



ODEM SITE

San Patricio County
Odem, Tx 78370-
0754

HWY 77

CR 1694

1,200 ft

700 ft

Union Pacific Railroad



Wade Spenst

CCIM, Broker

New Southern Commercial Real
Estate

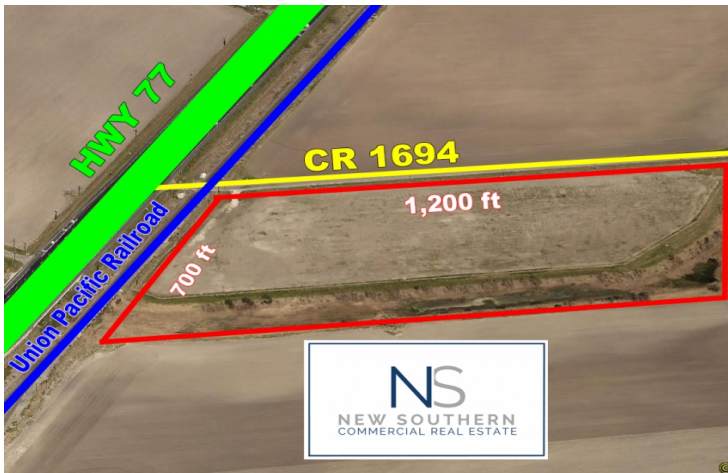
361-834-6333

License: 677021

wade@newsoutherncommercial.com

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Odem site

San Patricio County
Odem, Tx 78370-0754

HWY 77

CR 1694

1,200 ft

700 ft

ODEM
SITE

PROPERTY INFORMATION

NS
NEW SOUTHERN
COMMERCIAL REAL ESTATE

Call for Price

Property Address

San Patricio County
Odem, Tx 78370-0754

Land Size

27.00 Acres

COMPANY DISCLAIMER

NS
NEW SOUTHERN
COMMERCIAL REAL ESTATE

HWY 77

CR 1694

1,200 ft

700 ft

Union Pacific Railroad

PROPERTY OVERVIEW

The 27 acres of undeveloped land located near Odem, Texas on the Union Pacific Rail Line and Hwy 77 is an ideal location for a manufacturing company. The land is situated in a prime location with easy access to transportation and other resources. The market value of the property is approximately \$3/sqft, making it an attractive investment for any steel company looking to expand their operations.

The land is surrounded by a variety of amenities and other businesses. This makes it an ideal location for a manufacturing company to set up shop and take advantage of the local resources. Additionally, the area is known for its low cost of living and high quality of life, making it an attractive place to live and work.

ODEM

SITE

San Patricio County
Odem, Tx 78370-0754

PROPERTY DETAILS

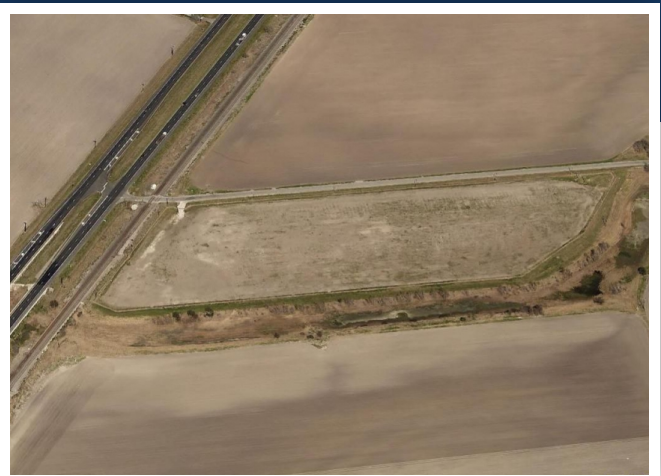
Land is an ideal location for businesses looking to expand or relocate. Located on the Hwy 77 corridor, it has 700 feet of rail frontage along with 1,200 linear feet along county road 1694. It is just minutes by car or rail to the Steel Dynamics site in Sinton, making it an ideal location for businesses looking to take advantage of the area's transportation infrastructure.

The land is situated in a prime location for businesses looking to take advantage of the area's resources. It is close to the Port of Corpus Christi, which provides access to international markets and is home to a variety of industries. The area also offers access to a skilled workforce, with a number of universities and colleges nearby. .

The land itself is well-suited for industrial development. It has a flat terrain and is zoned for industrial use, making it an ideal location for businesses looking to build or expand their operations.

The City of Odem is willing to work with a Buyer on making this a win/win transaction. For their efforts to make this an attractive proposition for both the Buyer and the Seller the city will require the annexation of the property, any utility requirements on-site to be paid by the Buyer as well as all fees required to satisfy closing and representation of both parties.

