

LAND FOR SALE: ±177 ACRES

RESIDENTIAL DEVELOPMENT OPPORTUNITY

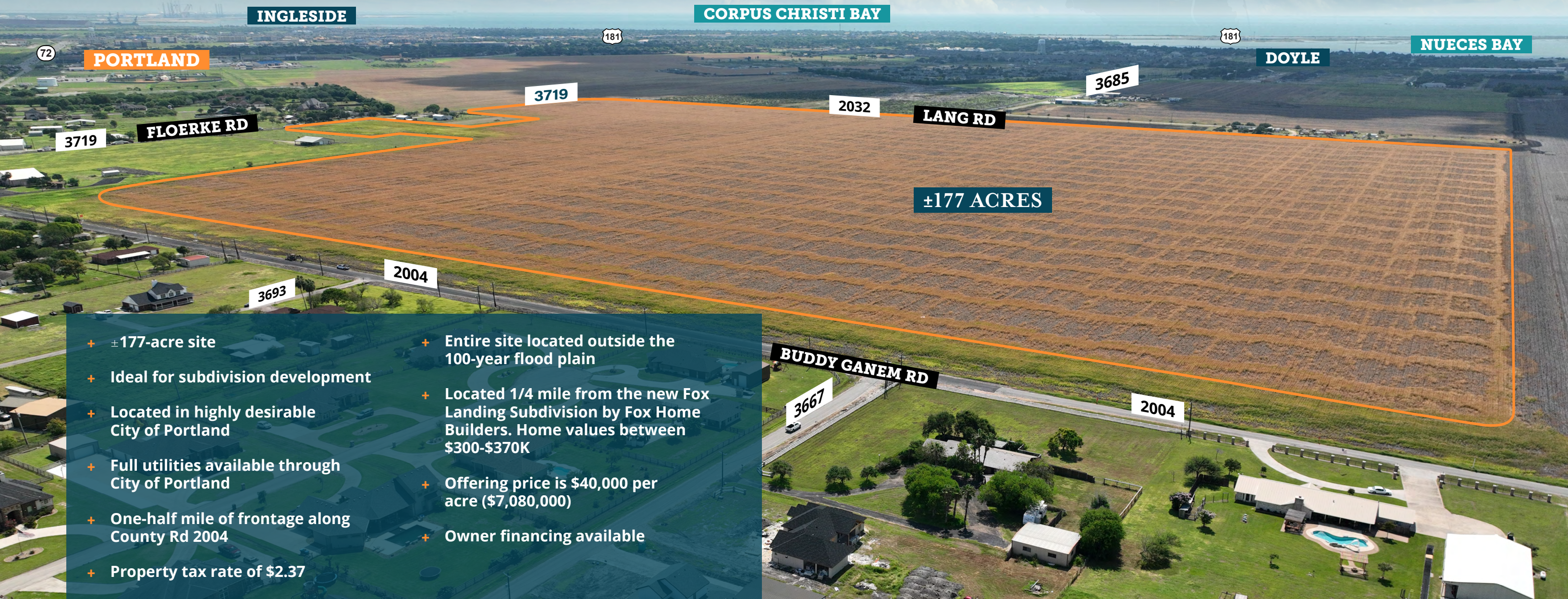
CR 2004 AT CR 3719, PORTLAND, TX



CBRE

PRIME LAND DEVELOPMENT OPPORTUNITY IN THE PATH OF GROWTH

THIS OPPORTUNITY OFFERS ±177 ACRES IN PORTLAND, TEXAS, ON THE NORTH SIDE OF CORPUS CHRISTI BAY. THE SITE IS SOUTH OF COUNTY ROAD 2004, WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF PORTLAND.



