



# COBB, LUNDQUIST & ATNIP

COMMERCIAL & INDUSTRIAL REALTORS



## MIDDLE OF REFINERY ROW

Two Parcels of +/- 10.10 AC & +/- 23.95 AC on IH-37 near Valero Way

**PRICE:** Buyer to Make Purchase Offer. All offers considered until May 2nd, 2016.

**SIZE:** +/- 10.10 Acres & +/- 23.95 Acres

**LOCATION:** IH-37 near Valero Way, Corpus Christi, TX

**ZONED:** Out of Corpus Christi City Limits

### COMMENTS:

Two parcels totaling approximately 34 AC. CITGO pipeline easement between the two parcels will be fenced off. Located in Corpus Christi, Nueces County, Texas. Easterly 23.95 AC will have a negotiated access to IH-37.

**2015 Taxes:** Approximately \$72,855

This information has been secured from reliable sources, and although we do not guarantee it, we believe it to be correct. Offering is subject to prior sale, change or withdrawal without notice.

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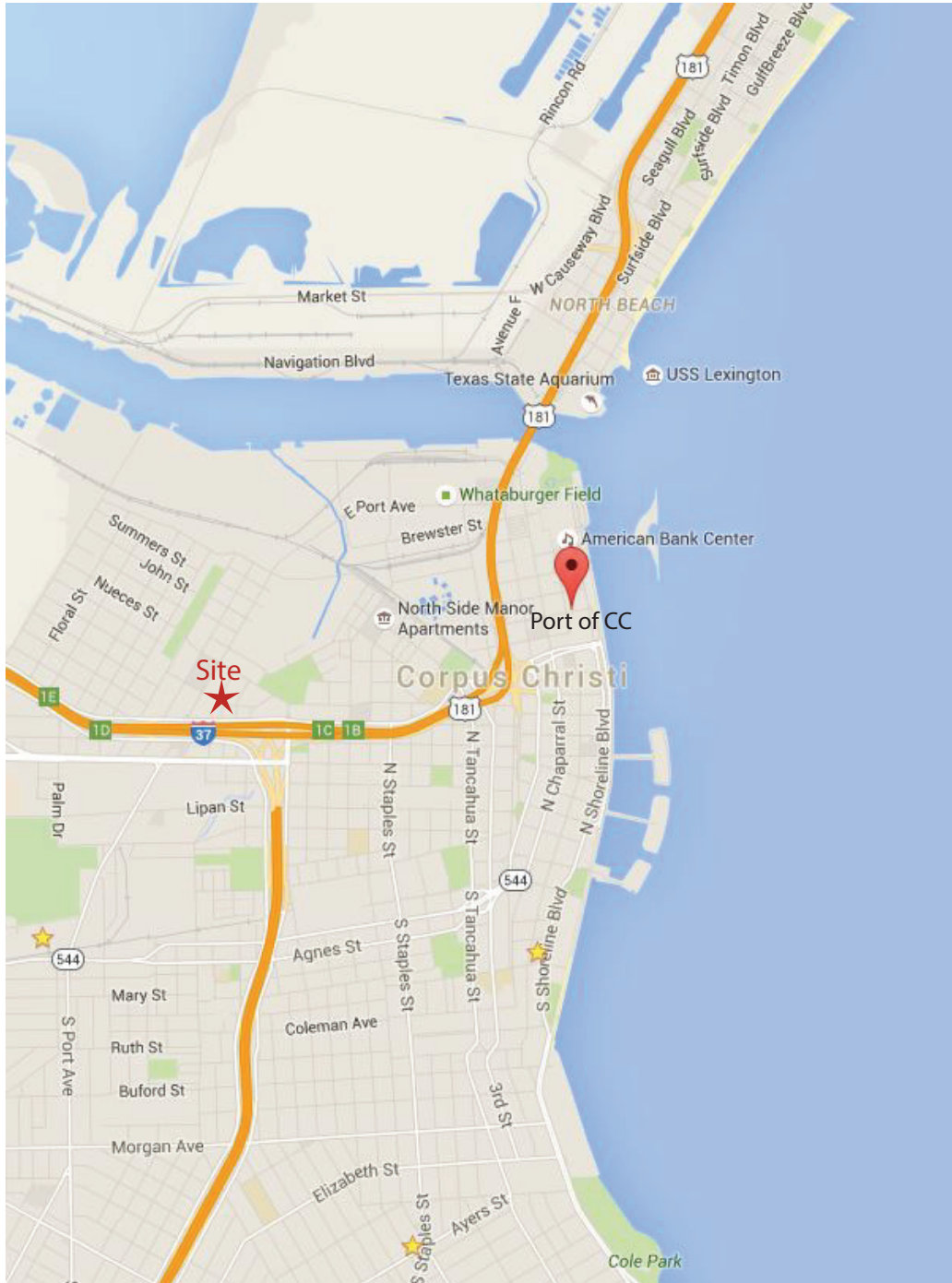
## 34.05+/- Acres of Land, Near Port Corpus Christi