PROPERTY PHOTOS



PROPERTY PHOTOS

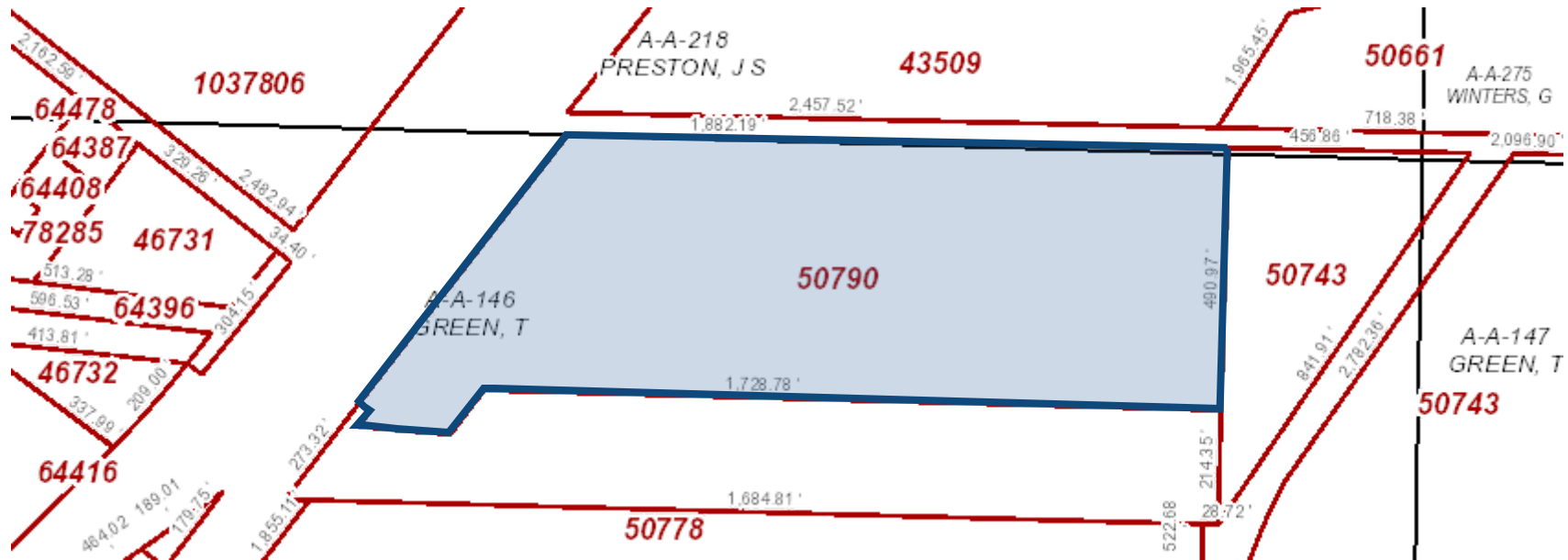


ODEM

SITE



Map



Property Details

Account	
Property ID:	50790
Legal Description:	GEO H PAUL SUBD CFP CO SEC 39 (19.75 ACRES)
Geographic ID:	1314-0039-0000-005
Agent:	
Type:	Real
Location	
Address:	CR 1694 ODEM, TX 78370
Map ID:	K-8-

Neighborhood CD:	OR100
Owner	
Owner ID:	24001
Name:	CITY OF ODEM
Mailing Address:	PO BOX 754 ODEM, TX 78370-0754
% Ownership:	100.0%
Exemptions:	EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere) For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A

Appraised Value:	N/A
Homestead Cap Loss: ⓘ	N/A
Assessed Value:	N/A

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	M&O Rate	I&S Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD San Patricio	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GSP	San Patricio County	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MUD	San Patricio Co Drain Dist	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RSP	San Patricio County Road	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SOD	ISD Odem-Edroy	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RSOD01	ODEM RURAL	19.75	860,310.00	0.00	0.00	N/A	N/A