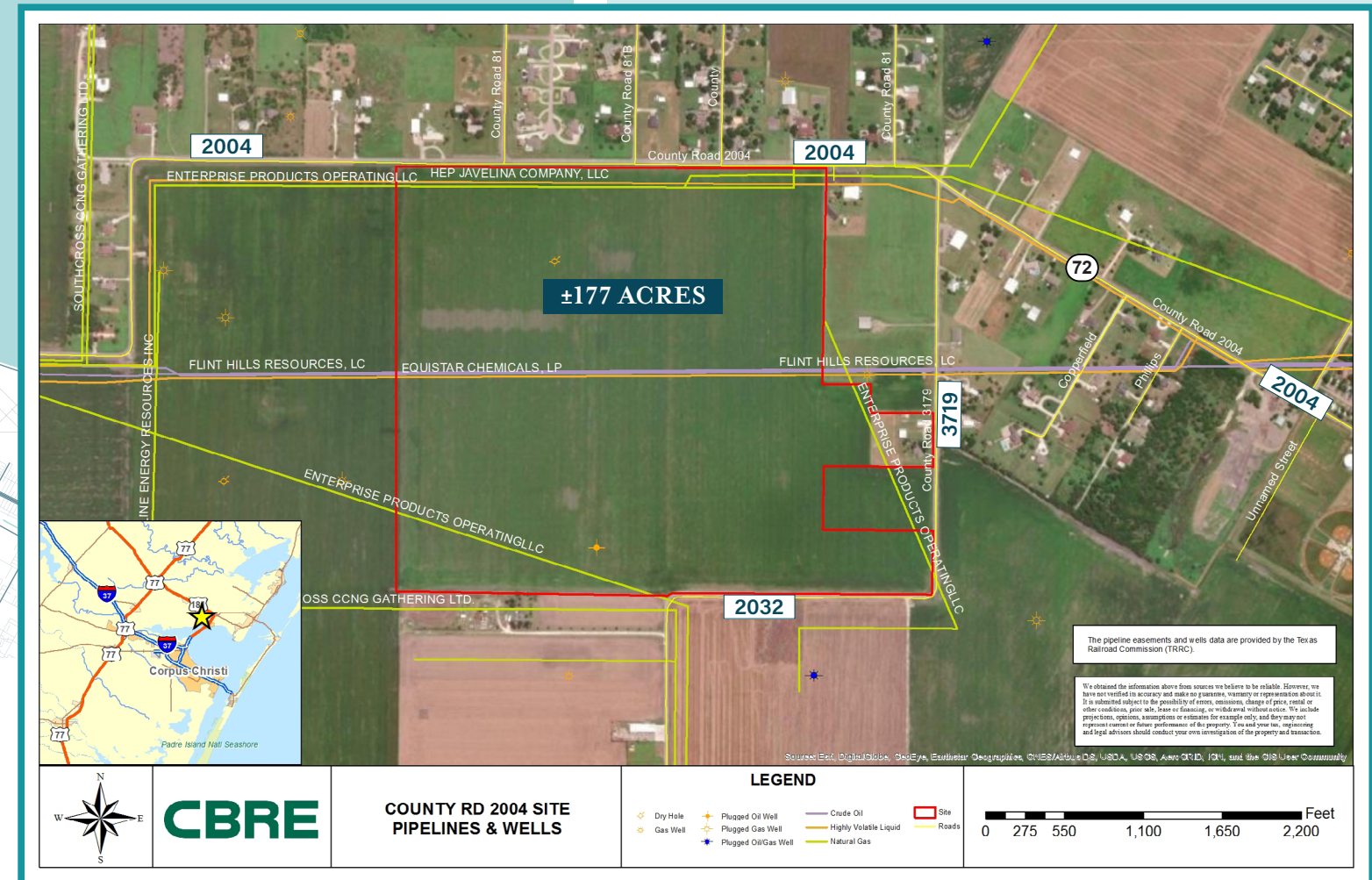
- + ±177-acre site
- + Ideal for subdivision development
- + Located in highly desirable City of Portland
- + Full utilities available through City of Portland
- + One-half mile of frontage along County Rd 2004
- + Property tax rate of \$2.37
- + Entire site located outside the 100-year flood plain
- + Located 1/4 mile from the new Fox Landing Subdivision by Fox Home Builders. Home values between \$300-\$370K
- + Offering price is \$40,000 per acre (\$7,080,000)
- + Owner financing available

CORPUS CHRISTI BAY AREA



PIPELINE MAP

The site has seven pipeline easements that bisect the property (three natural gas, two crude oil, two highly volatile liquid). The site also has six drill sites on the property (three plugged gas wells, two dry holes, one plugged oil well).



LAND LOCATED IN PATH OF DEVELOPMENT
IN SAN PATRICIO COUNTY

MARKET OVERVIEW

WELCOME TO THE BAY

Portland, Texas is located approximately seven miles from downtown Corpus Christi, between the Corpus Christi and Nueces Bays. This prime, waterfront location provides access to excellent fishing, boating, sailing, swimming, water skiing and kite surfing.

According to a recent [post](#) on KIIIIV.com, The City of Portland is seeing an explosion of growth as they are projected to see around 10,000 more residents in the next three-to-five years. This growth is driven in part to the \$38-billion-dollar industrial investment that surrounds Portland.

LARGEST AREA EMPLOYERS

Company	Number of Employees
Kiewit Offshore Services	2250
Flint Hills Resources	1000
Gregory Portland ISD	779
Gulf Coast Growth Ventures	670
Steel Dynamics	600
San Patricio County	541
Oxy	375
Cheniere	350
Chemours	350

Source: [San Patricio County Economic Development Corporation](#)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	9,775	22,754	22,835
2022 Average Household Income	\$126,963	\$112,511	\$112,399
2027 Average Household Income	\$141,876	\$126,463	\$126,346
2022 Average Value of Owner Occ. Housing Units	\$215,572	\$205,635	\$205,561



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FOR ADDITIONAL
INFORMATION,
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