



C.R. 3567

Hwy. 181

Floreke Site
740 Ac.

C.R. 3667

C.R. 1614

Exxon Plant Site

Legend

—+— Railroad Line

□ Parcels

Floerke Property (Exxon)

Hwy.181 & C.R. 3667

San Patricio County

Site Profile

Total Acres	740 Ac.
Developable Acres	740 Ac.
Zoning	N/A
Broker Price Option	N/A
Owner	Floreke Family
San Patricio County ID	56605 & 56552 & 56571
Physical Address	Hwy. 181

Community Information

MSA Population	442,600
Fire Station	3 miles
Police Station	3 miles
Hospitals	18 miles
Building Codes	County
Living Cost Index	N/A
Sales Tax	8.25%
2021 Tax Rate	N/A

Transportation

Street Access	Hwy. 181
Street Classification	Hwy. 181
Interstate Near By	I-37
Airport Access	7 Miles
Rail Access	Near Site

Site Physical Description

Flood Zone Acres	None
Topographic Info	N/A
Surface Soil Type	Clay Loam

Utilities

Water	Yes
Wastewater	City of Portland or Gregory
Gas	Yes available to site
Electric	AEP Texas
Fiber Optics	Yes
Buried Cable	Yes
Landfill	No

Environmental

Phase 1 ESA	Yes
Phase 2 ESA	N/A
Wetland Delineation	N/A
Geo-Tech Report	Yes
Archeological Findings	N/A
GIS Maps	Yes