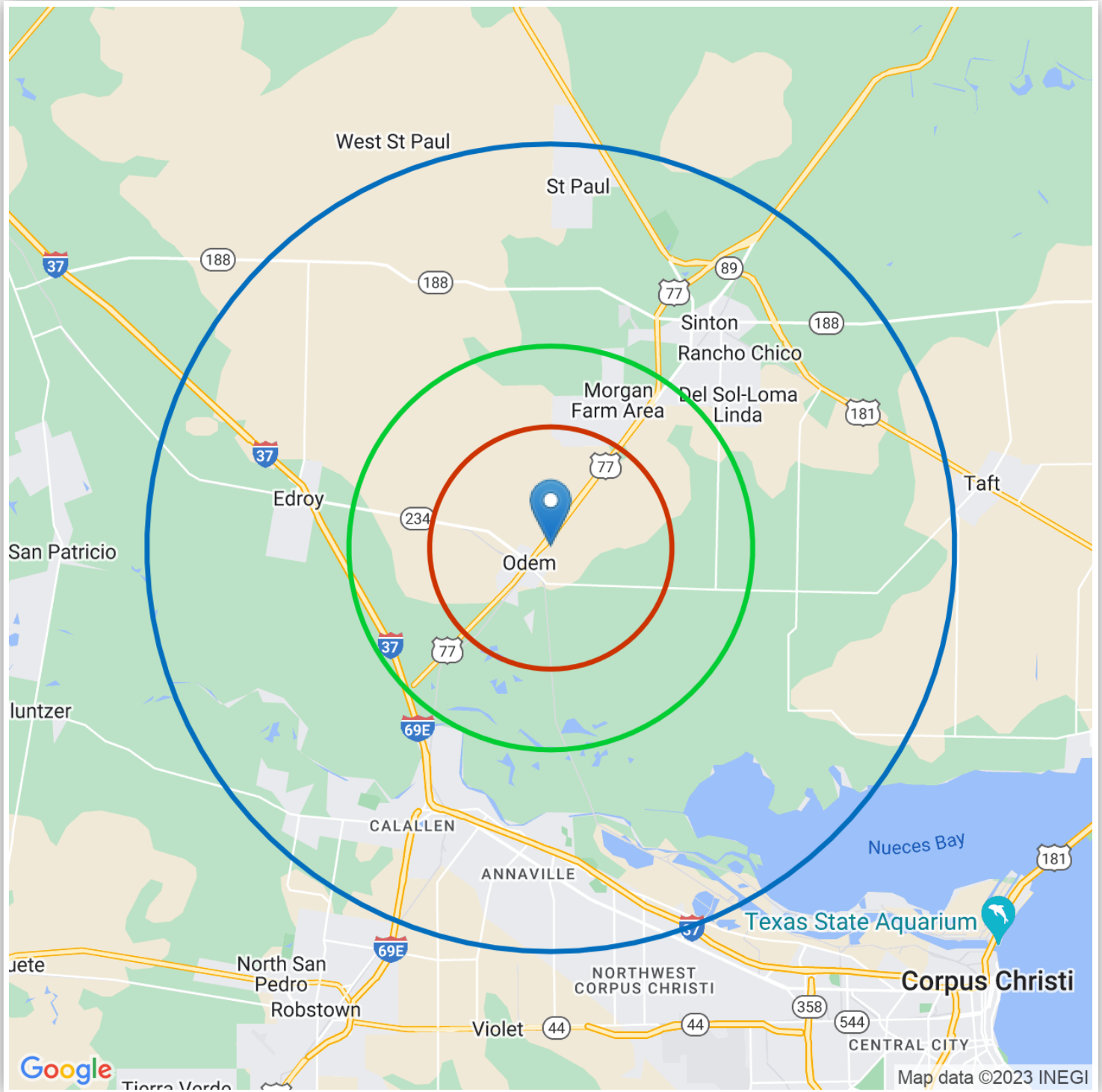
Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$178,984	\$0	\$178,984	\$0	\$178,984
2021	\$0	\$178,984	\$0	\$178,984	\$0	\$178,984
2020	\$0	\$129,424	\$0	\$129,424	\$0	\$129,424
2019	\$0	\$129,424	\$0	\$129,424	\$0	\$129,424
2018	\$0	\$99,738	\$0	\$99,738	\$0	\$99,738
2017	\$0	\$99,738	\$0	\$99,738	\$0	\$99,738
2016	\$0	\$183,675	\$0	\$183,675	\$0	\$183,675
2015	\$0	\$20	\$0	\$20	\$0	\$20
2014	\$0	\$20	\$0	\$20	\$0	\$20
2013	\$0	\$20	\$0	\$20	\$0	\$20
2012	\$0	\$20	\$0	\$20	\$0	\$20

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
			CITY OF ODEM	CITY OF ODEM	0	0	

LOCATION/STUDY AREA MAP (RINGS: 3, 5, 10 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

3,982

Population



3.1

Average
Household Size

36.8

Median Age

\$50,042

Median Household
Income

EDUCATION

30%

No High School
Diploma



26%

High School
Graduate



29%

Some College



15%

Bachelor's/Grad/
of Degree

BUSINESS



76

Total Businesses



805

Total Employees

EMPLOYMENT



49%

White Collar



34%

Blue Collar



17%

Services

7.8%

Unemployment
Rate

INCOME



\$50,042

Median Household
Income



\$23,954

Per Capita Income



\$135,966

Median Net Worth

Households By Income

The largest group: \$15,000 - \$24,999 (15.7%)

