

US Highway 181 @ Sunset Rd (CR 1910)

5.512 Acres

Gregory, Texas 78359

South Texas MLS #390667



cassrealestate.net

Shawn Cass
REALTOR - Broker

Shawn Cass

Broker

(972)333-3727

mrshawncass@gmail.com

Patti Cass Strain

Broker

(361)960-0234

cassrealestate@hotmail.com

Cass Real Estate 401 US Highway 181 South, Portland, Texas 78374
361-643-2662 Office ~ 972-333-3727 Shawn Cass ~ www.cassrealestate.net



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)



Shawn Cass
Broker
(972)333-3727

Patti Cass-Strain
Broker
(361)960-0234

Cass Real Estate
(361)643-2662

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



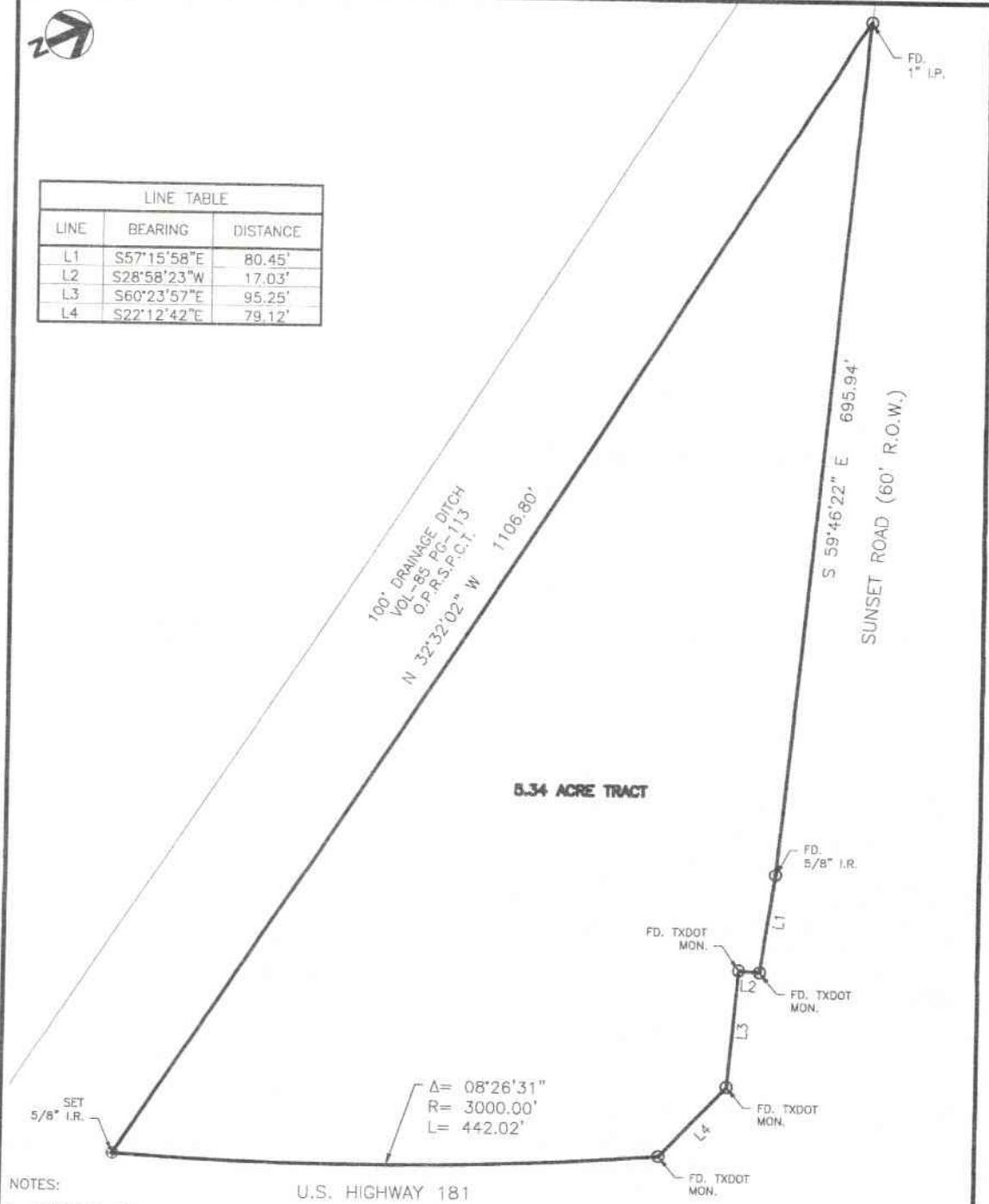
Shawn Cass
Broker
(972)333-3727

Patti Cass-Strain
Broker
(361)960-0234

Cass Real Estate
(361)643-2662

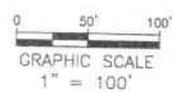


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S57°15'58"E	80.45'
L2	S28°58'23"W	17.03'
L3	S60°23'57"E	95.25'
L4	S22°12'42"E	79.12'



