

4735 WILDCAT DRIVE

SALE PRICE:

\$1,200,000

PORTLAND, TX 78374



MEGAN JURACH

361.265.4184

megan.jurach@craveyrealestate.com

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.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



Sale Price

\$1,200,000

OFFERING SUMMARY

Property Type:	Land (not platted)
Lot Size:	10 Acres (435,600 SF)
Zoning:	R-2
Market:	Corpus Christi
Submarket:	Portland/Gregory

PROPERTY OVERVIEW

Positioned along one of Portland's key growth corridors, this ± 10 -acre tract at 4735 Wildcat Drive offers approximately 335 feet of frontage along FM 2986 (Wildcat Drive). Surrounded by established residential neighborhoods and community anchors, the property benefits from consistent daily traffic counts of 8,832 VPD on Wildcat Drive and 7,163 VPD on nearby Buddy Ganem Drive, supporting strong long-term demand for neighborhood-serving uses.

The location is particularly strategic, situated just one mile south of the **Gulf Coast Growth Ventures (ExxonMobil/SABIC) complex**—one of the largest petrochemical investments in the region—continuing to drive population growth, housing demand and commercial expansion throughout Portland and Gregory. Adding to the property's long-term appeal, it is located directly across the street from the planned **140-acre Driscoll Children's Hospital healthcare campus**, which is expected to become a major medical destination serving residents throughout the North Bay Area. Additionally, the site sits directly across from **Gregory-Portland High School and the Portland Sports Complex**, placing it at the center of one of Portland's most active and rapidly evolving growth corridors.

PROPERTY HIGHLIGHTS

- 10 Acres of Land with ± 335 Feet of Frontage along FM 2986 (Wildcat Drive) with strong traffic counts: 8,832 VPD (Wildcat Dr) & 7,163 VPD (Buddy Ganem Dr)
- Positioned directly across the street from the future **140-acre Driscoll Health Care Campus**
- Convenient access to US 181 and Corpus Christi MSA; positioned in the path of ongoing population & economic growth
- One Mile South of **Gulf Coast Growth Ventures (ExxonMobil/SABIC Plant)**

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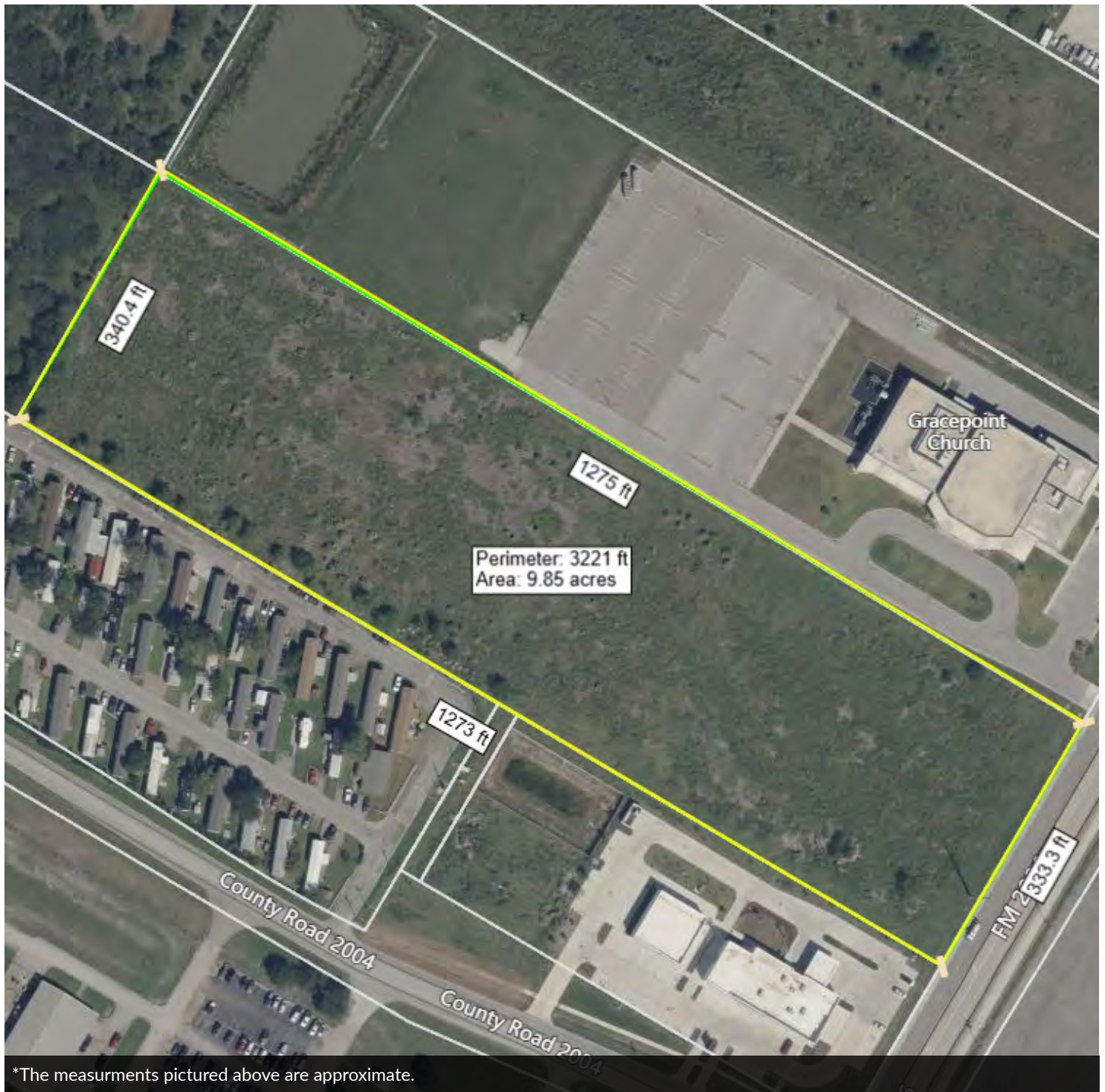
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PARCEL PERIMETER MEASUREMENTS*