The smallest group: \$150,000 - \$199,999 (2.4%)

Indicator	Value	Difference	
<\$15,000	9.9%	-3.4%	
\$15,000 - \$24,999	15.7%	+6.1%	
\$25,000 - \$34,999	10.8%	+1.6%	
\$35,000 - \$49,999	13.6%	+1.1%	
\$50,000 - \$74,999	15.7%	+1.5%	
\$75,000 - \$99,999	11.8%	-0.6%	
\$100,000 - \$149,999	14.5%	-2.4%	
\$150,000 - \$199,999	2.4%	-3.6%	
\$200,000+	5.6%	-0.3%	

Bars show deviation from
48409 (San Patricio County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

5,583

Population



Average
Household Size

37.7

Median Age

\$52,620

Median Household
Income

EDUCATION

28%

No High School
Diploma



27%

High School
Graduate



30%

Some College



15%

Bachelor's/Grad/
of Degree

BUSINESS



97

Total Businesses



982

Total Employees

EMPLOYMENT



53%

White Collar



32%

Blue Collar



Services

16%



6.9%

Unemployment
Rate

INCOME



\$52,620

Median Household
Income



\$23,934

Per Capita Income



\$152,171

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (16.6%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator	Value	Difference	
<\$15,000	9.6%	-3.7%	
\$15,000 - \$24,999	13.5%	+3.9%	
\$25,000 - \$34,999	10.9%	+1.7%	
\$35,000 - \$49,999	13.6%	+1.1%	
\$50,000 - \$74,999	16.0%	+1.8%	
\$75,000 - \$99,999	12.1%	-0.3%	
\$100,000 - \$149,999	16.6%	-0.3%	
\$150,000 - \$199,999	3.3%	-2.7%	
\$200,000+	4.3%	-1.6%	

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INFOGRAPHIC: KEY FACTS (RING: 10 MILE RADIUS)

KEY FACTS

47,657

Population



2.9

Average
Household Size

36.6

Median Age

\$67,954

Median Household
Income

EDUCATION

16%

No High School
Diploma



29%

High School
Graduate



36%

Some College



19%

Bachelor's/Grad/
of Degree

BUSINESS



1,294

Total Businesses



14,460

Total Employees

EMPLOYMENT



59%

White Collar



30%

Blue Collar



Services

11%

5.8%

Unemployment
Rate

INCOME



\$67,954

Median Household
Income



\$28,768

Per Capita Income



\$149,292

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.1%)

The smallest group: \$200,000+ (4.8%)

Indicator	Value	Difference	
<\$15,000	10.9%	-2.4%	
\$15,000 - \$24,999	8.0%	-1.6%	
\$25,000 - \$34,999	9.0%	-0.2%	
\$35,000 - \$49,999	9.7%	-2.8%	
\$50,000 - \$74,999	15.8%	+1.6%	
\$75,000 - \$99,999	14.2%	+1.8%	
\$100,000 - \$149,999	20.1%	+3.2%	
\$150,000 - \$199,999	7.4%	+1.4%	
\$200,000+	4.8%	-1.1%	

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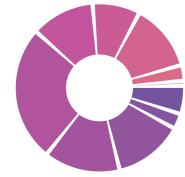
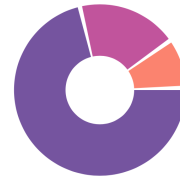
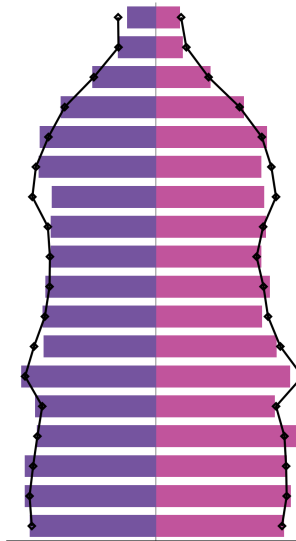
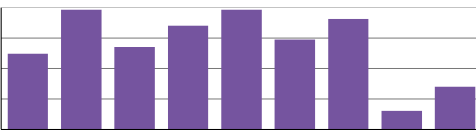
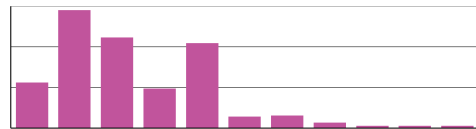
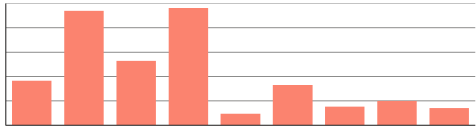
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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

