



DEED

RESTRICTIONS:

Quality development restrictions will be put in place to allow for mixed use development.

TRAFFIC COUNT:

2017 Texas Department of Transportation maps indicate:

Location	Cars Per Day
Hwy 181 north of Broadway	56,826
Hwy 181 south of Broadway	62,387
FM 3239 west of Hwy 181	10,068

DEMOGRAPHICS:

2019 ESRI Estimates:	Population	Average Household Income
1-mile radius	10,457	\$88,820
3-mile radius	19,240	\$86,348
5-mile radius	19,867	\$85,468

AREA

DEVELOPMENT:

Nearby businesses include, Wal-Mart, Chili's, KFC, Taco Bell, Academy, Northshore Cinema 8 Movie Theater, and Northshore Country Club.

INVESTMENT:

Contact broker.

POTENTIAL USE:

Mixed retail development

COMMENTS:

- Property is surrounded by residential and commercial uses.
- Major signalized intersection location
- Excellent accessibility and visibility from two major thoroughfares
- Owner will consider subdivides.

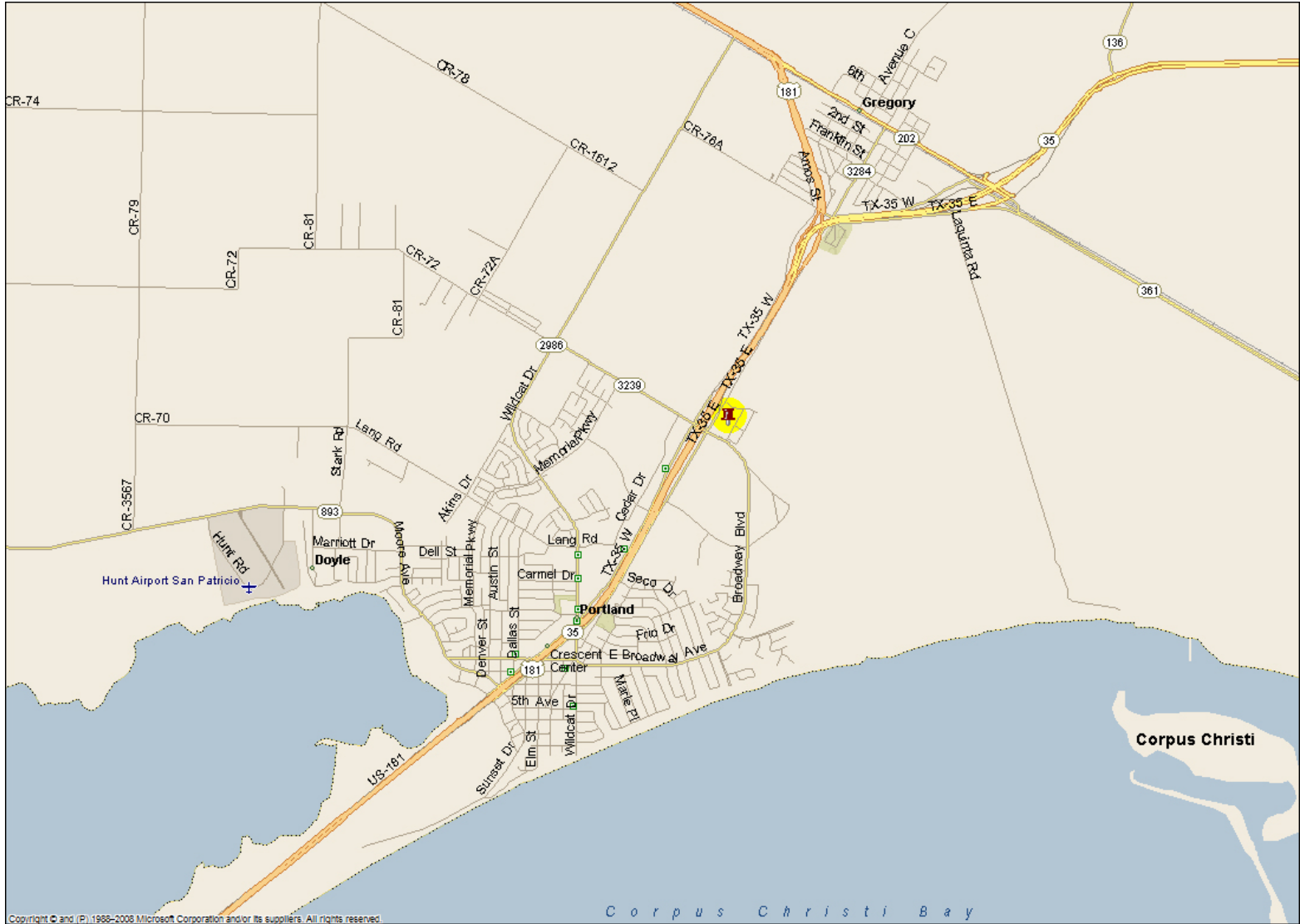
FOR INFORMATION CONTACT: MATT HOWARD OR ELDON ROALSON, CCIM

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Area Map

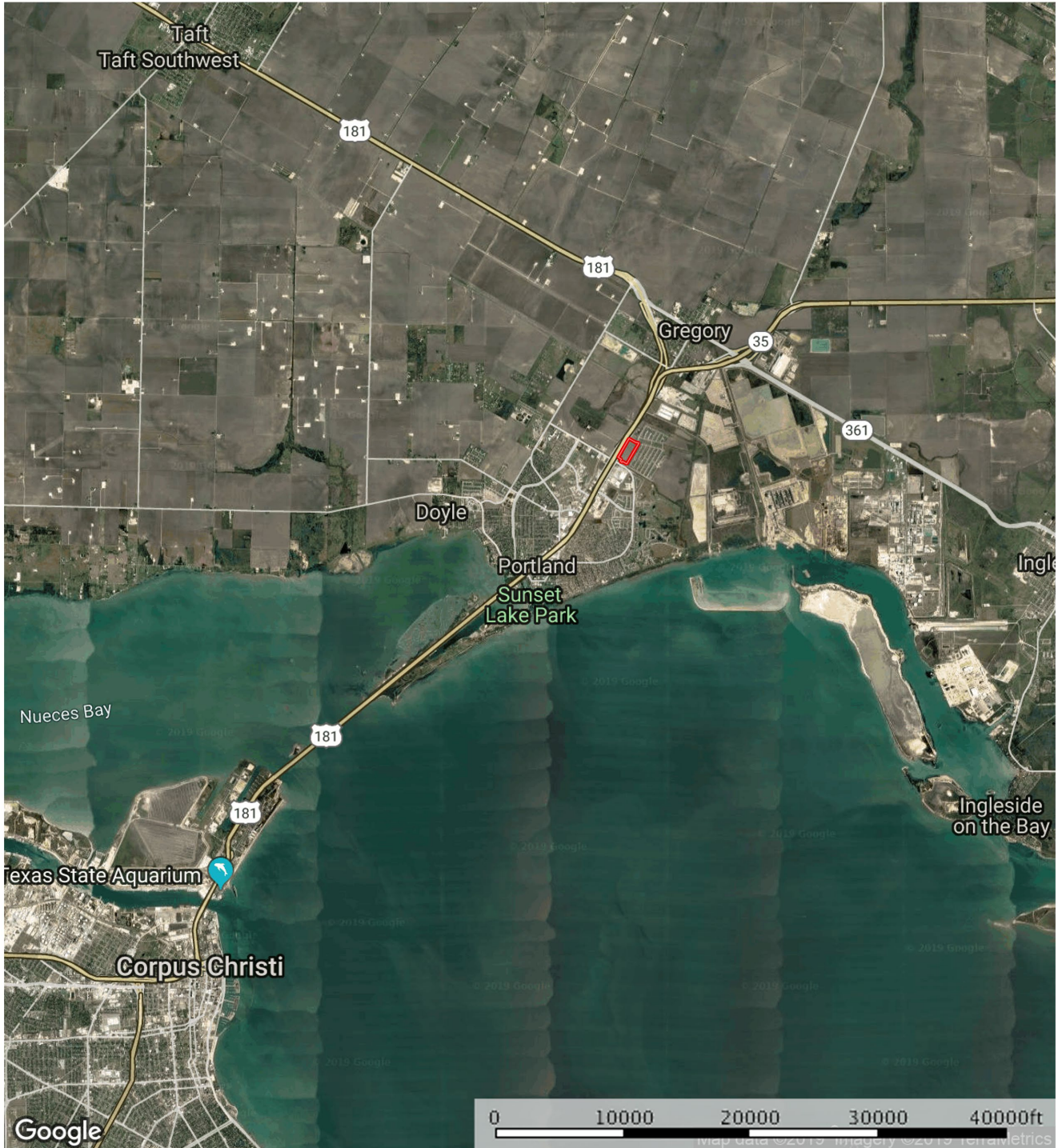


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Hwy 181 Portland

San Patricio County, Texas, 31.08 AC +/-



Boundary

Matt Howard
mhoward@roalson.com

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DEMOGRAPHIC OVERVIEW

July 22, 2019

PORTLAND, TX

