

3011 MOORE AVE

PORTLAND, TX 78374

SALE PRICE:

\$3,990,000



MATTHEW CRAVEY,
SIOR, CCIM
361.221.1915
matt@craveyrealstate.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

\$3,990,000

OFFERING SUMMARY

Lot Size:	23.79 Acres
Minimum Divisible:	10 Acres
Price / Acre:	\$167,718
County:	San Patricio
Market:	Corpus Christi
Submarket:	Portland/Ingleside

PROPERTY OVERVIEW

This ±23.79-acre development tract presents a rare opportunity to acquire a highly visible, strategically positioned site within one of the Coastal Bend's fastest-growing communities. Located at the northwest corner of Moore Avenue (FM 893) and Stark Road in Portland, Texas, the property offers exceptional frontage and accessibility along two important transportation corridors serving both Portland and the surrounding Ingleside market. Adjacent to W.C. Andrews Elementary School and surrounded by ongoing residential growth, the site is well-positioned for a variety of future commercial, mixed-use or residential-oriented development concepts designed to serve the area's expanding population base.

PROPERTY HIGHLIGHTS

- ±23.79 Acres Available at the NW Corner of Moore Ave (FM 893) & Stark Rd
- Divisible to Approximately 10 Acres
- Excellent Visibility with Dual Frontage Along Two Key Corridors
- Adjacent to W.C. Andrews Elementary School
- Suitable for Retail, Office, Medical, Multifamily, Senior Housing or Mixed-Use Development

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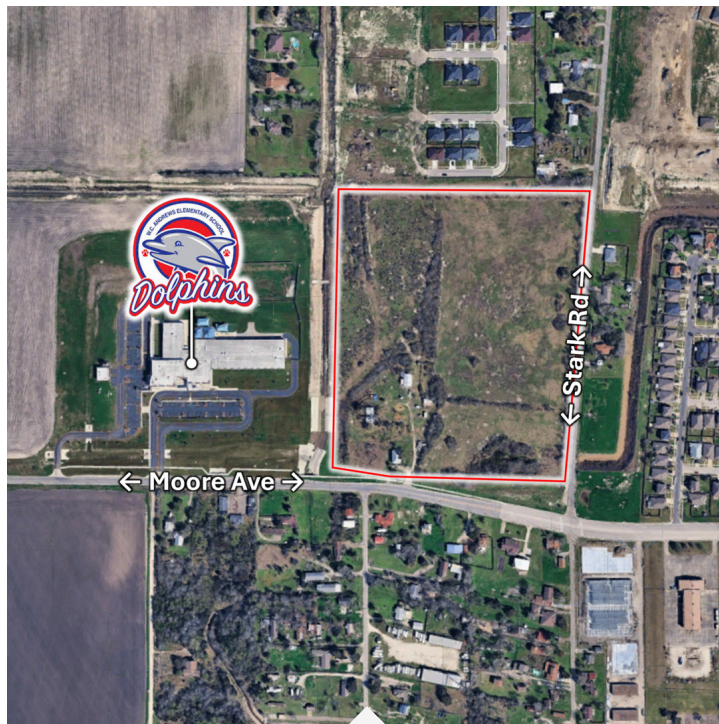
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PROPERTY DETAILS & HIGHLIGHTS

The tract features generally flat and highly developable topography, ranging from approximately 36 to 34 feet above sea level with a gradual slope south toward Doyle Ditch. Importantly, the property is located outside of FEMA-designated floodplain areas and contains no known encroachments within setback areas, allowing developers greater flexibility in site planning and layout. Existing utility infrastructure is readily available to support future development, including potable water, sanitary sewer, electric service and storm water drainage. Residential natural gas service is also accessible nearby west of the site.

Currently zoned R-6, the property may qualify for Planned Unit Development (PUD) zoning upon city approval, creating flexibility for a broad range of potential uses including retail, office, medical, multifamily, senior housing, mixed-use or neighborhood-oriented commercial development. Ownership is also open to subdividing approximately 10–11 acres from the north end of the tract, allowing flexibility for phased development strategies or smaller user requirements. Existing improvements on the property include two homes and a barn. One residence is currently leased and the property remains subject to a grazing lease, with both occupants scheduled to vacate within 60 days of closing. Sellers will retain owned minerals (91.67%) while waiving all surface rights for mineral access.