COMMUNITY PROFILE

5,583 **0.6%** **3.0** **50.2** **37.7** **\$52,620** **\$152,171** **\$129,784** **25%** **59%** **16%**
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



15.7%
Service Workers

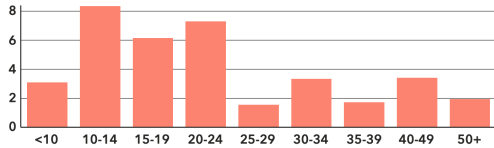


31.5%
Blue Collar Workers

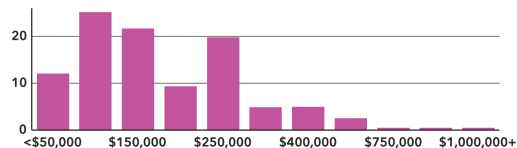


52.8%
White Collar Worker

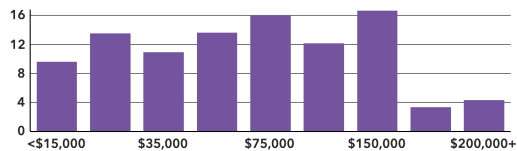
Mortgage as Percent of Salary



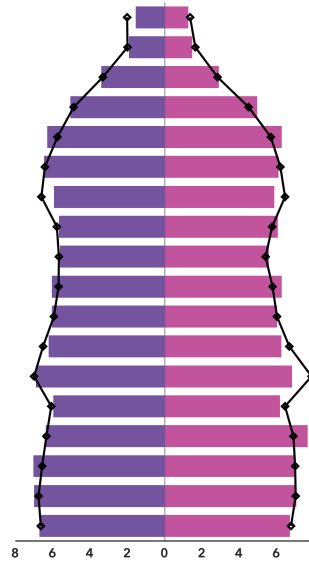
Home Value



Household Income

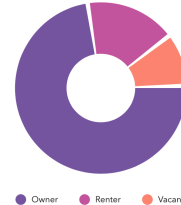


Age Profile: 5 Year Increments



Dots show comparison to 48409 (San Patricio County)

Home Ownership



Owner Renter Vacant

Housing: Year Built



<1939 1940-49 1950-59
 1960-69 1970-79 1980-89
 1990-99 2000-09 2010-13
 2014+

Educational Attainment



< 9th Grade HS Diploma Some College
 No Diploma GED Assoc Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14
 15-19 20-24 25-29
 30-34 35-39 40-44
 45-59 60-89 90+

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 10 MILE RADIUS)

COMMUNITY PROFILE

47,657 0.7% 2.9 61.3 36.6 \$67,954 \$149,292 \$178,442 25% 61% 14%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



10.8%
Service Workers

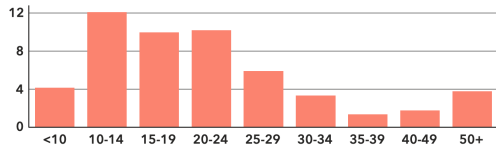


30.2%
Blue Collar Workers

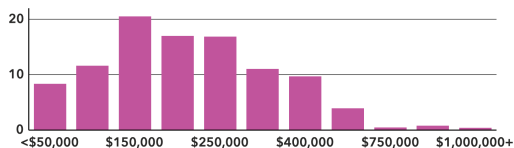


59.0%
White Collar Worker

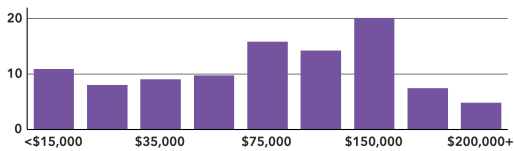
Mortgage as Percent of Salary



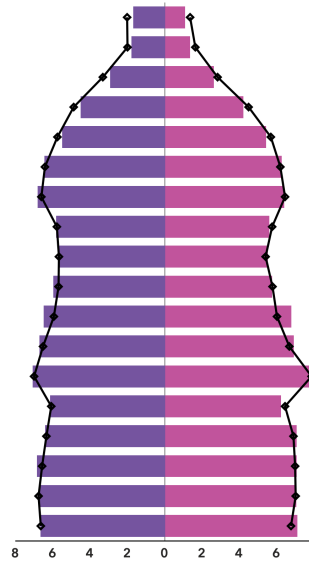
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to 48409 (San Patricio County)