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	9,911	17,189	17,796
2019 Estimate	10,457	19,240	19,867
5 Year Projection	10,883	20,235	20,884
Households			
2010 Census	3,507	6,087	6,286
2019 Estimate	3,731	6,854	7,060
5 Year Projection	3,895	7,228	7,442
2019 Population by Race			
White	86.4%	84.4%	84.3%
Black	1.6%	1.7%	1.7%
Asian or Pacific Islander	1.5%	1.6%	1.6%
American Indian	0.8%	0.8%	0.8%
2019 Population by Ethnicity			
Hispanic Origin	40.0%	45.1%	46.4%
2019 Total Housing Units			
Owner-Occupied	2,422	4,332	4,470
Renter-Occupied	1,309	2,521	2,590
Average Household Size	2.79	2.79	2.80
2019 Household Income			
Income \$ 0 - \$15,000	7.7%	7.7%	8.1%
Income \$ 15,000 - \$24,999	9.0%	8.9%	9.2%
Income \$ 25,000 - \$34,999	9.5%	9.2%	9.2%
Income \$ 35,000 - \$49,999	13.0%	13.6%	13.5%
Income \$ 50,000 - \$74,999	17.7%	17.2%	17.1%
Income \$ 75,000 - \$99,999	9.7%	11.6%	11.4%
Income \$ 100,000 - \$149,999	18.0%	16.9%	16.8%
Income \$ 150,000 - \$199,999	8.4%	9.2%	9.1%
Income \$200,000 +	6.9%	5.7%	5.6%
Average Household Income	\$88,820	\$86,348	\$85,468
Median Household Income	\$62,820	\$63,024	\$62,165
Per Capita Income	\$31,577	\$30,785	\$30,386

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2019 and 2024.

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Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

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