

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
NNN:	\$8.00/SF/yr
Building Size:	14,784 SF
Available SF:	3,906 SF

PROPERTY OVERVIEW

Brand new shopping center located along Highway 181 at Lang Drive. The center is directly adjacent to HEB Grocery.

Tenant leased to: Jersey Mike's, Buffalo Wild Wings Go, Sun Loan, Vaani Dental, UPS, Great Clips

Landlord will consider subdivision.
Leases are NNN and Tenant pays their pro-rata share which is estimated to be \$8.00/SF/year.
The NNN expense is in addition to the base rent charge and subject to annual adjustment.

PROPERTY HIGHLIGHTS

- Great Tenant Mix
- Excellent Visibility from Highway 181
- Easy Access with Ingress/Egress from Highway 181 & Lang Dr

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Cravey

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361-289-5168

Corpus Christi, TX

FOR LEASE

1581 US HIGHWAY 181 | PORTLAND, TX 78374

ADDITIONAL PHOTOS

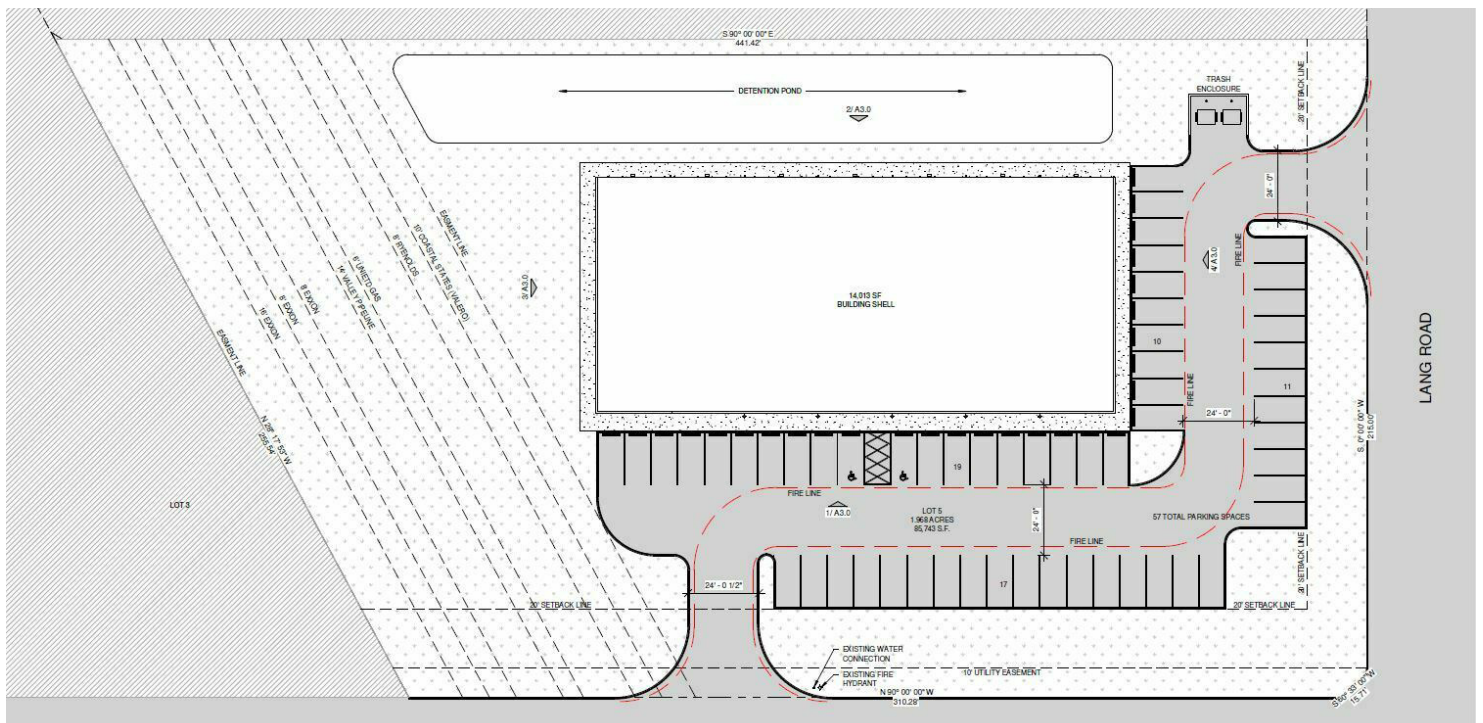
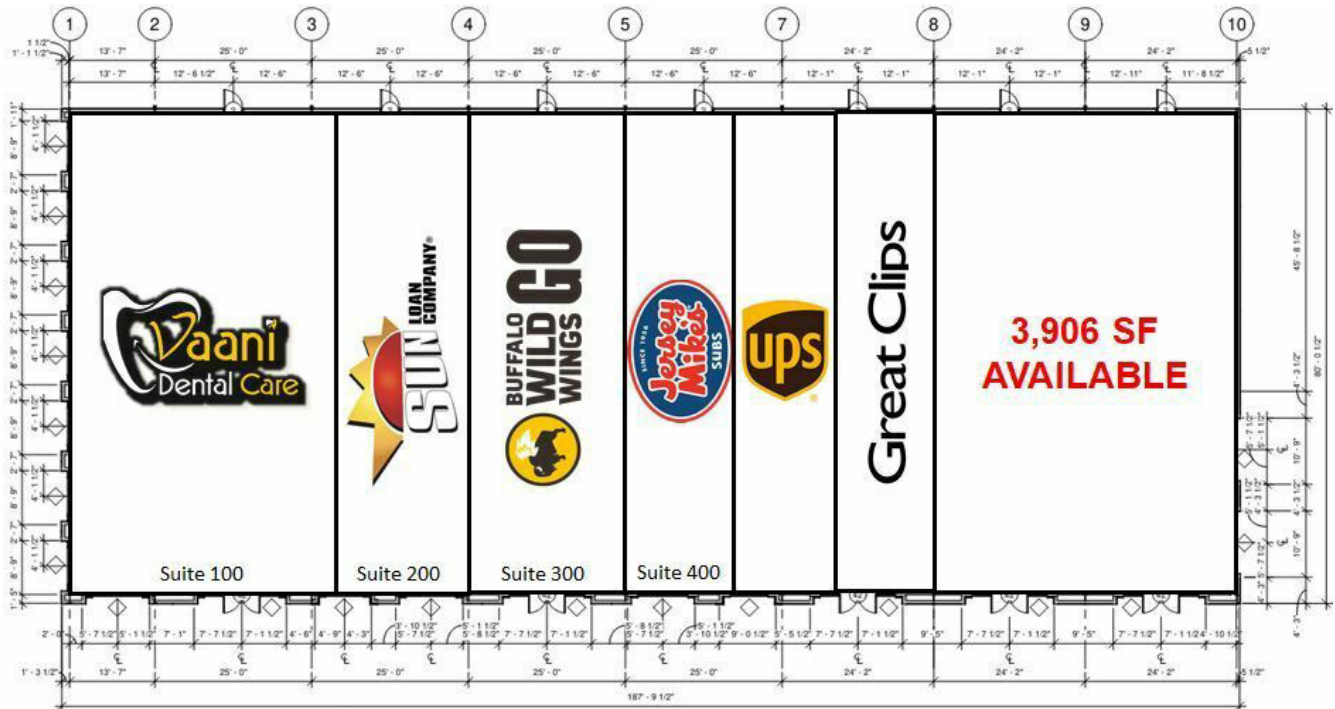