Home Ownership



Owner Renter Vacant

Housing: Year Built



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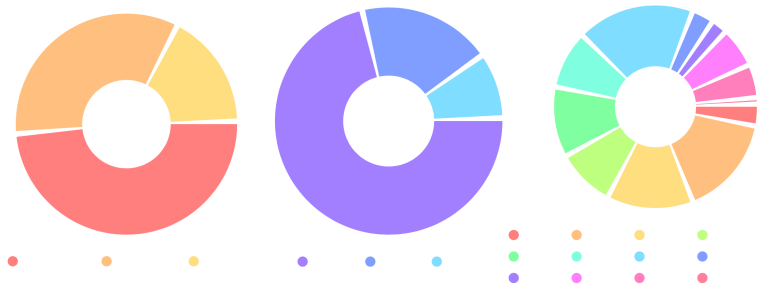


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INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 3 MILE RADIUS)

MARKET SUMMARY

San Patricio County, Odem, Tx, 78370-0754
3-mile ring



ODEM SITE

SAN PATRICIO COUNTY, ODEM, TX, 78370-0754

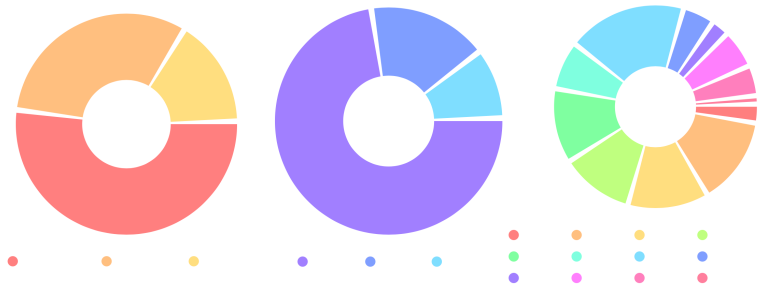


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INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 5 MILE RADIUS)

MARKET SUMMARY

San Patricio County, Odem, Tx, 78370-0754
5-mile ring



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INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 10 MILE RADIUS)

MARKET SUMMARY

San Patricio County, Odem, Tx, 78370-0754
10-mile ring



Population Total	Pop Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Net Worth	Median Home Value	Under 18	Ages 18 to 65	Aged 66+
47,657	0.66%	2.87	61.3	36.6	\$67,954	\$149,292	\$178,442	24.8%	60.8%	14.4%

No High School Diploma 16%

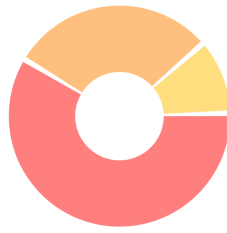
High School Graduate 29%



Bachelor's, Professional or Graduate Degree 19%

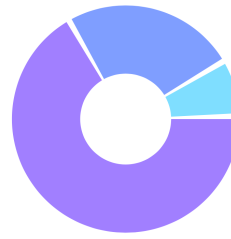
Some College 36%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19
20-24 25-29 30-34 35-39
40-44 45-59 60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024



Business Analyst

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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS

3-mile ring

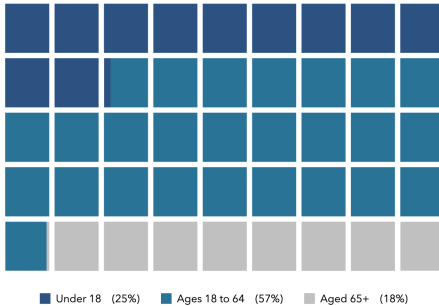
San Patricio County, Odem, Tx, 78370-0754

3,543	1,286	2.76	38.1	\$55,341	\$132,025	66	172	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

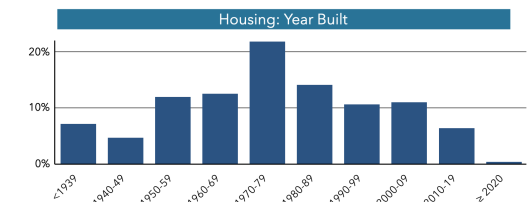
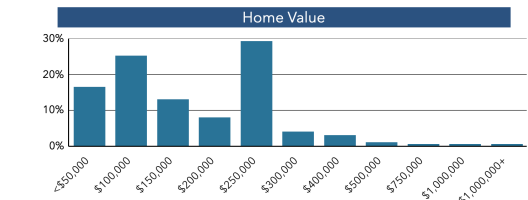
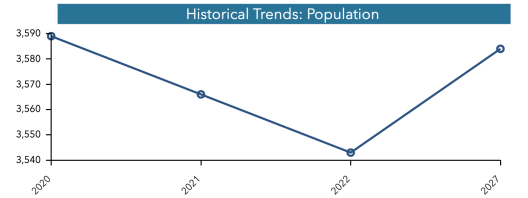
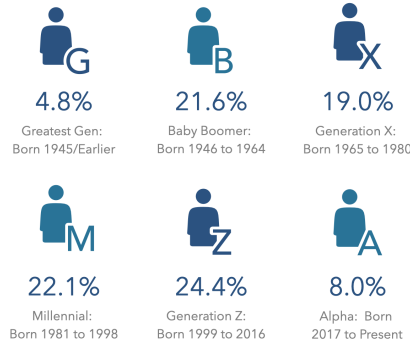