As the primary economic engine of the Coastal Bend, Port Corpus Christi is the 5th largest port in the United States in total tonnage. Our mission; to "Leverage Commerce to Drive Prosperity." Our vision; "To be the energy port of the America's." Strategically located on the western Gulf of Mexico, with a straight, 45' deep channel (authorized to 52 ft), Port Corpus Christi provides quick access to the Gulf of Mexico and the entire United States inland waterway system. The Port delivers outstanding access to overland transportation with on-site direct connections to three Class-1 railroads; direct vessel-to-rail discharge; a strategic location, encompassing nearly 25,000 acres, complemented by excellent, uncongested interstate and state highway connections; and Foreign Trade Zone #122. Port Corpus Christi has aggressively diversified its economic base by attracting new industry and cargos such as wind power, military, bulk, and project cargos as well as developing new initiatives. Port Corpus Christi is protected by a state-of-the-art security department and an award-winning Environmental Management System. With outstanding management and operations staff, Port Corpus Christi is clearly "The Port of the Lone Star State."



## Map of 5th Largest Port in the United States



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Port of Corpus Christi Initiatives include five (5) major refineries:

CITGO's Refinery has matured into one of the most sophisticated and efficient fuel and petrochemical refineries in the nation. With a crude refining capacity of approximately 157,000 bpd and a versatile product mix, which includes an average of 4.2M gallons of gasoline, we can supply not only high-octane gasoline for automobiles, but also the basic building blocks necessary for making a wide assortment of products, from CDs to carpets to aircrafts to windows to hosiery.

The Bill Greehey Refineries Complex in Corpus Christi, TX, has two plants. Valero commissioned the grass-roots Corpus Christi refinery in 1983, now referred to as the West Plant. This facility is considered one of the most complex refineries in the world and specializes in the production of environmentally clean fuels and products, primarily RFG and ultra-low-sulfur diesel. In 2001, Valero acquired a 115,000 barrels-per-day (BPD) refinery, now referred to as the East Plant, located less than a mile from the flagship refinery in Corpus Christi. Combined, the East and West plant facilities have a total feedstock throughput capacity of ~325,000 BPD.

Flint Hills Resources' Texas Refineries receive crude oil and other raw materials via the Corpus Christi Ship Channel and pipelines. With a combined processing capability of about 300,000 BPD/day, the refineries produce a variety of petroleum products important to everyday life. In late 2014, Flint Hills Resources began the construction phase of a project that will enable it Corpus Christi West refinery to process more domestic crude into transportation fuels. This project, named Project Eagle Ford, is expected to cost around \$600M, require around 2,000 contractors and be completed in 36 months.

Trigeant Limited - Established in 1985, Trigeant is a supplier of fuel and asphalt products to the housing, transportation and construction industries worldwide. It provides a range of products that includes paving and roofing asphalt, base stocks, polymers, emulsions, middle distillate oil and a preflash distillate. The company also offers road and marine transportation services and manages a fleet of more than 450 bulktrailers for bulk deliveries. Trigeant maintains a location in Corpus Christi, Texas.

Difco Inc. is a full-service fuel and lubricants supplier company that serves wholesale and retail customers throughout Texas. It provides 24-hour fuel and oil services, as well as has been serving the oil and fuel needs of small- and large-scale businesses for more than 50 years. Its staff includes truck drivers and dispatch specialists who coordinate delivery of up to 200,000 gallons of marine oil and fuels. Additionally, the company operates a fleet of trucks that are equipped with high-speed transfer pumps and up to 1,000 feet of U.S. coast guard-approved hoses.

Other such refineries include Oil Patch Petroleum, Inc., Fields Exploration, Esenjay Petroleum and Abraxas Petroleum.



## Port Facts & Corpus Christi Refinery Locations

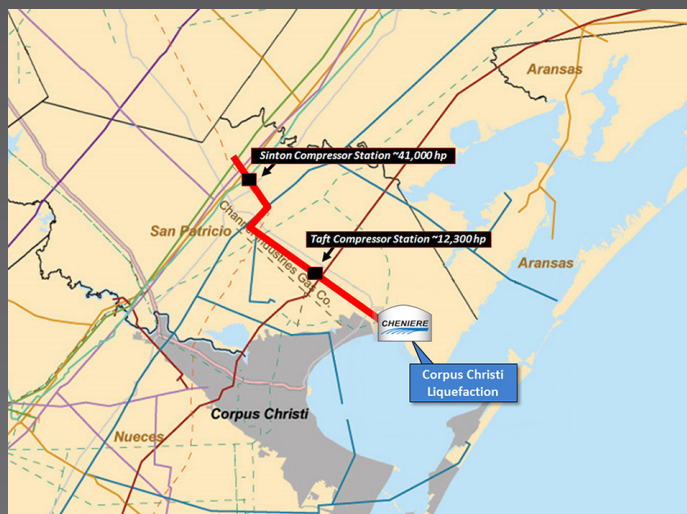
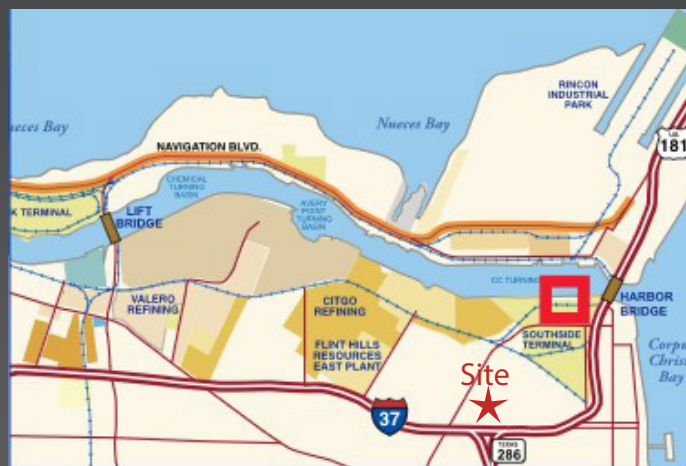
\* 83M tons of cargo moves through Port Corpus Christi annually.