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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

SITE PLAN



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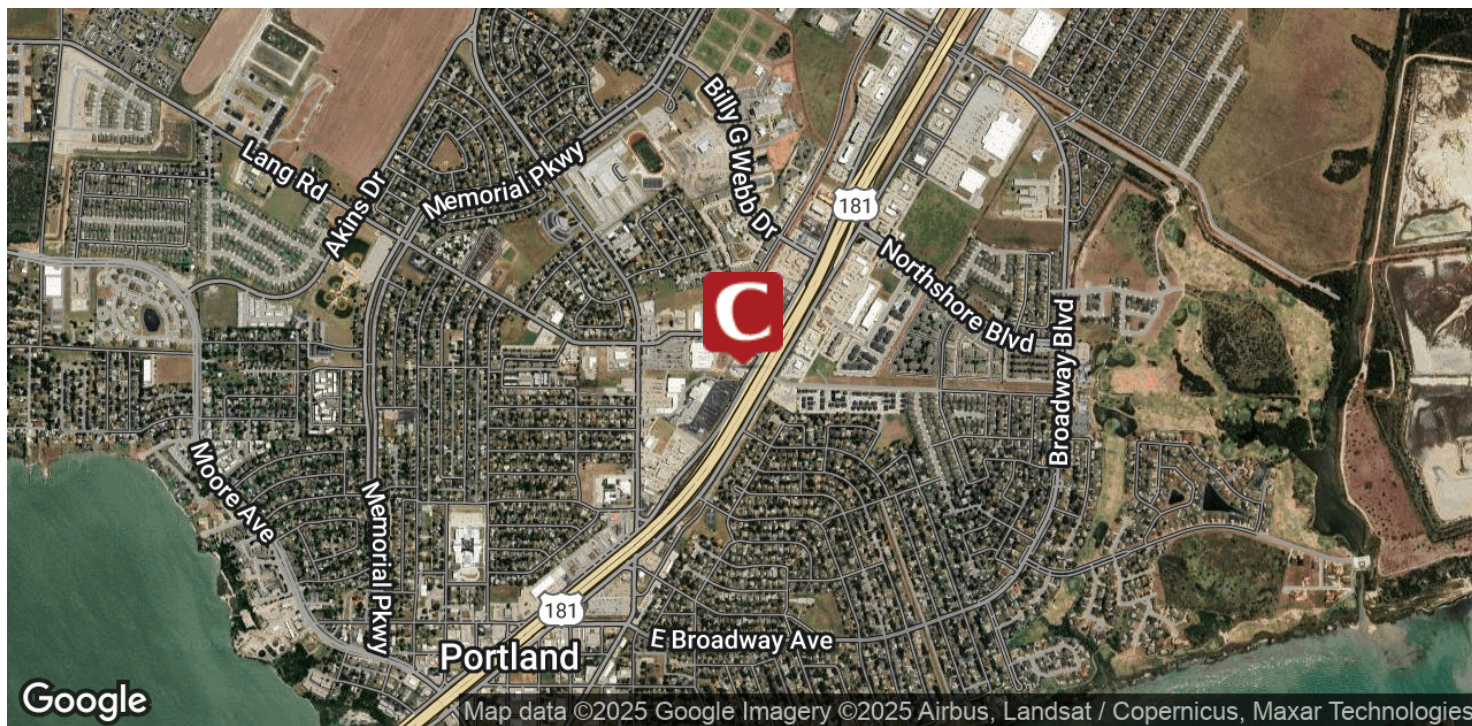
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LOCATION MAP



