

FORMER BANK FOR SALE

One of Texas Fastest Growing Markets -PRIME REDEVELOPMENT OPPORTUNITY-

1031 US 181, Portland, TX 78374

- 4,555 SF Building on 1.09 AC of Land

- A fantastic redevelopment potential for a restaurant, medical office, law firm, real estate office, insurance agency, family office, and more.

Key Highlights:

- High-Growth Market: Portland's population surged 35% from 2010 to 2020 and continues to grow, driven by the booming Liquids expansion on Corpus Christi Bay.
- New & Expanding Developments: 3,000+ residential lots currently under development ensure a strong customer base for businesses.
- Thriving Retail Corridor: Surrounded by national brands, including Target, Raising Cane's, Chipotle, Chick-fil-A, Walgreens, Starbucks, Freddy's Steakburgers, H-E-B, Walmart, and Academy Sports + Outdoors.
- Strategic Location: Situated in a high-traffic area, making it ideal for a variety of commercial uses.

Property is subject to a two year restriction against financial institutions

- For Sale: Asking \$1,115,000

AREA RETAIL



Close Up Aerial



Medium Aerial



Overview Aerial



Overhead View



Oblique Eye-Level View



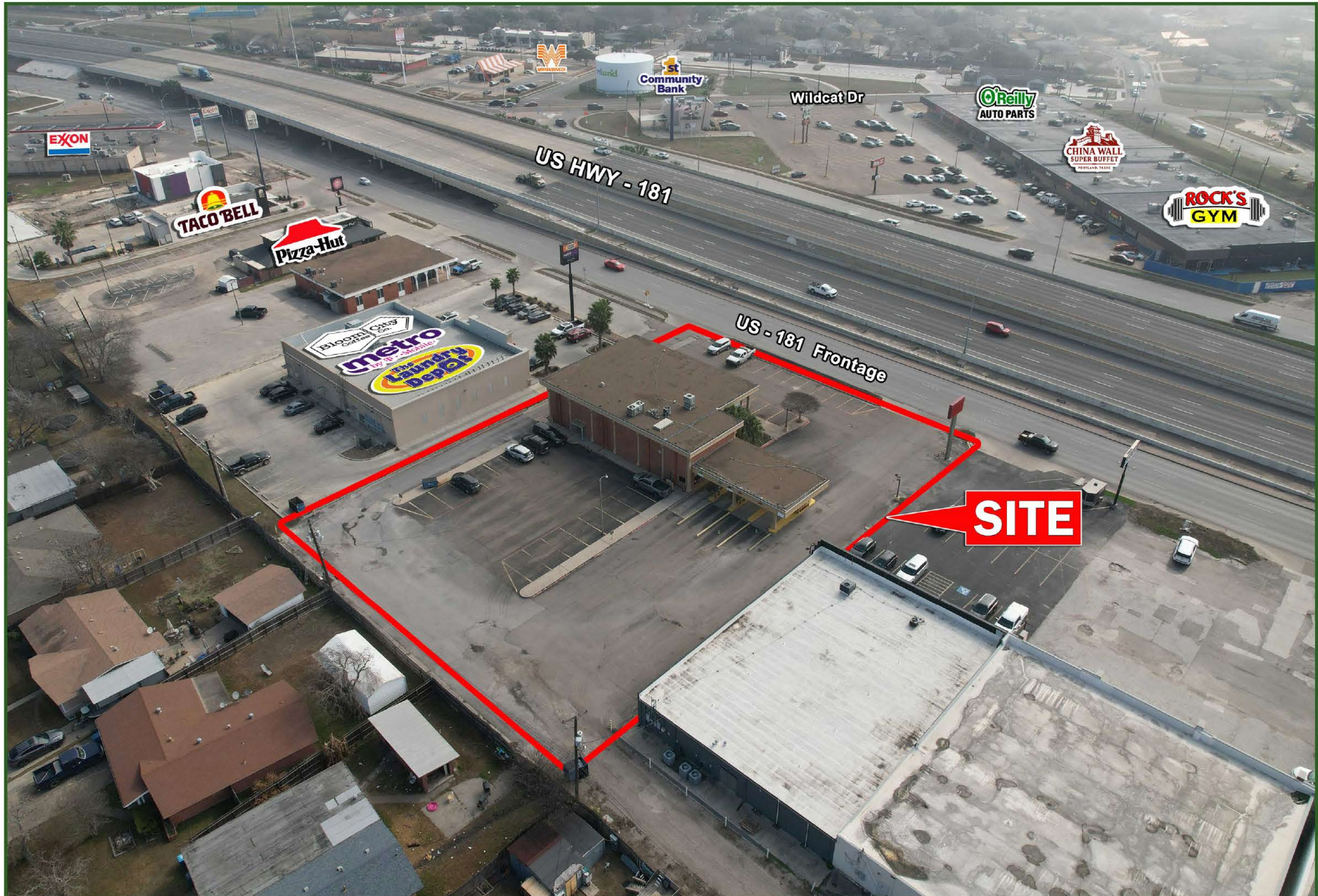
1031 US-181, Portland, TX 78374

North View



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East View



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Pole/Pylon Sign



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Rear View



1031 US-181, Portland, TX 78374

Front View



Office Interior



Office Interior





EXECUTIVE SUMMARY 2024 Demographics

Rings: 1, 3, 5 mile radii

Portland, Texas

Latitude: 27.87977

Longitude: -97.32112

	1 mile	3 miles	5 miles
2024 Population			
2024 Total Population	10,423	20,981	23,156
2010-2020 Population: Annual Growth Rate	1.37%	1.92%	1.74%

2024 Daytime Population			
2024 Total Daytime Population	8,734	18,245	20,345
2024 Daytime Population: Workers	3,289	7,000	7,840
2024 Daytime Population: Residents	5,445	11,245	12,505

2029 Population Estimate	1 mile	3 miles	5 miles
2029 Total Population	10,561	21,425	23,601
2023-2028 Population: Annual Growth Rate	0.26%	0.42%	0.38%
2029 Household Population	10,531	21,376	23,534
2029 Family Population	8,936	18,317	20,228
2029 Population Density (Pop per Square Mile)	3,364.3	757.9	300.5

2024 HH Income			
2024 Median Household Income	\$89,578	\$85,129	\$82,427
2024 Average Household Income	\$116,906	\$112,634	\$108,255
2024 Per Capita Income	\$43,450	\$40,785	\$39,049

2024 Educational Attainment			
Bachelor's Degree & Greater Total %	30%	30%	28%
Bachelor's Degree %	19.27%	19.77%	19.08%
Graduate & Professional Degree %	10.43%	9.73%	9.08%

2024 Race/Ethnicity			
2024 White Population (Esri)	6,572	12,971	13,906
2024 Black/African American Population (Esri)	215	437	465
2024 Asian Population (Esri)	258	577	601
2024 Hispanic Population (Esri)	4,323	9,113	10,821

2024 Households			
2024 Total Units	4,032	7,557	8,321
2010 Owner-occupied Housing Units	2,266	3,987	4,433
2024 Median Home Value	\$219,524	\$235,376	\$231,524
2024 Average Home Value (Esri)	\$229,541	\$259,799	\$253,802
2024 Average Family Size (Esri)	3.21	3.39	3.40

2024 Age			
2024 Median Age	37.0	36.1	36.5

