

COASTAL GROUND LEASE

PAD SITE - GROUND LEASE
210 Padre Boulevard South Padre Island, TX 78597



LEASE RATE \$65,000 PER YEAR

GROUND LEASE

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Marcus Shaffer
Broker of Record | Fulcrum Property Group, Inc
210 317 5563
marcus@fulcrumsa.com
TX #580035



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY



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PROPERTY DESCRIPTION

Unique piece of property located on South Padre Island. Site is available for ground lease or build to suit.

PROPERTY HIGHLIGHTS

- Unique, Island Property
- Located Just off of the Isabella Causeway
- Proximity to Isla Blanca State Park
- Excellent Visibility
- High Traffic

OFFERING SUMMARY

Lease Rate:	\$65,000 per year
Lease Type:	Net
Lot Size:	1.15 Acres

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Total Households	60	2,293	3,842
Total Population	118	5,253	9,461
Average HH Income	\$98,473	\$81,006	\$77,710

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MERIDIAN OF
GULFPOINT PHASE I
FILE No. QEC 30-01.2
SCALE = 1" : 30'

LEGEND

- FOUND/SET 1/2" IRON ROD
- M.R.C.C.T. - MAP RECORD, CAMERON COUNTY, TEXAS
- D.R.C.C.T. - DEED RECORD, CAMERON COUNTY, TEXAS
- O.R.C.C.T. - OFFICIAL RECORD, CAMERON COUNTY, TEXAS

GENERAL NOTES

THERE ARE NO ENCROACHMENTS OR PROTRUSIONS UNLESS OTHERWISE SHOWN. THERE ARE NO VISIBLE OR APPARENT EASEMENTS EXCEPT AS SHOWN.