NOTES:
 1. BEARINGS ARE STATE PLANE GRID.

**SURVEY OF
 5.34 ACRE TRACT
 BEING REMAINDER OF A 7.04 AC TRACT SAVE
 & EXCEPT ACREAGE TAKEN FOR HWY 181
 R.O.W. EXPANSION RECORDED IN DOCUMENT
 NO. 536138, O.R.S.P.C.T AND BEING OUT OF
 GEORGE H. PAUL SUBDIVISION OF THE
 COLEMAN FULTON PASTURE COMPANY LANDS
 SECTION "O" SAN PATRICIO COUNTY, TX**



I, GEORGE RUBALCABA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE THAT THIS DRAWING REPRESENTS AN ON THE GROUND SURVEY CONDUCTED UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.
 10302 HERCULES DRIVE
 CORPUS CHRISTI, TX. 78410
 (361)876-0498

George Rubalcaba
 GEORGE RUBALCABA
 4229 04/26/2022



Metes and Bounds
Description of a
5.34 Acre tract

Being 5.34 acres of land, more or less, being the remainder of a 7.04 acre tract, recorded in C.F.# 355852, Official Records San Patricio County, Texas, save and except acreage for Highway 181 right of way expansion recorded in Document No. 536138, Official Records San Patricio County, Texas and being out of the George H. Paul Subdivision of The Coleman Fulton Pasture Company Lands Section "O" and said 5.34 acre tract being more particularly described by metes and bounds as follows;

Beginning at a found 1 inch iron pipe for the west corner of this tract and said 7.04 acre tract, said corner being on the south right of way line of Sunset Road;

Thence S 59° 46' 22" E with the north boundary line of this tract, the same being the south right of way line of Sunset Road, 695.94 feet, to a found 5/8-inch iron rod for a corner of this tract;

Thence S 57° 15' 58" E continuing with the north boundary line of this tract, the same being the south right of way line of Sunset Road, 80.45 feet, to a found TXDOT monument for a corner of this tract, said corner being on the west right of way line of HWY 181;

Thence S 28° 58' 23" W with the east boundary line of this tract, the same being the west right of way line of HWY 181, 17.03 feet, to a found TXDOT monument for a corner of this tract;

Thence S 60° 23' 57" E with a boundary line of this tract, the same being the west right of way line of HWY 181, 95.25 feet, to a found TXDOT monument for a corner of this tract;

Thence S 22° 12' 42" E with the east boundary line of this tract, the same being the west right of way line of HWY 181, 79.12 feet, to a found TXDOT monument for a corner of this tract and the beginning of a curve to the right;

Thence with said curve to the right having a central angle of 08° 26' 31", a radius of 3000.00 feet with the east boundary line of this tract, same being the west right of way line of HWY 181, a distance of 442.02 feet, to a set 5/8-inch iron rod for the south corner of this tract, said corner being the east corner of a 100.00-foot drainage ditch;

Thence N 32° 32' 02" W with the south boundary line of this tract, the same being the north boundary line of said 100.00-foot ditch, 1106.80 feet, to the point of **beginning** and containing 5.34 acres of land, more or less.

Notes:

1. Bearings are State Plane Grid NAD 83' Texas South Zone, in U.S. feet.
2. Drawing accompanies these Metes and Bounds.



George Rubalcaba RPLS, LSLs
04/28/2022



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



Shawn Cass Broker
(972)333-3727

Patti Cass-Strain Broker
(361)960-0234

Cass Real Estate
(361)643-2662



W.C. ANDREWS
ELEMENTARY
SCHOOL

Municipal Park

Kaiah Dog Park



Walmart



**Highway 181 & Sunset
Road**



Shawn Cass
Broker
(972)333-3727

Patti Cass-Strain
Broker
(361)960-0234

Cass Real Estate
(361)643-2662