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ACROSS FROM 140-ACRE DRISCOLL PROPERTY



STRATEGIC LOCATION ADJACENT TO PLANNED DRISCOLL MEDICAL CAMPUS

Driscoll Children's Hospital, one of South Texas' leading healthcare providers, recently acquired approximately 140 acres in Portland for the development of a transformative healthcare campus designed to serve the growing North Bay Area. Announced in June 2026, the project represents one of the most significant healthcare investments in the Coastal Bend and is intended to address the longstanding need for convenient medical services north of the Harbor Bridge.

Per reporting from KRIS 6 News, KIII 3NEWS and other sources, the proposed campus is planned to include medical office buildings, a freestanding emergency room, outpatient surgical facilities and a comprehensive range of healthcare services extending from pediatric to geriatric care. Plans may also incorporate complementary uses such as hotels, senior living communities and other commercial developments, creating a dynamic healthcare-oriented district that will serve residents throughout San Patricio County and the surrounding region.

The subject property is strategically positioned directly across the street from the future Driscoll campus, offering exceptional visibility and immediate proximity to what is expected to become a major healthcare destination. As the campus develops, demand is anticipated to increase for medical offices, specialty clinics, healthcare-related services and supporting commercial uses. This unique location places the property at the center of Portland's next phase of growth, making it an outstanding opportunity for medical users, healthcare investors and developers seeking to capitalize on the area's expanding healthcare infrastructure.

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+/- 1 MILE FROM THE NEW GCGV CAMPUS



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AERIAL VIEWS & TRAFFIC COUNTS

