



**COMMERCIAL PROPERTIES**

Brokerage • Management • Investments • Accounting



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# ±12.8 AC DEVELOPMENT OPPORTUNITY - SAN PATRICIO COUNTY

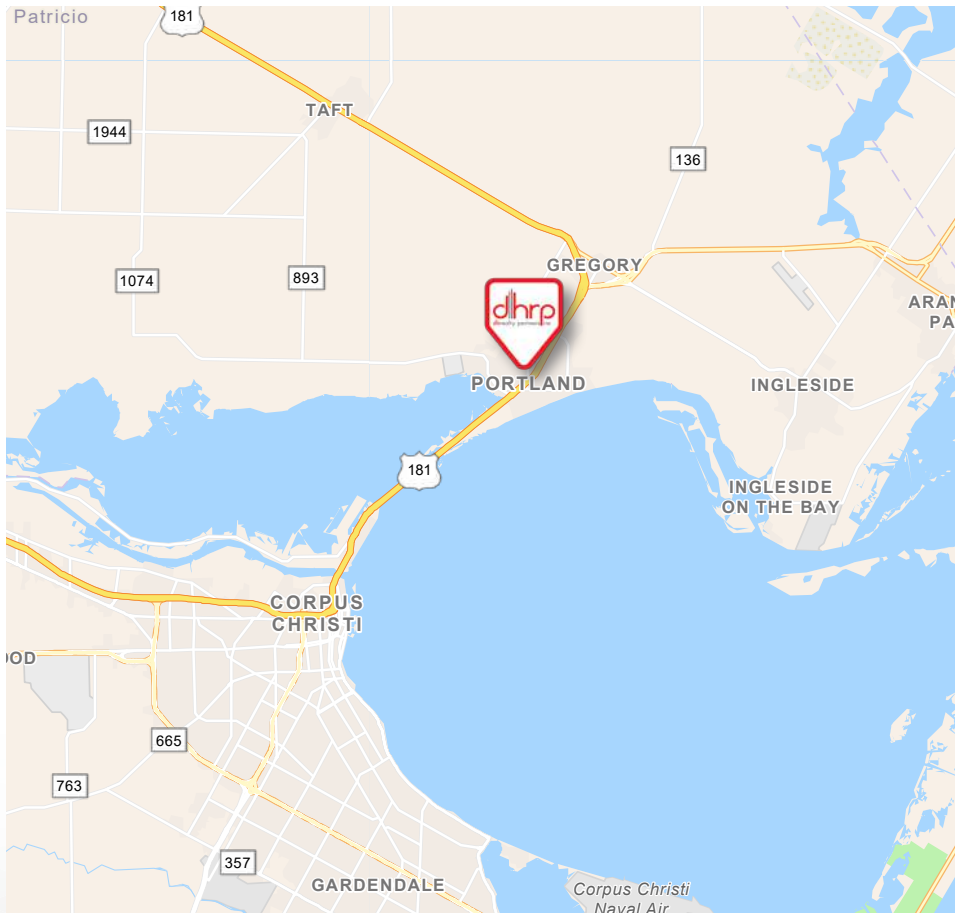
0 Lang Rd | Portland, TX 78374



# FOR SALE

## ±12.8 AC DEVELOPMENT OPPORTUNITY - SAN PATRICIO

0 Lang Rd | Portland, TX 78374



**CLOSE PROXIMITY TO PORT CORPUS CHRISTI (±7 MILES)**

### HIGHLIGHTS

- Amongst new home development
- New city road frontage being completed
- Local award-winning school district with the most recently completed elementary school less than a mile away!
- ±7 miles from the Port of Corpus Christi
- ±2.8 miles from Gulf Coast Growth Ventures ExxonMobil/SABIC
- ±18.3 miles from Steel Dynamics plan

### DESCRIPTION

Great opportunity for development in the Portland city limits, a short distance from ExxonMobil/SABIC Gulf Coast Growth Ventures and just around the corner from the city's newest elementary school. Lang Road is currently being expanded to four lanes due to the local expansion and traffic. A recent \$100m project is being constructed as "Portland Town Center" with a Target store anchor, slated to open in 2024.

