

US Highway 181 @ Sunset Rd (CR 1910)

5.512 Acres

Gregory, Texas 78359

South Texas MLS #390667



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US Highway 181 @ Sunset Rd (CR 1910)

- ☘ Perfectly situated along the professional growth corridor for the Gregory, Texas
- ☘ San Patricio County is home to the Coastal Bend's largest manufacturing workforce
- ☘ Construction sector supporting heavy manufacturing is San Patricio County's leading private employer building & maintaining large-scale industrial projects
- ☘ San Patricio County's infrastructure, road, rail, port, airport & energy continue to attract world-class companies & high paying jobs
- ☘ Top San Patricio County industries include: plastics, manufacturing, energy, engineering, healthcare, residential home development and construction
- ☘ 5.512 Acres Offered for sale at \$1,200,510 (\$5/foot)



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US Highway 181 @ Sunset Rd (CR 1910) 5.512 Acres, Gregory, Texas

- ☘ San Patricio County Tax Parcel: 56738
- ☘ 537'+/- frontage on US Highway 181 & 945'+/- depth along Sunset Road (aka CR 1910)
- ☘ Excellent elevation above sea level & established drainage easement along southwestern boundary
- ☘ Located within minutes of ExxonMobil/Sabic Gulf Coast Growth Ventures, Cheniere LNG, Chemours, Voestalpine, Kiewit, Steel Dynamics, Inc., Northshore Country Club, North Beach, Corpus Christi Bayfront, Sinton, Odem, Downtown & NW Corpus Christi, Port of Corpus Christi La Quinta Terminal, Padre Island National Seashore & Port Aransas
- ☘ Seller will subdivide

voestalpine



G.P. Transport Inc.



LEVIAN HOMES



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Highway 181 & Sunset Gregory, Texas 78359 5.512 Acres

| Site Profile | | Site Physical Description | |
|------------------------------|--|---------------------------|-----------|
| Total Acres | 5.512 Acres | Flood Zone Acres | None |
| Developable Acres | 5.512 Acres | Topographic Info | Level |
| Zoning | Retail/Professional /Inside City Limits | Surface Soil Type | Blackland |
| Broker Price Opinion | N/A | | |
| Owner | Private | | |
| San Patricio County ID | 56738 | Utilities | |
| Physical Address | Highway 181 & Sunset Road | Water | City |
| | | Wastewater | Yes |
| Community Information | | Gas | No |
| MSA Population | 442,600 | Electric | AEP |
| Fire Station | .1 miles | Fiber Optics | N/A |
| Police Station | .5 mile | Buried Cable | N/A |
| Hospitals/Full Service ER | 7 miles/1 mile | Overhead Cable | N/A |
| Building Codes | City | Landfill | N/A |
| Living Cost Index | 97.3% | | |
| Sales Tax | 8.25% | | |
| 2021 Prop Tax Rate | 2.420368% | Environmental | |
| | | ESA Phase 1 | N/A |
| | | ESA Phase 2 | N/A |
| Transportation | | Wetland Delineation | No |
| Street Access | Highway 181, Sunset | Endangered Species | No |
| Street Classification | Highway Access | Archeological Findings | No |
| Interstate Near By | US 181/TX 35/ US 77 | MS 4 Compliance | N/A |
| Airport Access | 10 miles & 4 miles | | |
| Rail Access | 1 miles | | |

Information deemed reliable but not guaranteed ~ Please validate all data



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W.C. ANDREWS
ELEMENTARY
SCHOOL

Municipal Park

Kaiah Dog Park



Walmart



**Highway 181 & Sunset
Road**



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