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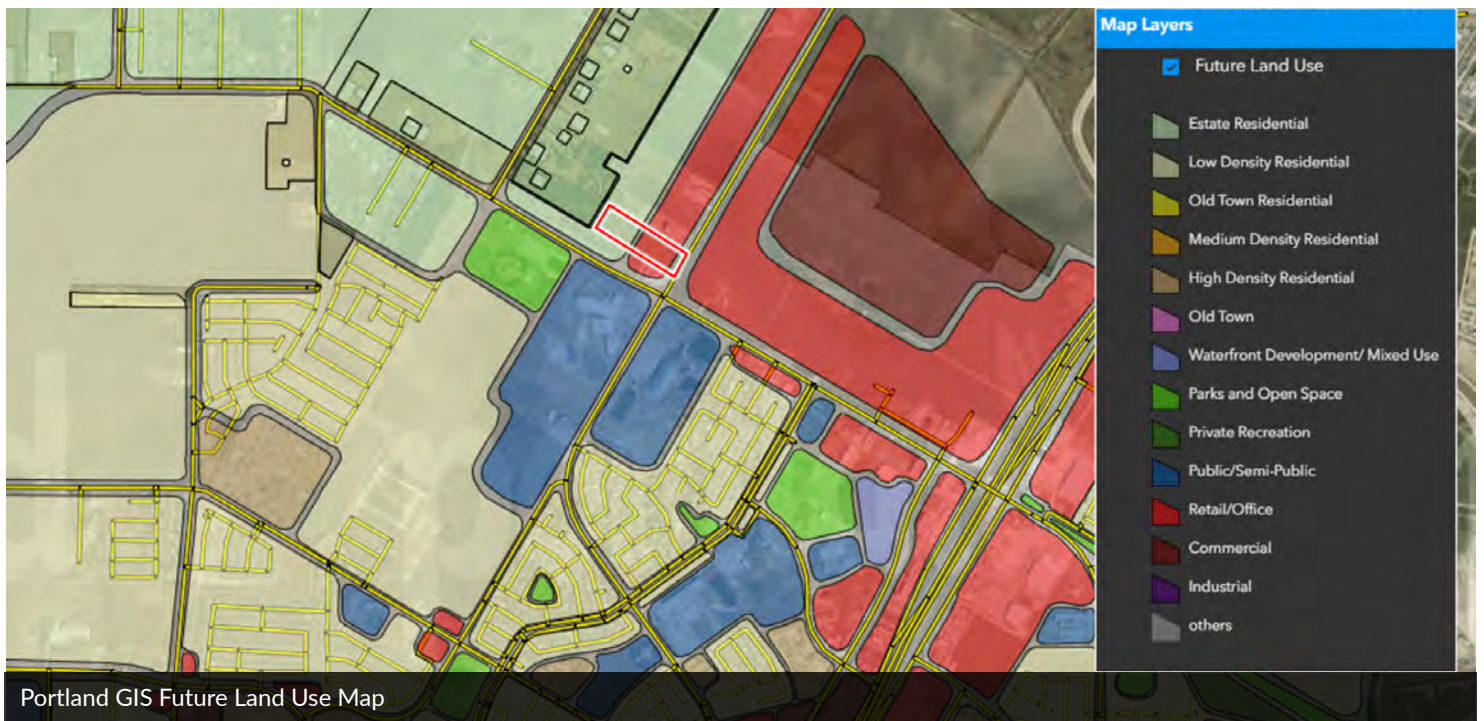
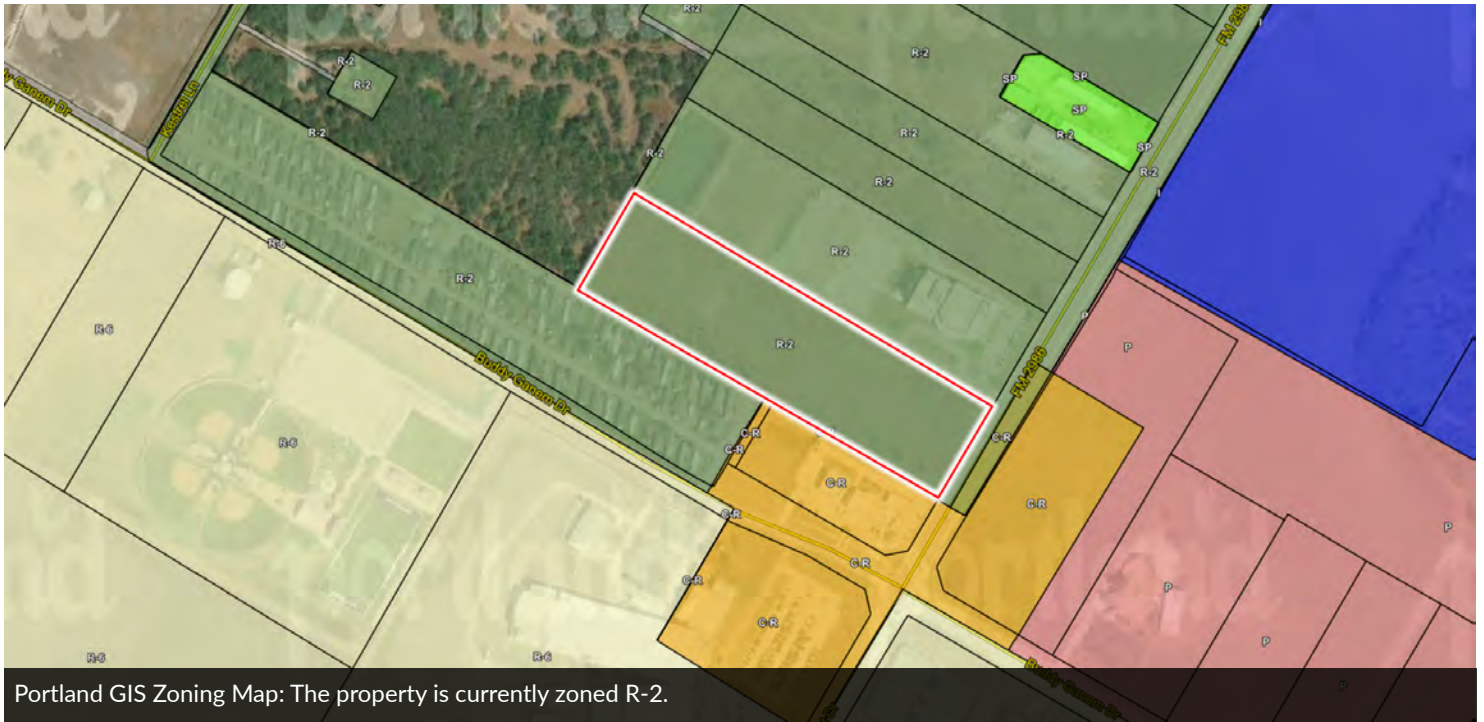
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PORTLAND ZONING & FUTURE LAND USE



