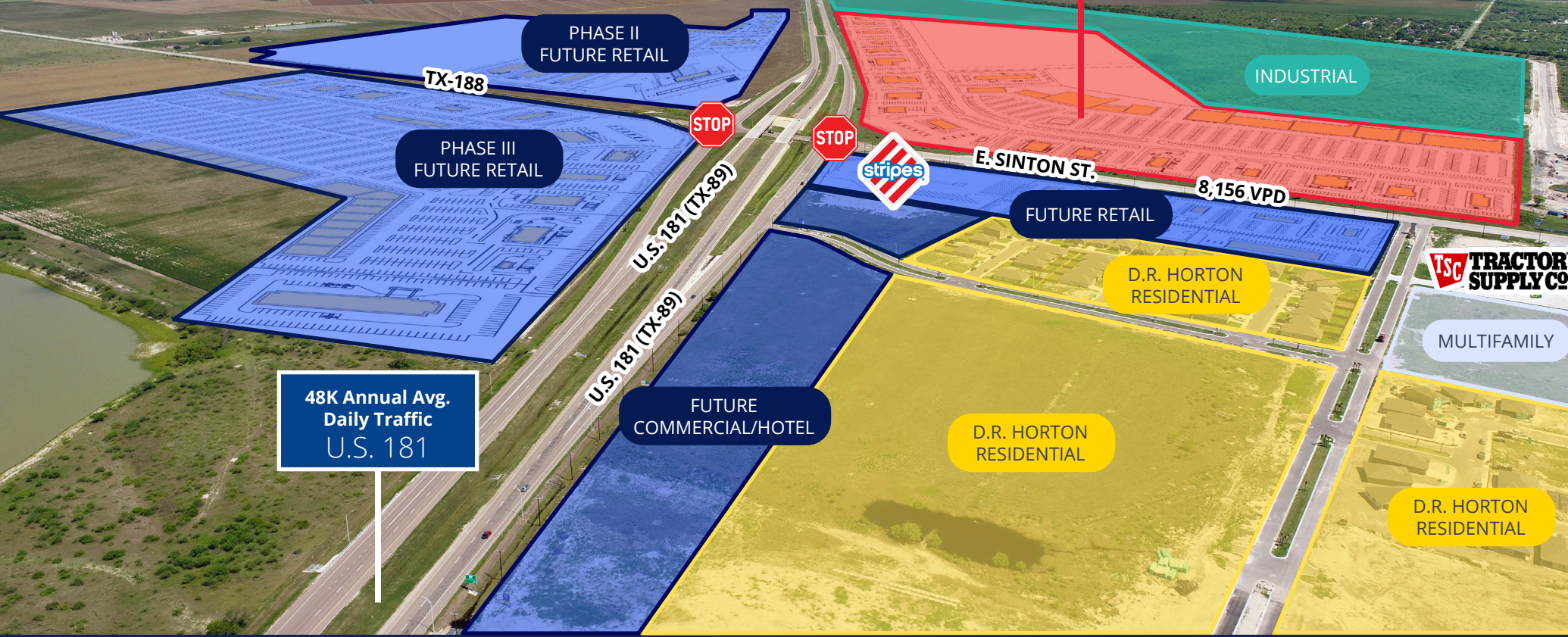
Approximately 8,156 Vehicles Per Day
Along East Sinton Street



Corpus Christi

30 MINUTES VIA U.S. 181
TO CORPUS CHRISTI

Subject:
Phase I



“Gateway to the Gulf Coast” &
County Seat of San Patricio County



D.R. Horton Developments Adding
Approximately 1,000 New Homes to Sinton

San Antonio

Houston

48K Annual Avg. Daily Traffic U.S. 181



FUTURE COMMERCIAL/HOTEL

D.R. HORTON RESIDENTIAL

D.R. HORTON RESIDENTIAL

MULTIFAMILY

TRACTOR SUPPLY CO

Subject: Phase I

PHASE III FUTURE RETAIL

U.S. 181 (TX-89)