POPULATION BY AGE



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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POPULATION BY GENERATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS

5-mile ring

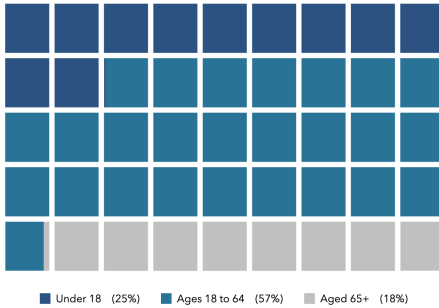
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5,277	1,857	2.84	38.7	\$58,834	\$164,919	65	145	74
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

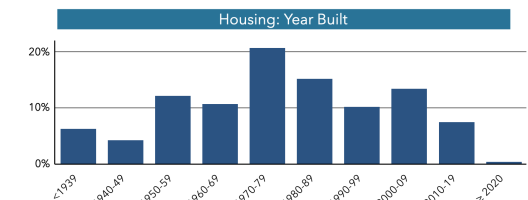
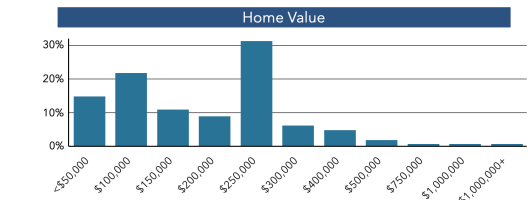
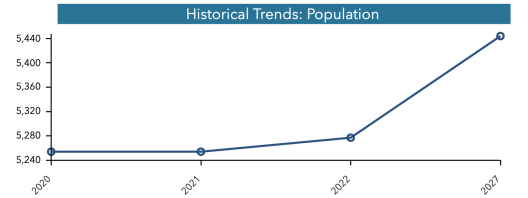
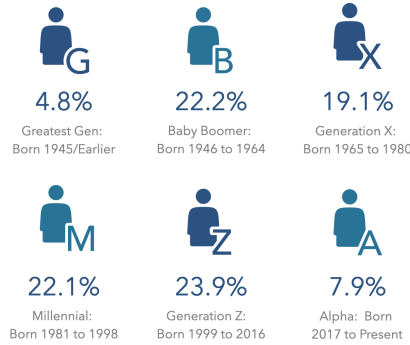
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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INFOGRAPHIC: POPULATION TRENDS (RING: 10 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS

10-mile ring

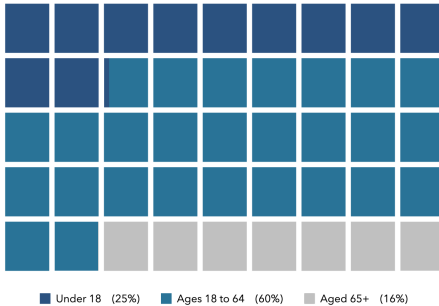
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48,978	17,356	2.80	36.7	\$76,323	\$192,299	79	153	78
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