### LAND SIZE

±12.8 AC

### FLOOD PLAIN

FEMA shows that no part of this property is located in the 100-year flood area

### ZONING

OCL, Outside City Limits

### SALE PRICE

\$831,090

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### PHOTOS



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### AERIAL

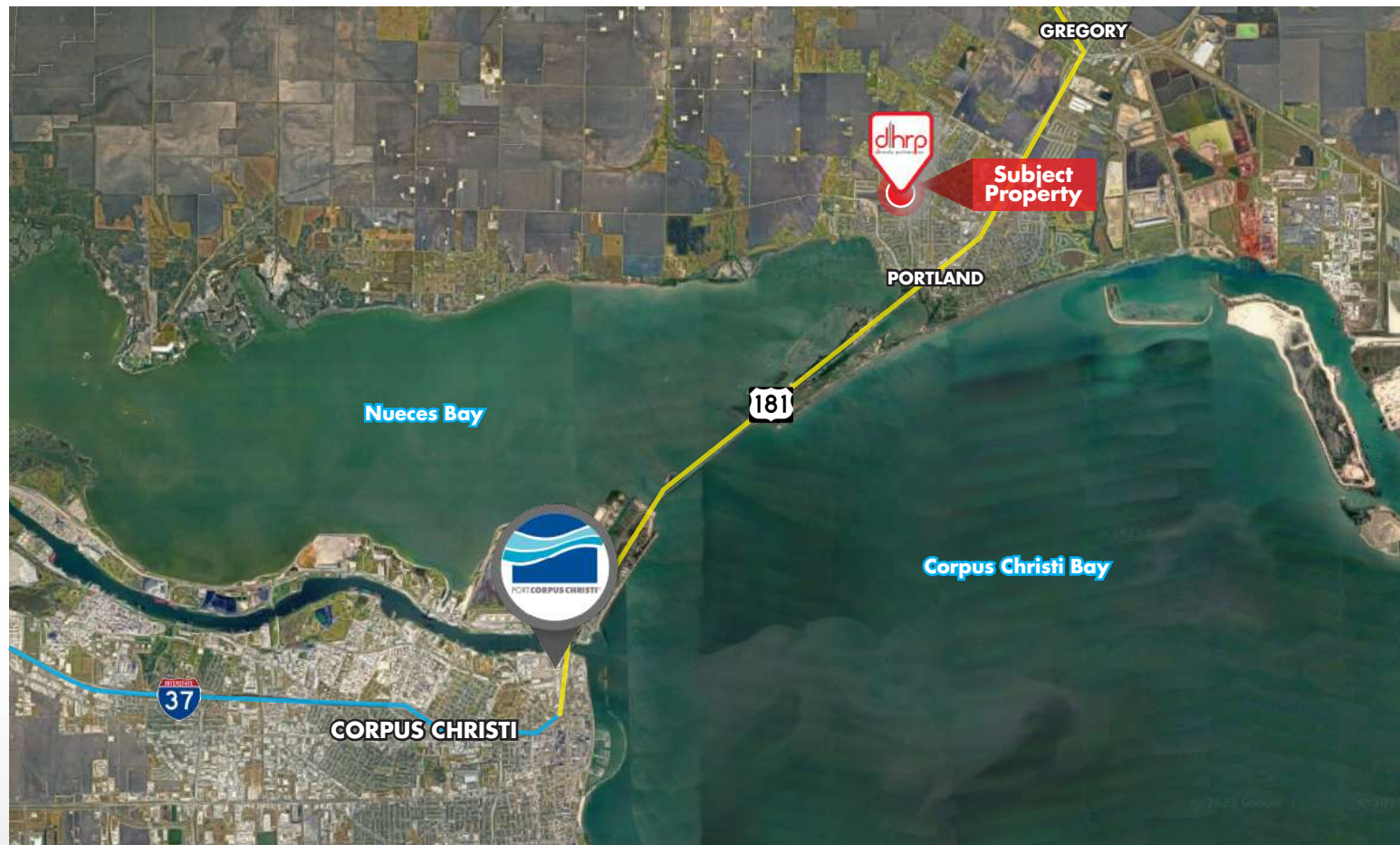


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### LOCATION INFORMATION

#### TRAFFIC COUNTS



#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,780	21,835	22,867
Median Age	34.2	37.2	37.2
Avg Household Size	2.9	2.8	2.8
Median Household Income	\$80,866	\$83,732	\$82,694

Source: ESRI, 2022



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### SAN PATRICIO COUNTY MARKET OVERVIEW

#### DEMOGRAPHICS

In San Patricio County, there are nearly 70,000 people who call the community home. It is common for residents to be willing to commute 30 minutes or more to work, and within a 35-mile radius the regional population expands to just over 500,000 people including the Corpus Christi area.



**430,217**

MSA Population



**38.1**

Median Age



**\$80,365**

Average Household Income



**23 Min**

Average Commute Time

#### MAJOR EMPLOYERS

<b>Kiewit Offshore Services</b> ● Construction	<b>3000 EMPLOYEES</b>
<b>Flint Hills Resources</b> ● Refining	<b>1000 EMPLOYEES</b>
<b>Gregory Portland ISD</b> ● Education	<b>729 EMPLOYEES</b>
<b>Gulf Coast Growth Ventures</b> ● Chemical	<b>670 EMPLOYEES</b>
<b>Steel Dynamics</b> ● Manufacturing	<b>600 EMPLOYEES</b>
<b>San Patricio County</b> ● Government	<b>Company HQ ★ 541 EMPLOYEES</b>

#### QUICK FACTS

- 30 minutes from Corpus Christi International Airport
- 37 billion in capital investment over the last 10 years
- Home to the largest manufacturing sector in the Coastal Bend, with more than one in 10 jobs relating to this industry
- Prime access to two ports, the Port of Corpus Christi and the port of Aransas
- Low costs of land, labor, and taxes
