



ingleside industrial

L A N D + S E A

INGLESIDEMARINE/INDUSTRIALACREAGE

SITE 3

SITE 2

SITE 1

La Quinta Channel

Corpus Christi Ship Channel

±**520-ACRE** PRIME HEAVY INDUSTRIAL DEVELOPMENT OPPORTUNITY

SAN PATRICIO COUNTY, TEXAS



The Island

±226 ACRES—SITE 1

SITE 1
±226 ACRES

Corpus Christi Ship Channel

La Quinta Channel

ISLAND AND IMPROVEMENTS

Superlative location with nexus near both the La Quinta Ship Channel and the Corpus Christi Ship Channel. The Island is an income producing site that is currently an active Dredge Material Placement Area (DMPA). It is a prime location for a number of extraordinary uses, including multiple deep-water ship docks and has approximately \$32.7 million of improvements including:



Bulkhead



Rip Rap shore protection



Twin brackish water wells



Dock & Utilities



Pipeline corridor connectivity



Active DMPA

Island Channel 47 feet
(Authorized Depth per USACE)

VIEW
HYDROGRAPHIC
SURVEY

Project Yard

±4 ACRES

Project Yard Channel 18 feet
(Authorized Depth per USACE)

SITE 2

MAIN STREET SITE PROVIDES WATER ACCESS

This site sits along approximately 670' feet of frontage on FM 1069/ Main Street. Site improvements include three existing structures and bulkheading. Site is home to an income producing tenant which can be retained or removed on short notice.

