#### 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



















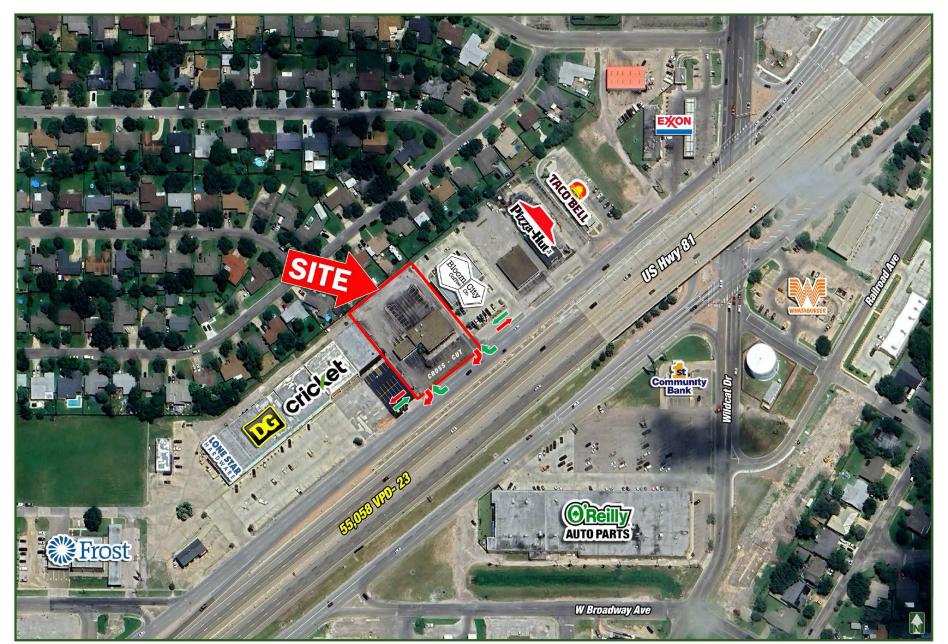




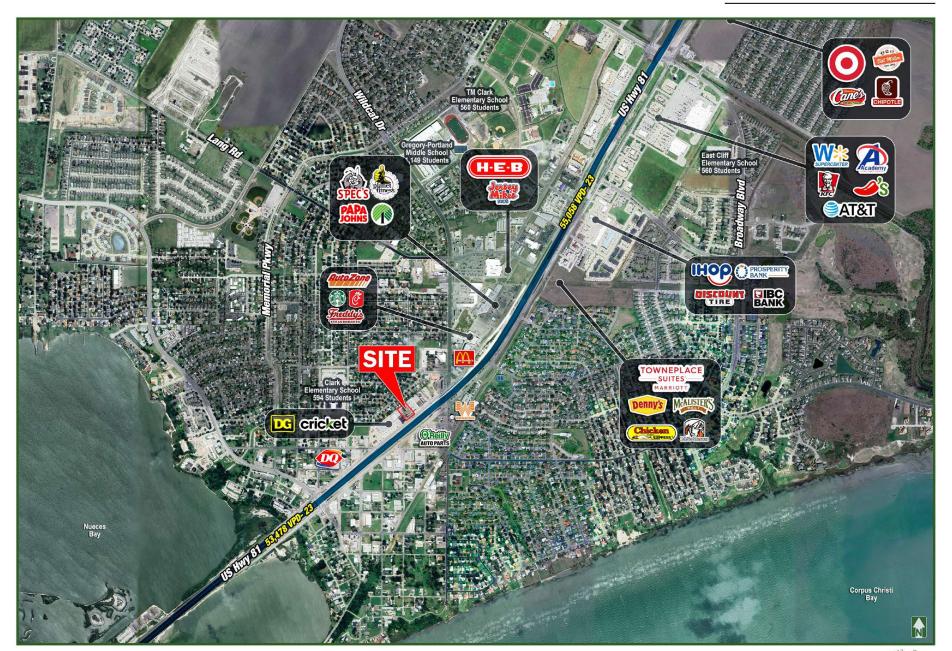




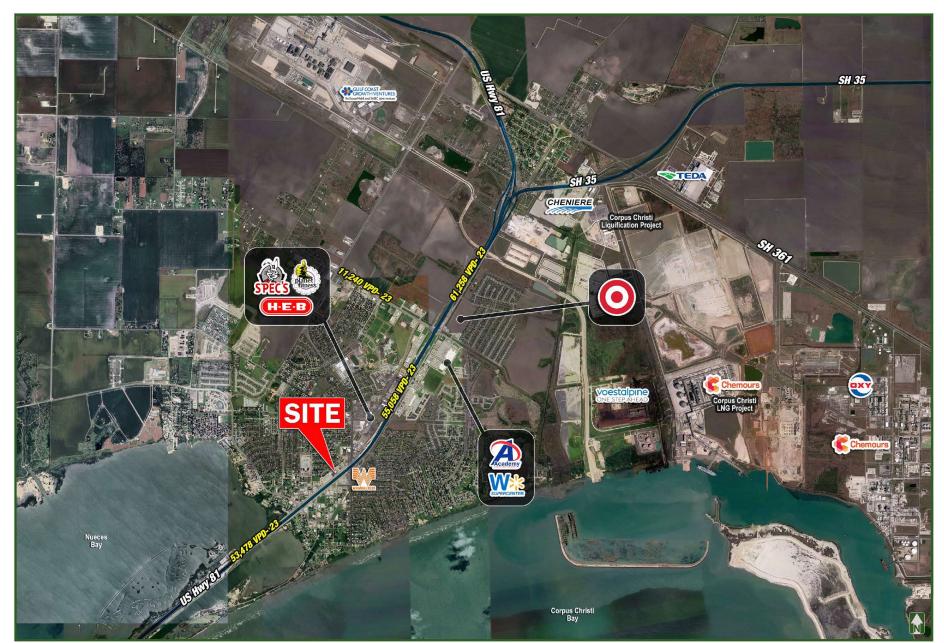
# Close Up Aerial



## Medium Aerial



## Overview Aerial



## Overhead View



# Oblique Eye-Level View



### North View



### East View



# Pole/Pylon Sign



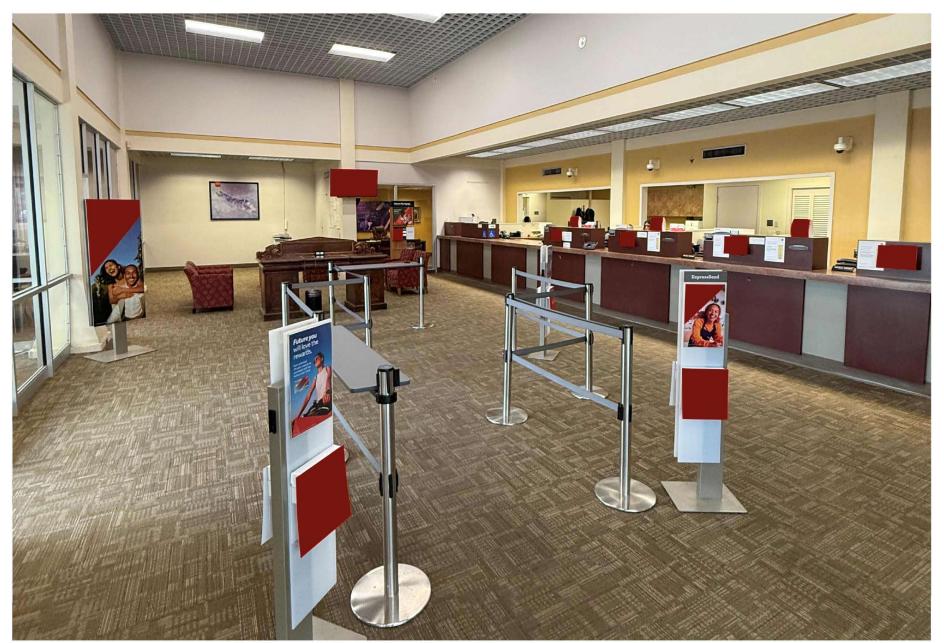
## Rear View



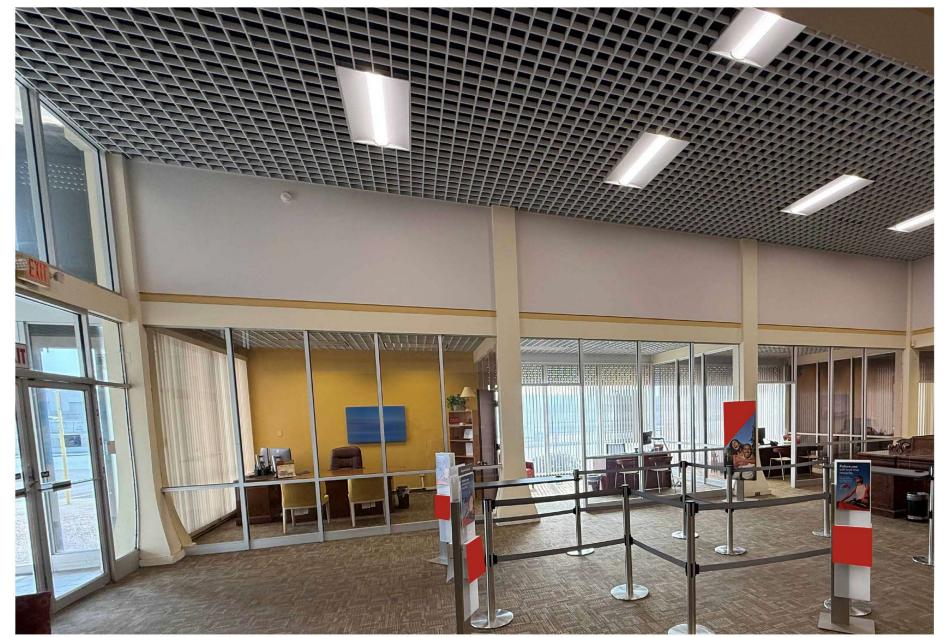
### Front View



## 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	10.422	20.001	22.156
2024 Total Population	10,423	20,981	23,156
2010-2020 Population: Annual Growth Rate	1.37%	1.92%	1.74%
2024 Paytima Payulation			
2024 Daytime Population	0.724	10 245	20.245
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



#### **Information About Brokerage Services**

EQUAL HOUSING

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- · A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- · A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

#### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents);

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- · Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- · The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/1	enant/Seller/Landlor	d Initials Date	