8,156 VPD

E. SINTON ST.



\$50 Billion in Capital Investments Over the Last Decade in the Region



2,100+ Students Between Four Campuses in Sinton ISD

Area Overview



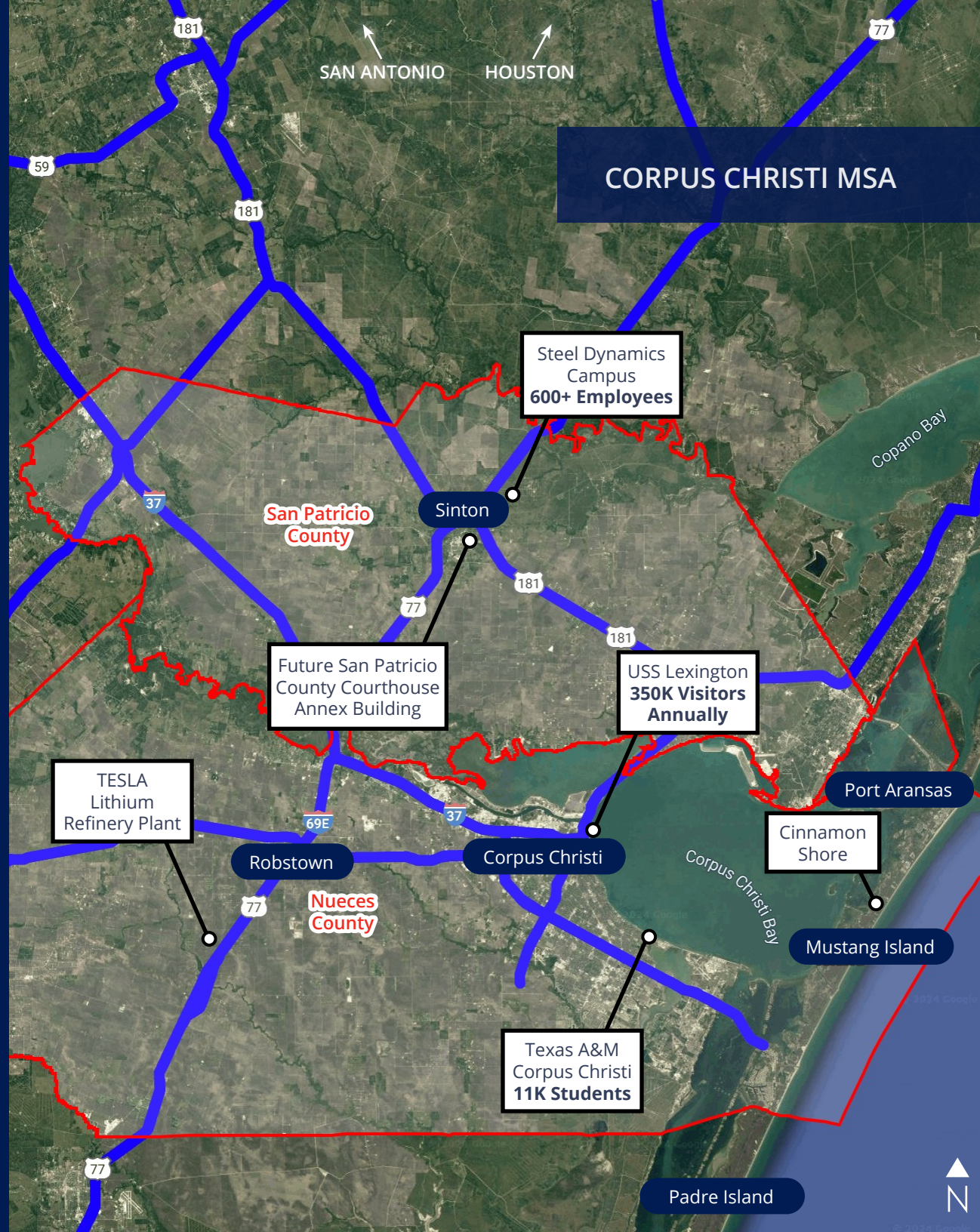
Sinton is 30 Minutes From the Gulf Coast & Located Within the Corpus Christi MSA



4.7 Million Visits to Corpus Christi Annually



Sinton is Main Stop Along U.S. Highway 181 to Corpus Christi for Visitors From Austin, San Antonio, and Dallas