**ingleside
industrial**
LAND + SEA

SITE 2
±4 ACRES

FM 1069 | MAIN ST

Jewell Fulton Channel

SHARON RD

VIEW JEWELL-FULTON
HYDROGRAPHIC
SURVEY

Upland Acreage

±289 ACRES — SITE 3

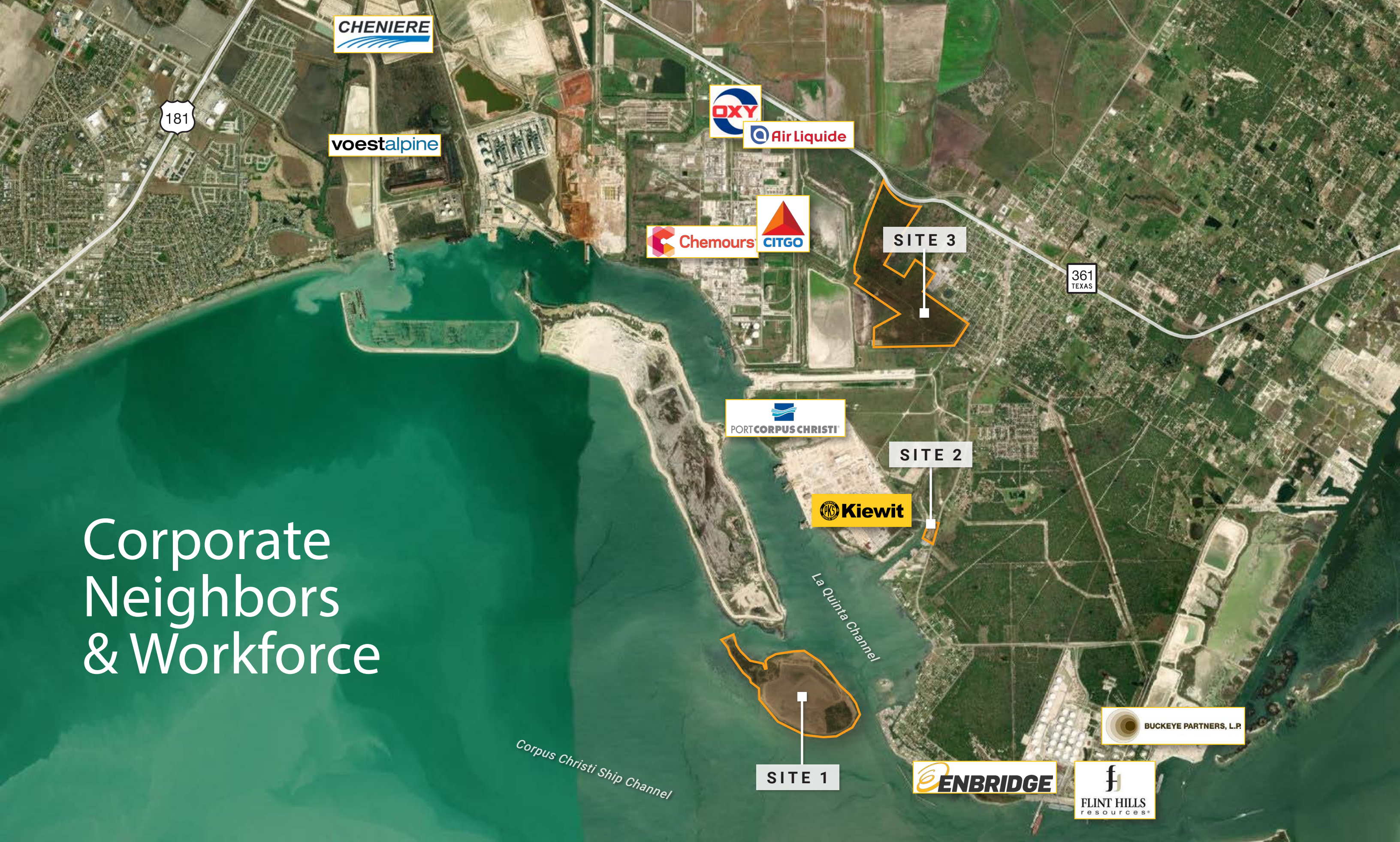
AMPLE INLAND ACREAGE AND PIPELINE CORRIDOR CONNECTIVITY

This upland acreage has approximately 0.43 miles of frontage south of State Highway 361, the main thoroughfare into the city of Ingleside, Texas, as well as a connector to area industry and major transportation arteries.

The site, with rail access, is situated along the route of proposed State Highway 200. When completed, SH 200 will connect SH 361 to SH 1069, providing a faster, safer route to coastal industrial sites.



Corporate Neighbors & Workforce



CHENIERE

voestalpine

OXY

Air Liquide

Chemours

CITGO

SITE 3

361
TEXAS

PORT CORPUS CHRISTI

SITE 2

Kiewit

La Quinta Channel

SITE 1

Corpus Christi Ship Channel

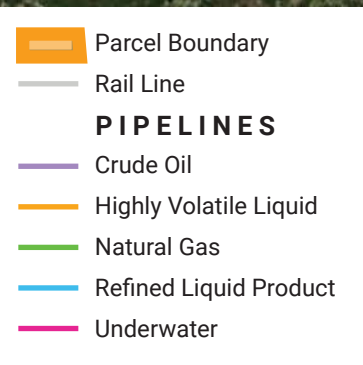
BUCKEYE PARTNERS, L.P.