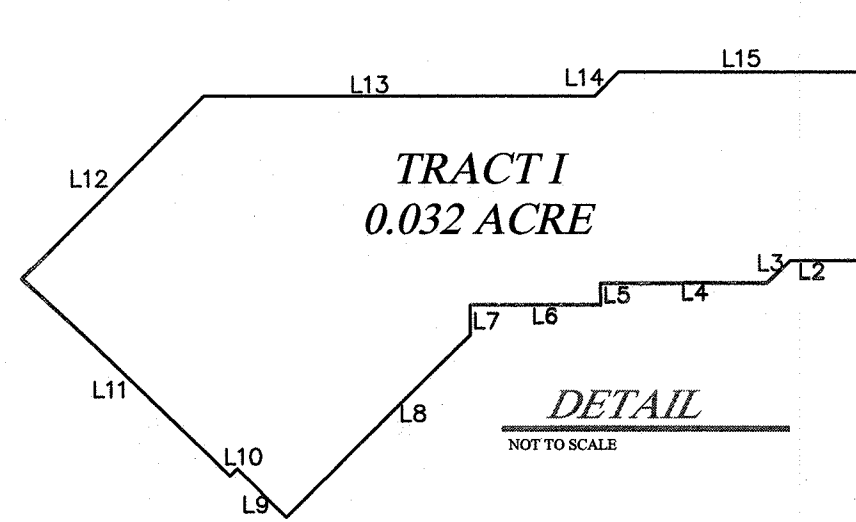
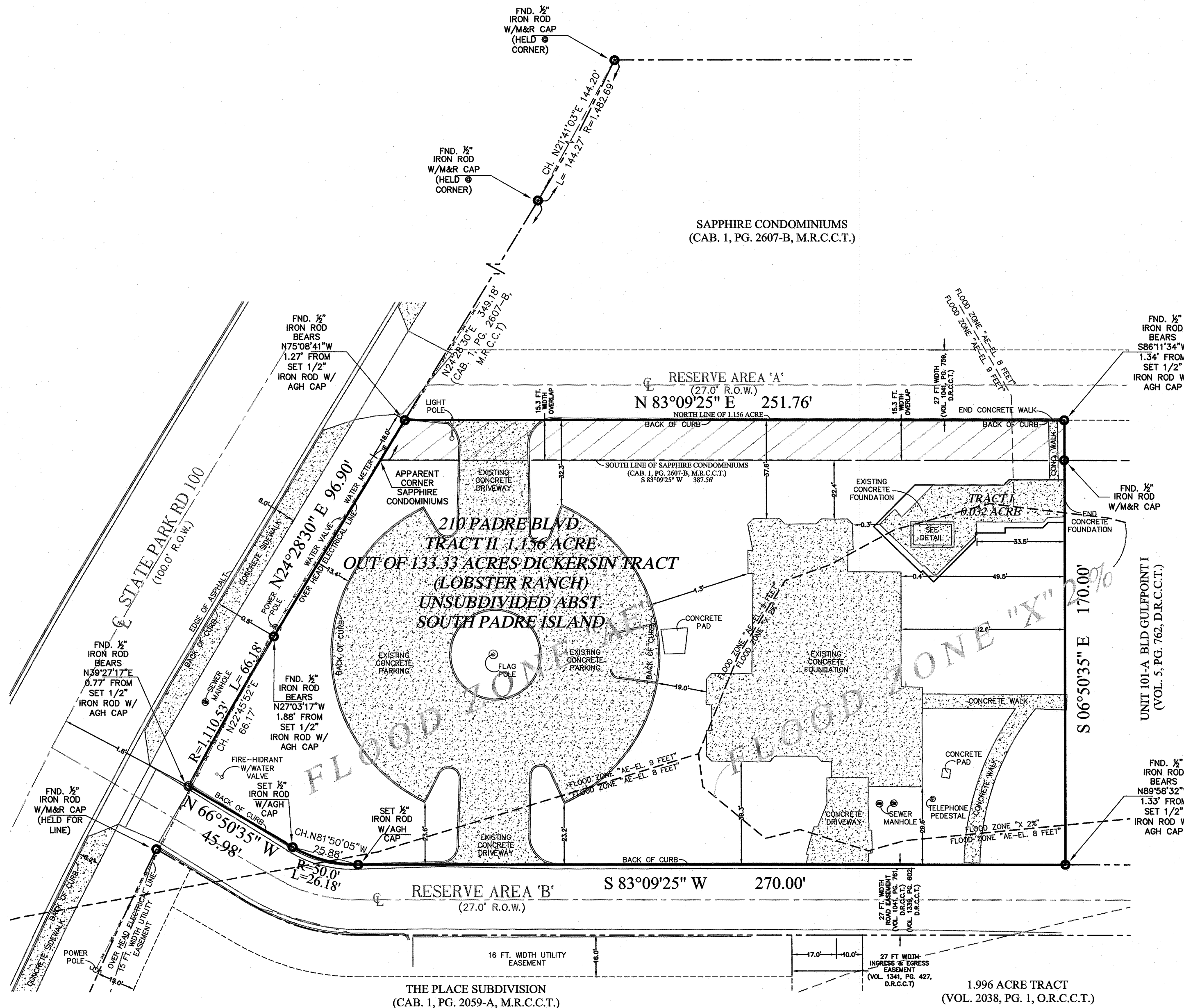
THE BEARINGS FOR THIS SURVEY ARE BASED OFF THE TRACT I & TRACT II OF "GULFPOINT MASTER PROPERTY PLAN & GULFPOINT PHASE I" FILE NUMBER QEC 30-01.2, SHEET 2 OF 4 AND QEC 224-01 SHEET 1 OF 1 AND SAID 5.736 ACRE BEING PART OF CERTAIN 20.33 ACRE TRACT "D", SURVEYED BY CLAUNCH & ASSOCIATES AND SHOWN ON PLAT No. C-193-M.I.

BEARING ORIENTATION OF THIS SURVEY IS BASED OFF OF GULFPOINT PHASE I"

BUILDING SETBACK SHALL COMPLY WITH SOUTH PADRE ISLAN ZONING ORDINANCE. (ZONE "C" - BUSINESS DISTRICT)

THIS TRACT LIES IN FLOOD ZONES: "AE (EL. 8 & 9) SPECIAL FLOOD HAZARD & ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ACCORDING TO THE FLOOD MAP NUMBER 48061C0510F, EFFECTIVE FEBRUARY 16, 2018, CITY OF SOUTH PADRE ISLAND; COMMUNITY PANEL NUMBER 480115.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.