- Well educated workforce from Texas A&M, Del Mar College, and the Craft Training Center



Source: <https://sanpatricioedc.com/>

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### CORPUS CHRISTI MARKET OVERVIEW

#### TRAVEL STATISTICS

- 24,000 Hospitality Employees**  
**WELCOMING**
- 10+ Million Visitors**  
**SPENDING**
- \$1.5 Billion Per Year**  
**GENERATING**
- \$22 Million In Sales Tax Revenues**  
**CONTRIBUTING**
- 26% Of Citywide Sales Tax**

Source: <https://www.visitcorpuschristi.com/about-us/annual-report/>



With \$50 billion in capital investment since 2010, the Corpus Christi region ranks as one of the largest industrial and energy-related project magnets in the world.

The roll call of heavyweight investors reads like a Who's Who of big business: ExxonMobil, SABIC, Citgo, Talen Energy, Magellan, Air Liquide, Haliburton, Valero, Cheniere, Kiewit, TPCO, LyondellBasell and Howard Energy, just to name a few.

The growth wave is not subsiding anytime soon either. Three years into the 5-year strategic plan of the Corpus Christi Regional Economic Development Corp., the organization has tallied \$30 billion in capital investment, 2,200 new jobs and \$151 million in payroll.

"We are a relatively congestion-free deepwater port on the Gulf of Mexico. We have the pipeline infrastructure to handle massive amounts of product. We have an experienced and technically proficient workforce, and we are doubling our capacity for our process technology program in our local college," says Iain Vasey, president and CEO of the CCREDC. "We will double the number of graduates from that program this year, and then we plan to double it again in another two years. We are not standing pat."

Source: <https://siterelection.com/cc/corpuschristi/>

#### MAJOR EMPLOYERS



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### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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