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[illegible]

FEMA Flood Map: The property is located outside of any flood hazard zone.



Water Infrastructure Map: An existing 8-inch PVC waterline runs along the property, parallel to Wildcat Drive (FM 2986), providing convenient access to municipal water service.

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WASTEWATER & STORMWATER INFRASTRUCTURE



Wastewater Infrastructure: The wastewater force mains (pictured above as green lines) are pressurized pipelines that convey wastewater from pumping stations to treatment facilities.



Stormwater Infrastructure: The stormwater lines (pictured above as purple lines) represent the physical pathways of stormwater pipes throughout the city.

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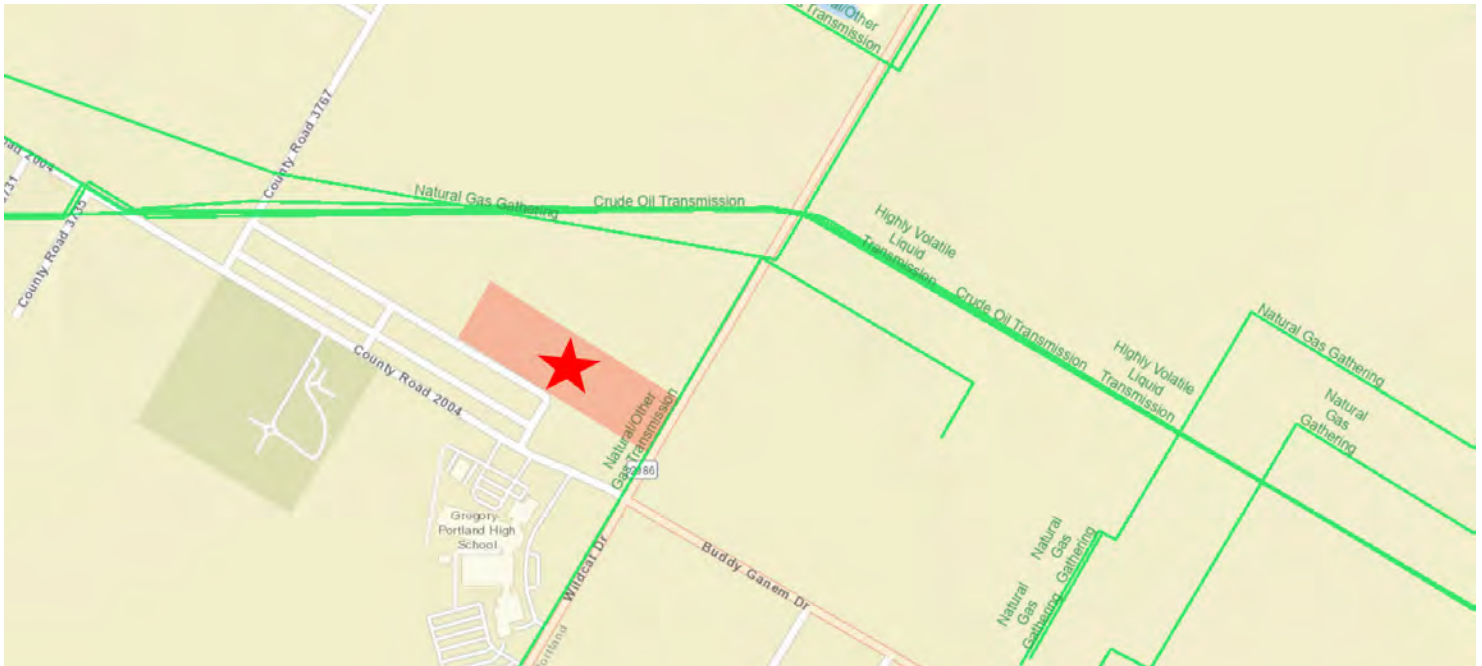
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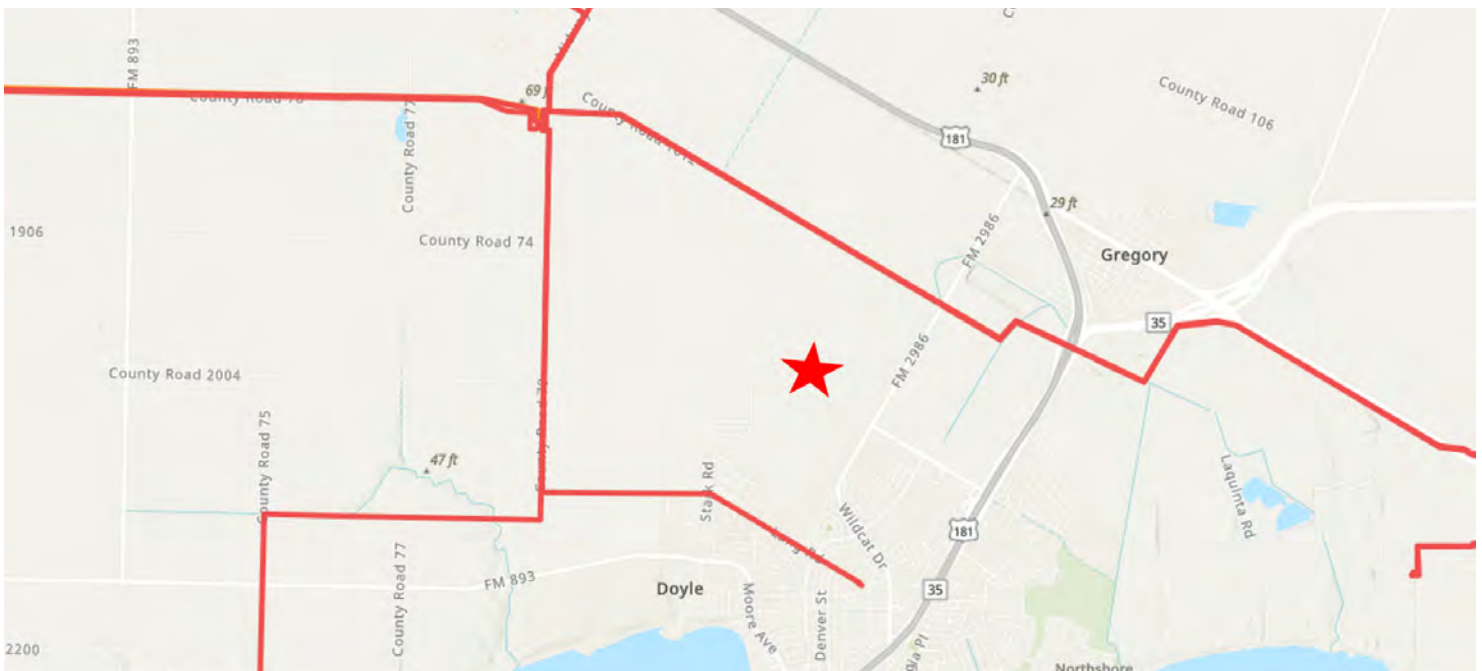
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PIPELINES & POWER TRANSMISSION LINES



