





Hwy. 35

Blue Bay Site
780 Ac. + -

**Porter-McCampbell
Airport**

Legend

-  Ingleside City Limits
-  Parcels

Ingleside City Limits

Blue Bay

Hwy. 35 & CR 4343

San Patricio County

Site Profile

Total Acres	780 Ac. Approx
Developable Acres	780 Ac. Approx
Zoning	N/A
Broker Price Option	N/A
Owner	Several owners
San Patricio County ID	Several ID #s
Physical Address	Hwy. 35

Community Information

MSA Population	442,600
Fire Station	7 miles
Police Station	7 miles
Hospitals	30 miles
Building Codes	County
Living Cost Index	N/A
Sales Tax	8.25%
2021 Tax Rate	N/A

Transportation

Street Access	Hwy. 35
Street Classification	Hwy.
Interstate Near By	I-37
Airport Access	1 mile
Rail Access	No

Site Physical Description

Flood Zone Acres	None - X Zone
Topographic Info	N/A
Surface Soil Type	Sandy & Clay Loams

Utilities

Water	NO
Wastewater	NO
Gas	Yes via pipeline
Electric	AEP
Fiber Optics	N/A
Buried Cable	N/A
Overhead Cable	N/A
Landfill	N/A

Environmental

ESA Phase 1	yes
ESA Phase 2	N/A
Geo-Tech Report	Yes
ATLA Survey	N/A
Wetlands Delineation	Yes
MS 4 Compliance	N/A