The long-term outlook for the corridor continues to strengthen through ongoing public infrastructure investment. TXDOT is currently completing improvements to Moore Ave (FM 893) that is expanding the roadway from two lanes to 5 lanes with a middle turn lane significantly improving traffic flow and visibility along the corridor. In addition, the City of Portland has proposed future reconstruction of Stark Road as a three-lane collector roadway featuring sidewalks, curbs, gutters and underground utilities. Combined with Portland's proactive approach toward long-term utility and water infrastructure planning, these improvements further enhance the property's appeal as a premier future development opportunity within the Coastal Bend market.



- Strong Demographics Within One of the Coastal Bend's Fastest-Growing Communities
- Flat, Developable Topography Outside FEMA Floodplain
- Utilities Available Including Water, Sewer, Electric & Storm Drainage
- Residential Natural Gas Located Near the Site
- Zoned R-6 with Potential for PUD Zoning Upon City Approval
- TXDOT Planning Expansion of Moore Ave (FM 893) from 2 to 5 Lanes
- Future City Improvements Planned for Stark Road
- Portland Officials Continue Advancing Long-Term Water Supply Solutions including Brackish Groundwater Wells & Desalination of the well water
- City Representatives Have Indicated Water Capacity Is Currently Available for Commercial Development
- Located Within a Regional Growth Corridor Supported by Continued Industrial & Population Expansion

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WATER SUPPLY PLANNING



REGIONAL WATER SUPPLY & INFRASTRUCTURE OUTLOOK

Much of the recent media attention surrounding water availability in the Coastal Bend has focused on the Corpus Christi reservoir system and the long-term impact of ongoing drought conditions across South Texas. While these concerns have created hesitation among some investors evaluating raw land opportunities in the region, Portland officials have emphasized that the City is proactively addressing future water demands through independent infrastructure planning and alternative water sourcing initiatives.

According to discussions with City representatives, Portland currently has water capacity available to serve new commercial development projects today. In addition, the City is actively pursuing **long-term solutions designed to reduce dependence on the traditional reservoir system supplying much of the region.** These efforts reportedly include development of brackish groundwater wells and reverse-osmosis treatment systems capable of producing additional potable water for existing residents, businesses and future growth.

Unlike some communities that remain heavily dependent on surface water reservoirs alone, **Portland's approach reflects a broader shift toward diversified and drought-resistant water infrastructure.** This forward-looking strategy is intended to position the City for continued residential and commercial expansion regardless of future rainfall conditions. Regional industrial users and municipalities throughout the Coastal Bend are similarly investing in desalination, groundwater and water reuse projects designed to strengthen long-term supply reliability.

From a development standpoint, the timing of these infrastructure improvements aligns well with the typical planning, entitlement and construction timelines required for commercial projects. Developers evaluating the property today would likely still be progressing through design and permitting phases while additional water infrastructure projects continue advancing throughout the region.

Combined with TXDOT's planned expansion of Moore Avenue (FM 893), future improvements to Stark Road, strong visibility and utility availability, the property offers a rare opportunity to secure a strategically located development tract in one of the Coastal Bend's most proactive and growth-oriented communities. While water concerns continue generating headlines in portions of the region, **Portland's leadership and infrastructure initiatives position the City to remain competitive for future commercial and residential investment.**