Oil & Natural Gas Pipelines: No pipelines traverse the property. A natural gas line runs parallel to Wildcat Drive (FM 2986).



Electric Transmission Lines (100-161 kV): No transmission lines cross the property. Distribution lines are present along Wildcat Drive.

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RETAILER MAP



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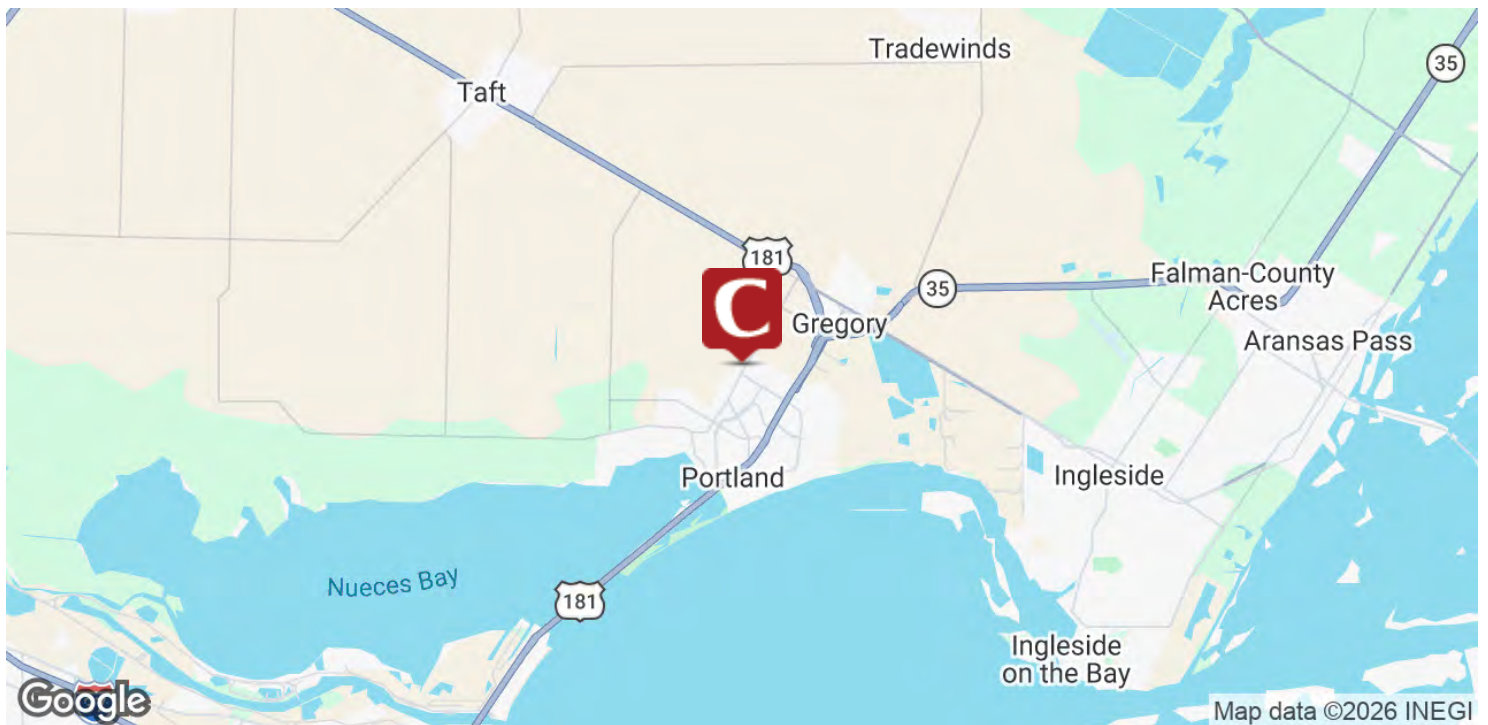