SDI Steel Dynamics® CAMPUS

Friedman INDUSTRIES **thyssenkrupp**

JENMAR **FERALLOY CORPORATION**

BULL MOOSE TUBE **FERROUS 85°C**



Somerset Plaza



FUTURE COURTHOUSE



Subject: Phase I

Population Trend



8,806

2000 Total Population



8,726

2010 Total Population



8,779

Current Total Population



8,750

5 Yr Projected Total Population

Median Household Income



\$52,620

Current Median HH Income



\$63,650

5 Yr Projected Median HH Income

Average Household Income



71,158

Current Average HH Income



82,980

5 Yr Projected Avg HH Income

Per Capita Income



\$24,979

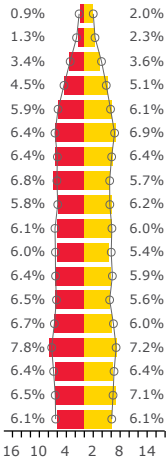
Current Per Capita Income



\$29,471

5 Year Projected Per Capita Income

Current Age Pyramid

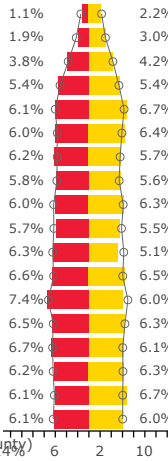


The largest group: 2024 Males Age 15-19 (%)

The smallest group: 2024 Males Age 85+ (%)

Dots show comparison to 48409 (San Patricio County)

5 Yr Projected Age Pyramid

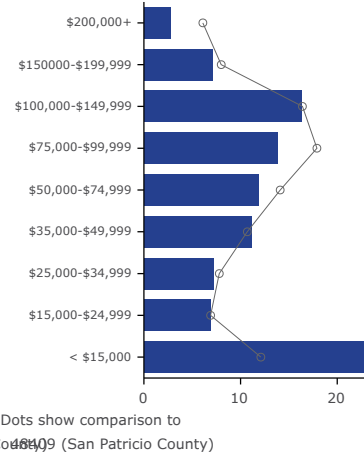


The largest group: 2029 Males Age 25-29

The smallest group: 2029 Males Age 85+ (%)

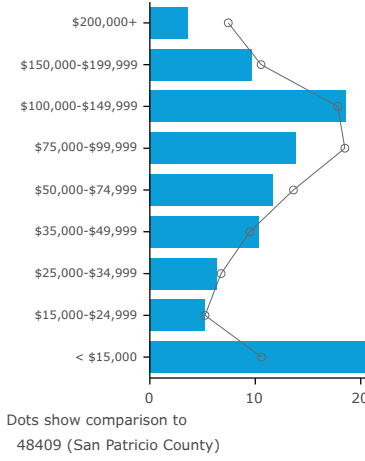
Dots show comparison to 48409 (San Patricio County)

Current HH By Income



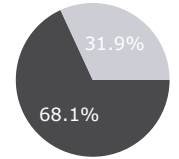
Dots show comparison to 48409 (San Patricio County)

5 Yr Projected HH By Income



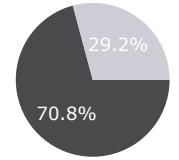
Dots show comparison to 48409 (San Patricio County)

Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

Race and ethnicity

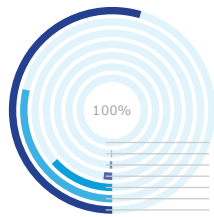
The largest group: Hispanic Origin (Any Race) (74.14)

The smallest group: Pacific Islander Alone (0.10)

Indicator	Value	Difference	
White Alone	54.54	-5.77	■
Black Alone	2.04	+0.23	
American Indian/Alaska Native Alone	0.71	-0.15	
Asian Alone	0.43	-0.87	■
Pacific Islander Alone	0.10	-0.04	
Other Race	13.46	+1.93	■
Two or More Races	28.72	+4.66	■
Hispanic Origin (Any Race)	74.14	+17.57	■

Bars show deviation from 48409 (San Patricio County)

Current Year Population By Race



Current Annual Household Spending



Tapestry segments



Southwestern Families
1,856 households

60.9% of Households



Southern Satellites
716 households

23.5% of Households



Small Town Sincerity
431 households

14.1% of Households

Current Year Housing Stats



\$131,593

Median Home Value



\$485

Median Contract Rent



15.7%

% of Income for Mortgage

Sinton, Texas
5 mile radius



Population, Income & Housing Trends



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date