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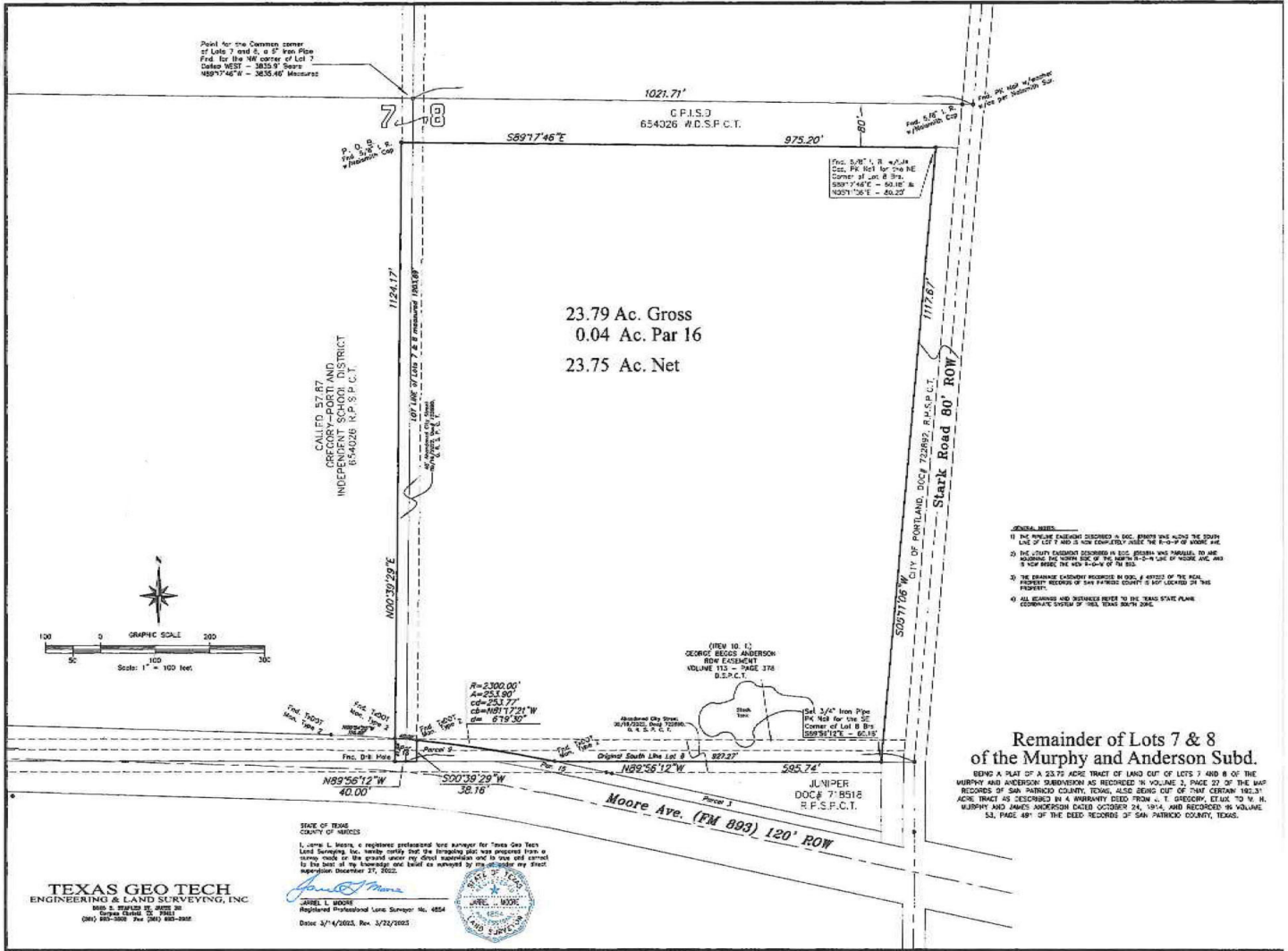
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SURVEY



Remainder of Lots 7 & 8 of the Murphy and Anderson Subd.

BEING A PLAT OF A 23.75 ACRE TRACT OF LAND OUT OF LOTS 7 AND 8 OF THE MURPHY AND ANDERSON SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 22 OF THE MAP RECORDS OF SAN PATRICK COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN 162.31 ACRE TRACT AS DESCRIBED IN A INSTRUMENT DATED FROM L. T. GREGORY, ET ALX TO W. H. MURPHY AND JAMES ANDERSON DATED OCTOBER 24, 1914, AND RECORDED IN VOLUME 51, PAGE 481 OF THE DEED RECORDS OF SAN PATRICK COUNTY, TEXAS.