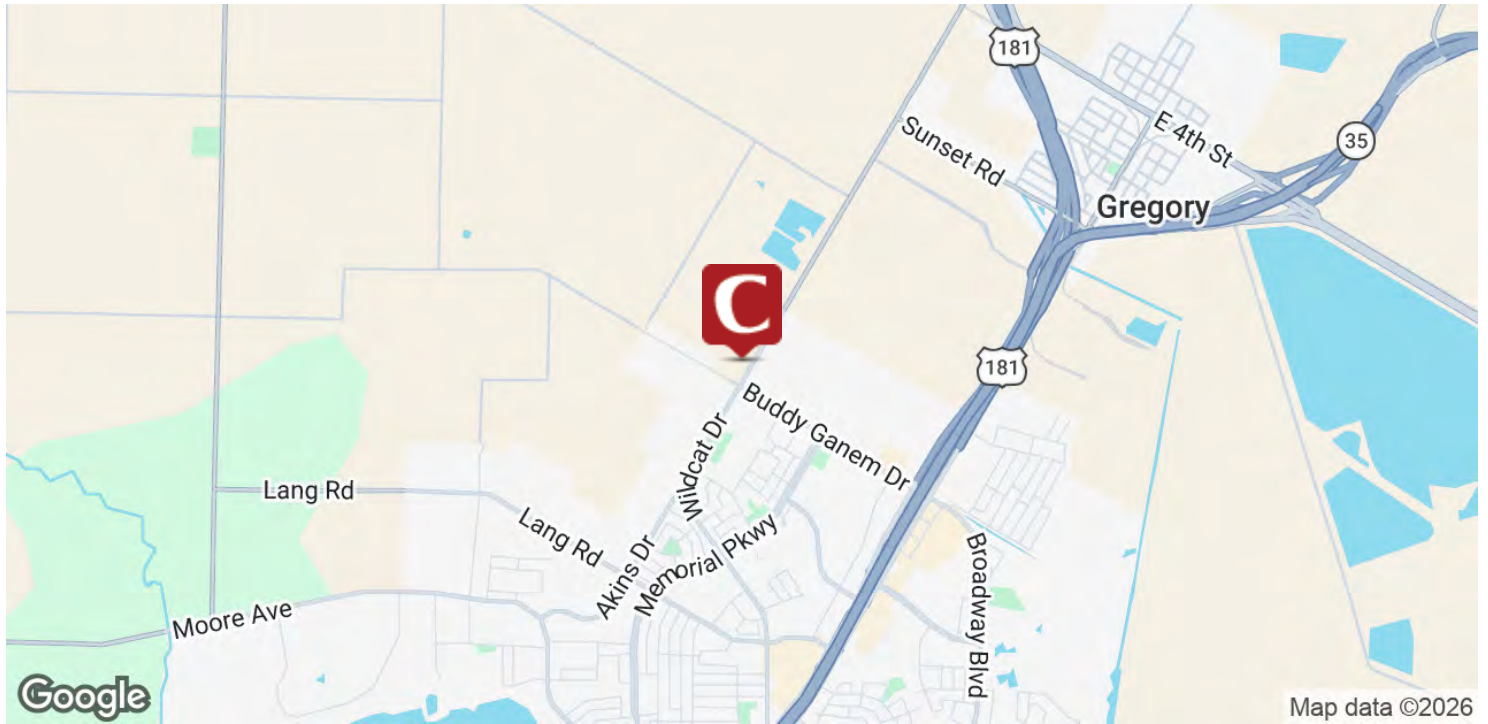
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LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Cravey Real Estate Services, Inc.	TX #0409080	matt@craveyrealestate.com	361.289.5168
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Megan Jurach	TX #844608	megan.jurach@craveyrealestate.com	361.265.4184
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date