\* 66,502 jobs in Texas are related to Port activity.

\* Maritime activity annually supports \$3.9 billion of personal wages and salaries for families; and generating \$13.1B of total economic value in the State of Texas each year.

\* \$314.9M of state and local tax revenue is generated annually by maritime activity at Port Corpus Christi.

\* Recent investments in the Port area will expand Texas' position as a global gateway for the nation.





## 34.05+/- Acres for Sale on IH-37, Near Valero Way

### AREA HIGHLIGHTS

- o U.S.S. Lexington Memorial and Museum
- o The Texas State Aquarium
- o South Texas Botanical Garden & Nature Center
- o Art Museum of South Texas
- o Texas Surf Museum
- o Corpus Christi Museum of Science & History
- o Mustang Island State Park
- o Whataburger Field
- o Harbor Playhouse Theatre
- o King Ranch



Botanical Gardens

### RELOCATE TO CORPUS CHRISTI

Corpus Christi's economy is benefiting from Texas' energy boom. Located just south of the Eagle Ford shale deposits, the region is seeing solid job gains, especially in the mining and construction sectors to accommodate the new energy-economy growth. According to the local economic development office, more than 12,500 jobs have been created since the Eagle Ford shale exploration began. Major recent economic events include Occidental Petroleum's move to develop 800 acres in San Patricio County and the former Naval Station Ingleside and Cheniere Energy's efforts to develop a liquefied natural gas terminal, as well as Texas A&M's acquisition of a former Wells Fargo building to create an incubator to assist start-ups bring technology ideas to market. The forecast is for another 65,000 jobs to be created to serve the needs of the energy industry -- a 33% increase in the current employment base.



### CORPUS CHRISTI RECENT SUCCESS STORIES

M&G Resins, USA, LLC project: Expected to create at least 250 jobs - economic impact \$4.8 billion over 10 years

Voestalpine: \$700 million processing plant tht will initially bring 150 permanent jobs to the region

Occidental Petroleum Corp.: Developing 800 acres in San Patricio County, including the former Naval Station

Strike Pumps: Will be leasing an existing building on 8 acres -- they plan to hire up to 80 employees

Schlitterbahn: Water park is moving forward with plans to build \$41 million resort on Padre Island

Dupre Logistics LLC: Employees in new terminal will service the logistics needs of both new and existing clients in the area, specifically those in the Eagle Ford shale play, and expects to host 30 employees

Cheniere Energy, Inc: Facility should host 160 permanent jobs. During the four-year construction period, there could be an average of 1,800 construction jobs/year with a peak of 3,000 jobs and an estimated impact of 30,000 to 50,000 indirect permanent jobs.

Tianjin Pipe Co: Broke ground on their \$1 billion plant, and will generate up to 2,000 jobs during construction, 300 jobs in its first year with at least 300 more in following years. TPCO will generate \$2.7 billion boost to the local economy in the first decade

Baker Hughes: Purchased 30 acres with plans to develop a 140,000 square foot facility of office space. They will invest nearly \$20 million in real estate, equipment, and personal property. They plan to relocate 40 and add 75 new positions

Texas A&M at Corpus Christi: Purchased the Wells Fargo building opening the cities first Innovation Center to assist nearly 60 startup companies having innovative concepts for the private sector and transfer of technology

Topaz Power: Purchased two gas fired power plants investing over \$800 million in the two plants

Canyon Supply & Logistic: Has placed former Naval Station Ingleside under contract for the development of a multipurpose site which will create more than 2,000 new jobs

Fed Ex: Has leased 8.18 acres of land and is developing a new 70,000 square foot ground facility



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**AREA DEMOGRAPHICS**

**People QuickFacts**

Population 2012

High School Graduate  
Associates Degree  
Bachelor's Degree  
Graduate or Professional Degree

Veterans, 2007 - 2001

Mean travel time to work (minutes)

Housing units

Median value of owner-occupied housing

Median household income



**Corpus Christi**

**Texas**

312,195	26,059,203
24.7	24.8
5.9	5.2
12.5	15.6
7.2	7.6
26,190	1,618,413
18.9	24.8
125,469	9,977,436
\$111,300	\$126,400
\$45,267	\$50,920





# Refinery Row

34.05+/- Acres for Sale on IH-37, Near Valero Way

