

FOR LEASE

TBD HWY 185

PORT O'CONNOR, TEXAS 77982

± 2.56 ACRES



FOR MORE
INFORMATION
PLEASE CONTACT

TERENCE MOELLER
361.935.5157
tmoeller@cbharper.com

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LEASE

HWY 185
HWY 185, Port O'Connor, TX 77982



PROPERTY OVERVIEW

Leasing opportunity of a vacant \pm 2.56 acre parcel directly in front of 5D Steakhouse in Port O'Connor. Prominently positioned with \pm 633 feet of frontage along Highway 185 and the corner of Byers. No zoning restrictions, offering ideal conditions for a variety of business ventures (retails, custom facility, etc.). Significant highway exposure ensures easy access and high visibility.

PROPERTY HIGHLIGHTS

- \pm 2.56 acres Prime Commercial Property.
- Sits Directly in Front of 5D Steakhouse
- \pm 633 Ft Of Hwy 185 frontage
- Land Lease Only/ Not For Sale
- Hard Corner Hwy 185 & Byers
- Walking Distance to 5D, Froggies. The Texan, and Jecos
- Owner Will Divide

OFFERING SUMMARY

Lease Rate: Negotiable

Lot Size: \pm 2.56 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	54	148
Total Population	36	116	316
Average HH Income	\$84,171	\$85,515	\$85,507

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THIS PROPERTY CAN BE SUBDIVIDED INTO THREE EQUAL ± .8533 ACRE PAD SITES, OFFERING FLEXIBILITY FOR DEVELOPMENT. THE OWNER IS OPEN TO DIVISION.



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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	319	877	883
Average Age	53	55	55
Average Age (Male)	54	55	55
Average Age (Female)	52	54	54

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	150	422	425
Persons per HH	2.1	2.1	2.1
Average HH Income	\$85,494	\$83,886	\$83,898
Average House Value	\$253,523	\$275,249	\$275,043
Per Capita Income	\$40,711	\$39,945	\$39,951



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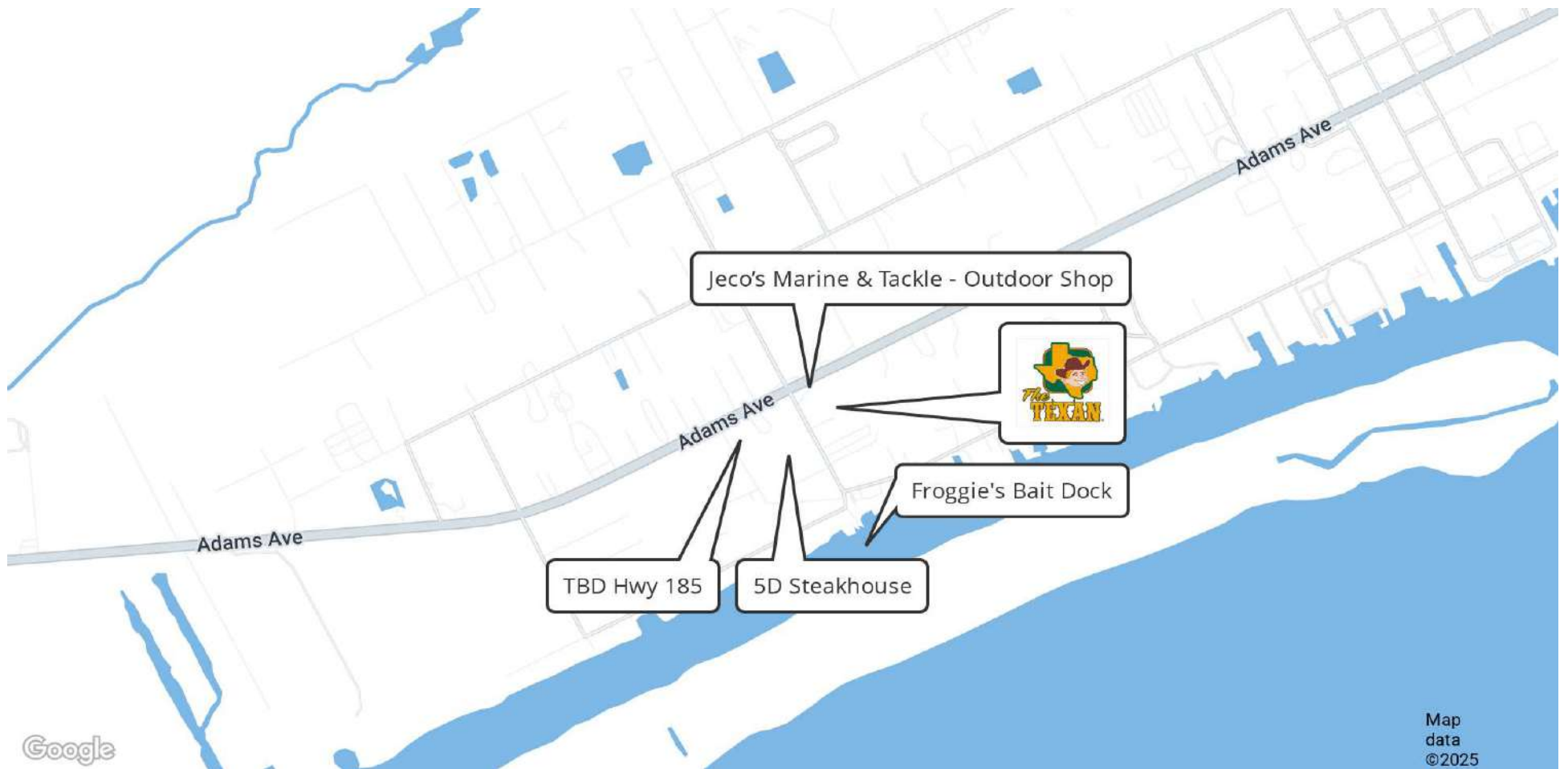
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LEASE

POINTS OF INTEREST HWY 6 & William D. Fitch PKWY, TX 77845



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