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PETROCHEMICAL INVESTMENTS MAP



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AMERICA'S RISE AS ENERGY EXPORT POWERHOUSE HINGES ON CORPUS CHRISTI-WSJ

BY DAVID UBERTI AND BENOÎT MORENNE

The U.S. has transformed global markets by boosting crude-oil exports more than 30-fold over the past decade. Much of the boom hinges on Corpus Christi Bay.

In the first four months of 2023, about half of the country's 4.1 million barrels of daily shipments abroad was loaded onto skyscraper-size tankers from this stretch of Texas coastline, destined to become fuel for overseas travelers or factories.

That gusher of supply has helped blunt the increase in prices from recent production cuts by Saudi Arabia and Russia. In Europe, oil and natural gas shipped from the Gulf Coast have backstopped the continent as it weaned itself off Russian energy after the outbreak of the war on Ukraine.

Corpus Christi has become the dominant U.S. hub, siphoning crude from elsewhere thanks to unique terminals that make it cheaper than competitors. Now, ballooning trade from the port has put the U.S. on pace to pump out record oil exports this year, according to federal recordkeepers.

But with pipelines nearing capacity and U.S. output set to reach new heights, competition is heating up among companies and investors over how to connect the American oil patch to a fuel-hungry world.

"The market is totally focused on taking shale production from the U.S. into international markets," said Rusty Brazier, chief executive of consulting firm RBN Energy.

Corpus Christi is the closest deep-draft port to the Permian Basin in West Texas and New Mexico, America's hottest oil field. Crude extracted from shale rock there, prized by overseas refineries for its light, sweet quality, trades at a premium to many other grades.

That oil was confined stateside as the shale boom unleashed unprecedented U.S. production growth. But after Washington nixed decades-old export restrictions in 2015, companies scrambled to build out pipelines to Corpus Christi, a South Texas city of about 320,000.

Various companies have since constructed storage tanks in Corpus Christi to hold tens of millions more barrels of oil near the water. Cheniere Energy is expanding a plant that can liquefy natural gas for export. Since 2020, dredgers have been at work deepening the port's ship channel and inner harbor to 54 feet from 47 feet currently, a more than \$680 million operation that will allow many tankers to fill up close to capacity.

"You can't just build those facilities overnight," said Kent Britton, the Port of Corpus Christi's interim chief executive.

Ensuing growth in crude shipments has outpaced other launch points in Texas and Louisiana largely because of the economics of shipping. Exporters that operate from Houston-Galveston and the main Port of Corpus Christi funnel shipments to smaller classes of tankers, which

either carry cargoes abroad or ferry them to 1,100-foot supertankers anchored offshore in a dayslong process.

But across Corpus Christi Bay, in the small town of Ingleside, Texas, oil terminals at a former Naval base are big enough that those massive ships can fill up about half of their 2 million barrels of capacity from shore.

"You can pretty much load your million barrels in 24 hours," said Lois Zabrocky, chief executive of International Seaways, which operates 13 so-called very large crude carriers.

Five tugboats then guide half-full VLCCs several miles out to sea, where smaller tankers top them off for delivery to refineries in Europe, Asia or elsewhere.

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Information About Brokerage Services

11-2-2015

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 others, including the broker's own interests;
- 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 buyer/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 opinions 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 ESTABLISH:

- 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 purposes. 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lynann Pinkham	319336	lynann@craveyrealestate.com	361.288.3102
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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