

ARANSAS PASS TERMINAL

47± Acre Industrial Site Available for Sale

1603 State Hwy. 35 N.

Aransas Pass, TX



Borders shown are approximate.



OFFERING

Evtex Companies is pleased to exclusively offer for sale a unique and strategically located industrial site near the Port of Corpus Christi on the Texas Coast. The property features access to rail, state highway and direct passage to the ICW. The Aransas Pass Terminal is one of few land sites available in the region with dock, fleeting, transloading capabilities. Port Corpus Christi is now the #1 US Port in total revenue tonnage and Aransas Pass Terminal is poised to benefit from the increased commerce of the region.



OVERVIEW

- 47± acres of industrial land with existing barge dock
- Access to ICW, rail and state highway
- Existing infrastructure includes tank storage, rail spur, barge dock, transload pipelines, LACT tanks
- Major Channel Improvement Project underway at nearby Port of Corpus Christi
- No tariff or port fees
- Within close proximity to \$50± billion in Industrial development in the La Quinta Terminal area





WATER

- $\pm 12'$ draft for barge transloading and fleeting*
- Mile marker 531 of Intracoastal Waterway
- MARSEC security fencing

**Depth is based upon historical use; interested parties shall independently verify to determine current actual depths which may have changed due to natural silting.*

RAIL

- Rail is serviced by Union Pacific Kosmos Lead
- One rail spur on property (inactive)
- Ability to transload directly to trucks, barges or tanks
- Foreign Trade Zone #122



HIGHWAY

- Over 900 linear feet of frontage on Highway 35
- Strategically located near Harbor Island and Port Corpus Christi
- Quick access to Aransas Pass, Port Aransas, Portland, Ingleside, Gregory, Taft, Corpus Christi
- Efficient routes to the Eagle Ford and Mexico
- Entrance off of Highway 35 allows for heavy truck traffic

STORAGE

- Two 20,000 bbl tanks
- Eight 10,000 bbl tanks
- Total tank capacity of 120,000 bbls with pipeline connectivity to barge and rail

**Tanks are due for re-certification*

Contact Broker For More Information:



Evtex Companies
1806 Harbor Drive
Rockport, TX

Janae Evans
361-790-6030
Janae@evtex.com