LINE TABLE		
LINE	LENGTH	BEARING
L1	16.25'	S 06°50'35" E
L2	6.30'	S 83°09'25" W
L3	2.90'	S 38°09'25" W
L4	14.40'	S 83°09'25" W
L5	2.00'	S 06°50'25" E
L6	11.30'	S 83°09'25" W
L7	2.80'	S 06°50'35" E
L8	22.60'	S 38°09'25" W
L9	6.00'	N 51°50'35" W
L10	0.90'	S 38°09'25" W
L11	23.13'	N 52°29'38" W
L12	21.50'	N 38°09'25" E
L13	33.90'	N 83°09'25" E
L14	2.90'	N 38°09'25" E
L15	14.00'	N 83°09'25" E

I, ALFREDO G. HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

Alfredo G. Hernandez 2/17/22
ALFREDO G. HERNANDEZ
REG. No. 6046 DATE SIGNED



COPY OF THIS SURVEY WITHOUT AN ORIGINAL SIGNATURE AND SEAL IS NOT VALID

SCALE 1" = 30'
AGH ENGINEERING & SURVEYING

6305 Pardon Line Road TEL: (956) 574-8300 BROWNSVILLE, TEXAS 78226
FEBRUARY, 2022

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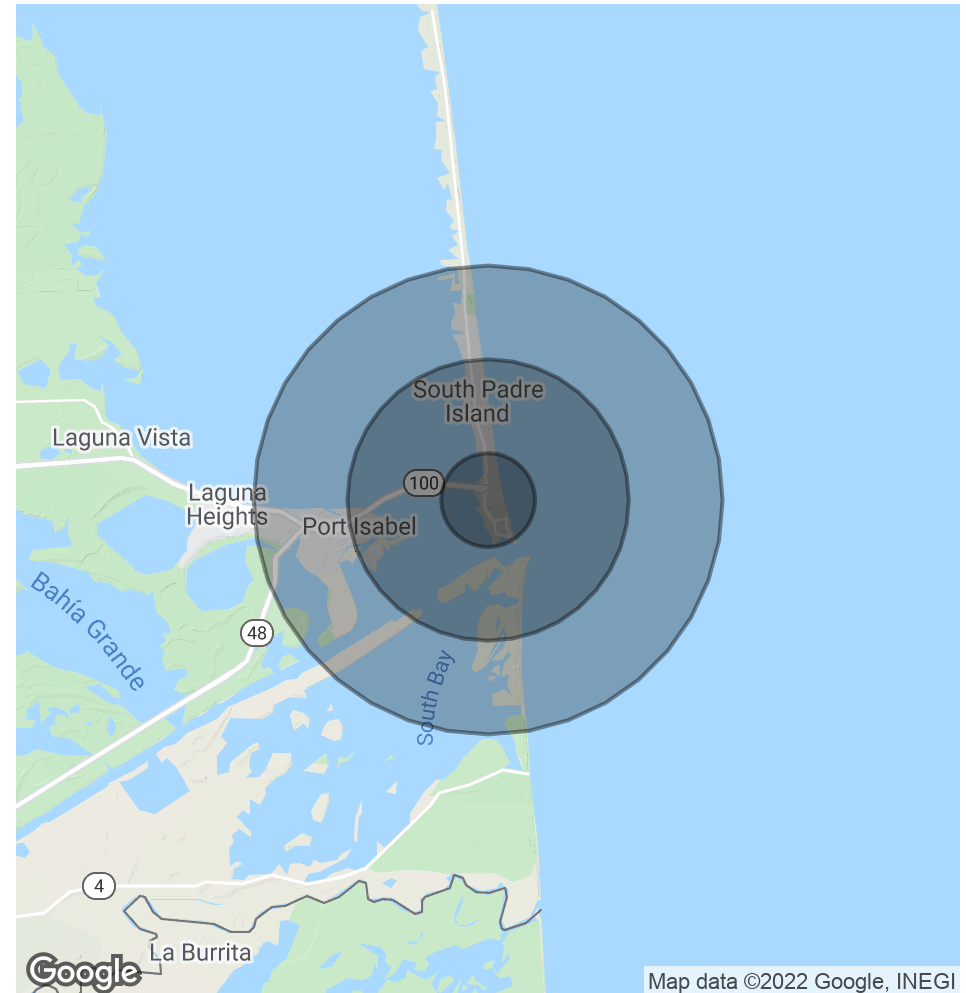
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	118	5,253	9,461
Average Age	61.6	55.4	49.0
Average Age (Male)	51.7	45.6	42.8
Average Age (Female)	53.5	47.4	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	60	2,293	3,842
# of Persons per HH	1.97	2.29	2.46
Average HH Income	\$98,473	\$81,006	\$77,710
Average House Value	\$336,280	\$291,982	\$252,227

* Demographic data derived from 2010 US Census



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