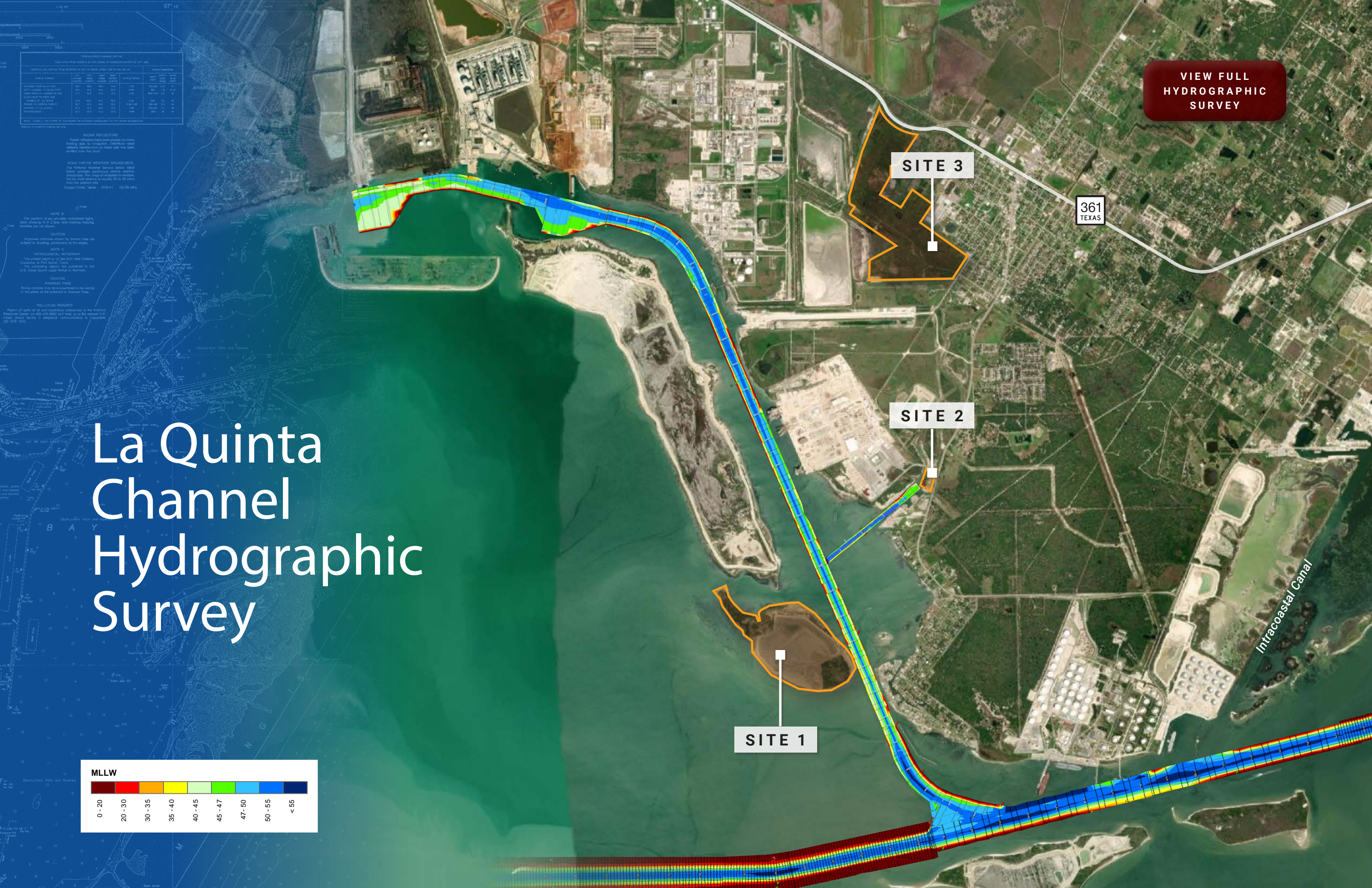
ENBRIDGE

FLINT HILLS
resources

Pipeline and RailLine Map

[VIEW PIPELINE OVERVIEW MAP](#)





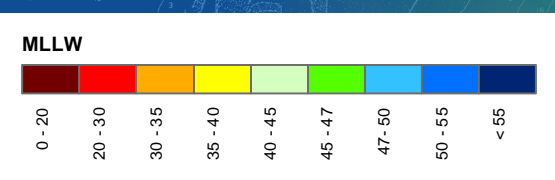
**VIEW FULL
HYDROGRAPHIC
SURVEY**

SITE 3

SITE 2

SITE 1

La Quinta Channel Hydrographic Survey



Unprecedented Opportunity

These three sites provide both water access and ample acreage to accommodate a wide variety of uses.

Currently, both the Corpus Christi Ship Channel and the La Quinta Ship Channel are in the process of undergoing deepening to 55', which will serve to accommodate leading multi-purpose vessels serving the global marketplace.

These parcels are located in San Patricio County, home to over \$30 billion in capital investments over the last eight years. The Region is poised to continue as one of the world's leading industrial marketplaces.