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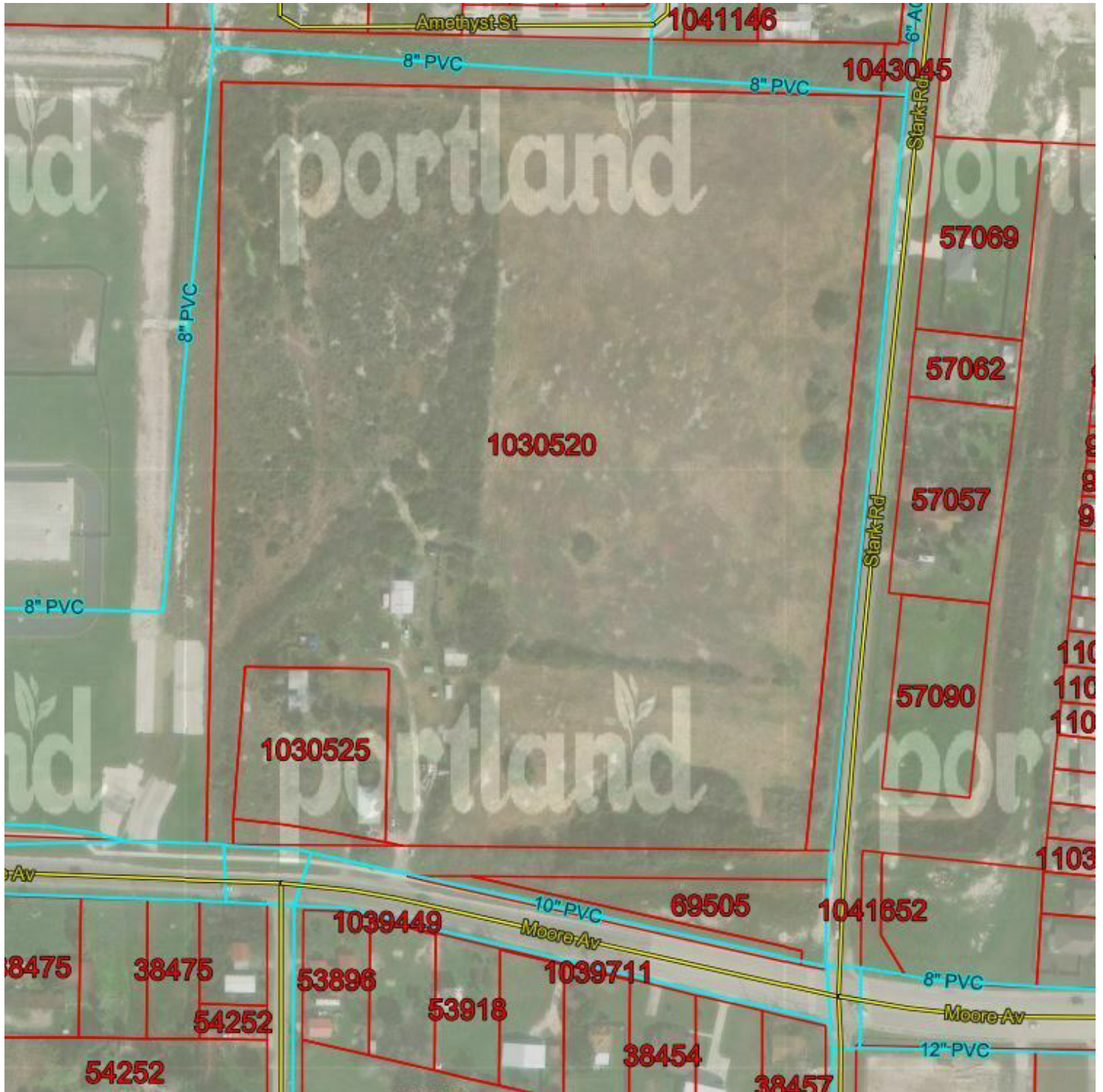
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WATER LINES