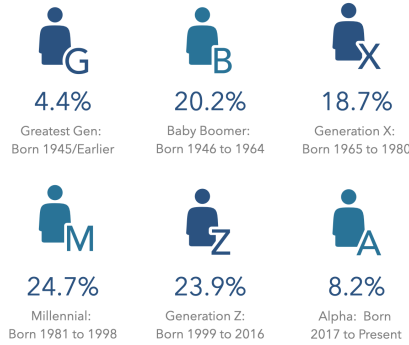
MORTGAGE INDICATORS



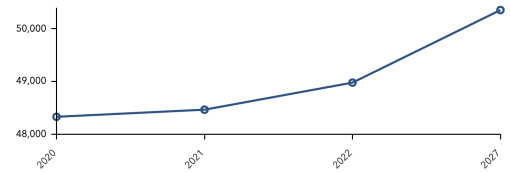
POPULATION BY AGE



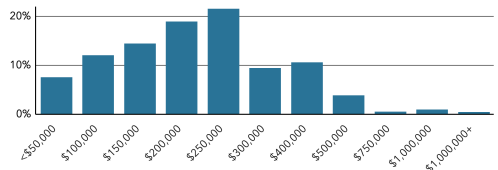
POPULATION BY GENERATION



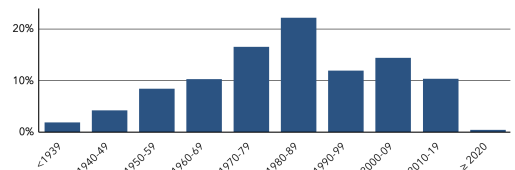
Historical Trends: Population



Home Value



Housing: Year Built



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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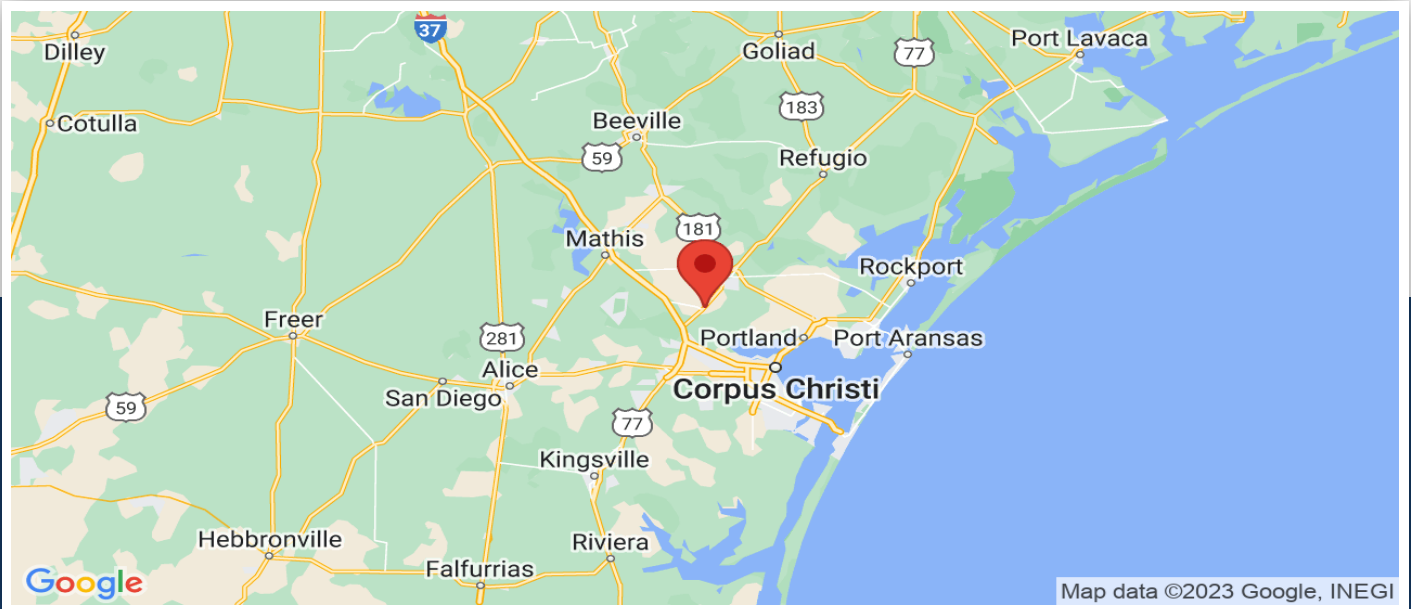
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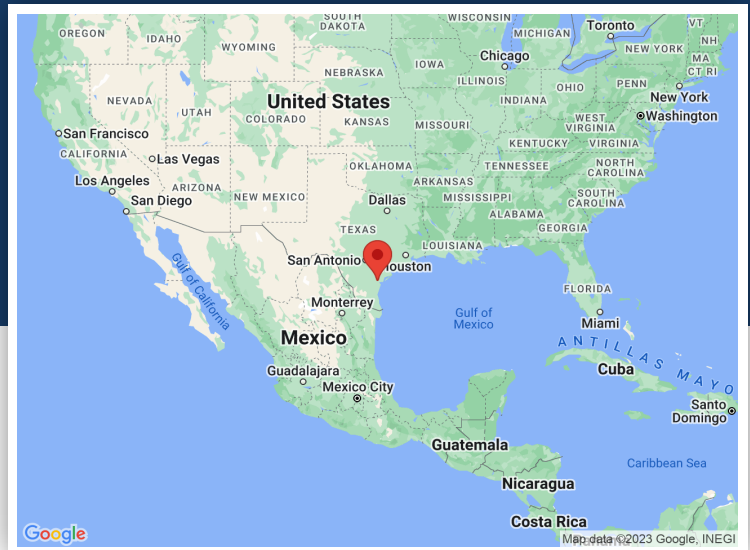
AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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CR 1694

1,200 ft

700 ft

NS

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