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TEXAS PIPELINES (NATURAL GAS)



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RETAILER MAP



Google

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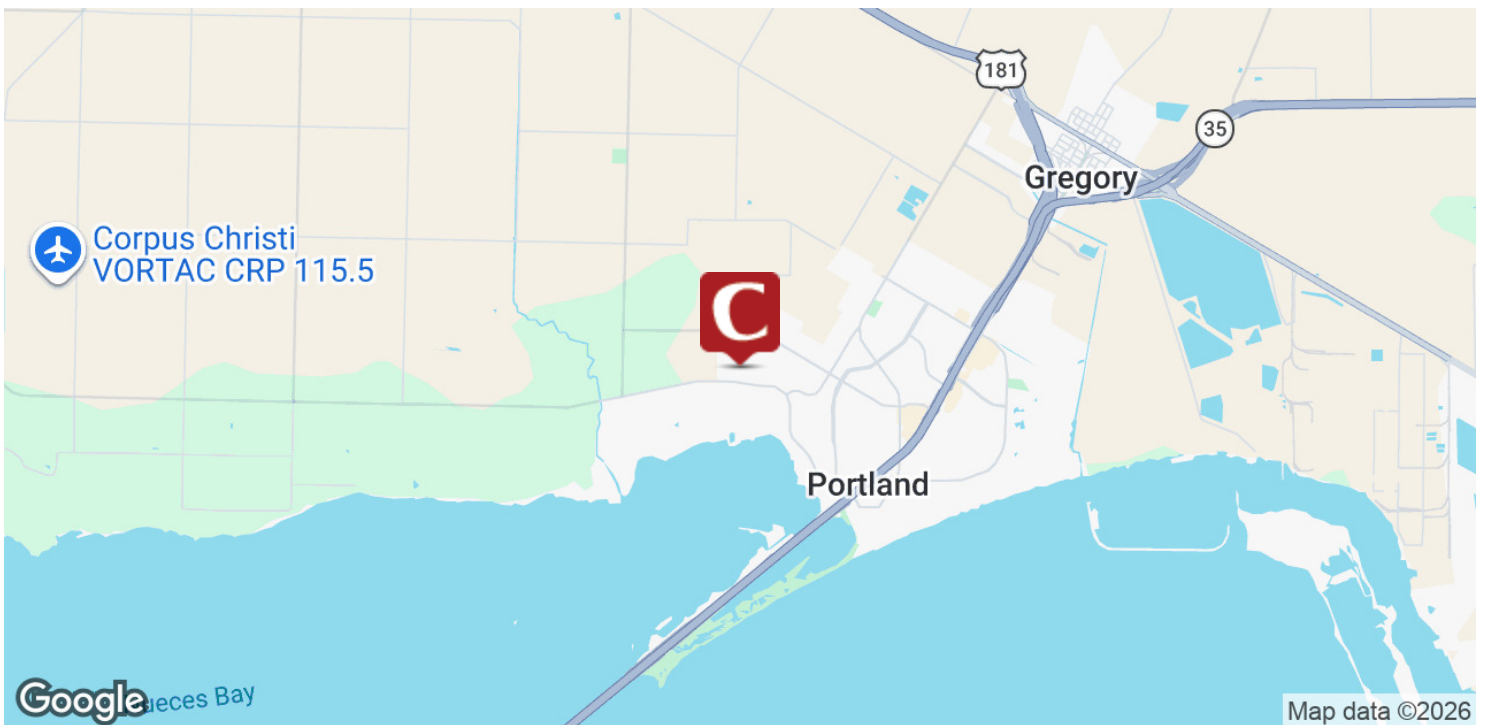
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LOCATION MAP



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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.

2-10-2025



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.

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. **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.

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.

Cravey Real Estate Services, Inc.	TX #0409080	matt@craveyrealstate.com	361.289.5168
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealstate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealstate.com	361.289.5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Cravey, SIOR, CCIM	TX #203443	matt@craveyrealstate.com	361.221.1915
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date