

PORTLAND, TEXAS

CORPUS BAY WATERFRONT

75± ACRES

Bay and lake frontage.
A residential development
opportunity.

Offered as a single tract for acquisition
and development. Large-lot waterfront
residential potential.

DEVELOPER OFFERING

Owner marketing | Review draft

Photography supplied by owner.



Two waterfront settings. One offering.

Approximately 75 acres in Portland, Texas, with frontage on Corpus Christi Bay and an inland lake. The owner seeks a developer to acquire the tract and create a residential community, with an emphasis on large-lot waterfront homesites.



LAKE FRONTAGE

75±

Acres offered

Residential

Owner-reported zoning

Bay + lake

Waterfront setting

A setting for a distinctive community

The supplied aerials show the tract alongside established NorthShore-area neighborhoods and the country club landscape, with bay frontage at its southern end. The lake and bay offer two different settings around which a developer can evaluate a residential plan.

Acreage and zoning are owner-reported. Exact acreage, frontage, development yield and approvals require buyer verification.

The property in context.



Owner-supplied aerial with approximate yellow boundary. This image is a marketing illustration, not a legal survey.

Portland | Corpus Christi Bay

Country Club Boulevard is shown meeting the tract on the supplied maps. Existing residential neighborhoods and golf-course land lie to the west; industrial and terminal facilities are visible to the east. Legal access, boundaries and surrounding uses should be reviewed as part of acquisition diligence.

A vision for larger homesites.

The supplied Pape-Dawson Engineers concept dated June 8, 2017 illustrates 62 single-family units with a 0.5-acre minimum lot size. It provides a starting point for a buyer to evaluate a large-lot community.



CONCEPT ONLY - NOT AN APPROVED SUBDIVISION

The 62-unit count is from the historical drawing, not a verified current yield. Roads, lots, shoreline treatments and other depicted improvements are proposed, not existing or approved.

Final design is subject to current zoning, engineering, utilities, drainage, environmental review, shoreline requirements and applicable approvals.

A closer look at the shoreline.



CORPUS CHRISTI BAY / OWNER-SUPPLIED PROPERTY PHOTOGRAPH



Natural shoreline, coastal vegetation and open water define the setting. These photographs document existing conditions; they do not establish buildable area, water depth, public access rights or permitted shoreline improvements.

Explore the possibilities.

Additional historical concepts

Two other supplied June 2017 drawings explore an adult-community layout with 148 units and a mixed-use concept labeled 110 adult-community units. Both use nominal 65 × 115-foot lot dimensions. They are alternatives for discussion, not representations of current entitlements.



OPTION 2 / 148-UNIT CONCEPT



OPTION 3 / MIXED-USE CONCEPT

Materials available for review

Owner-supplied survey overlay, boundary aerials, three conceptual layouts, property photographs and two site videos accompany the website. Full-resolution drawings should be consulted for original annotations.

Acquisition review priorities

Confirm surveyed acreage and legal access; current zoning and platting standards; utility capacity; floodplain, drainage and wetlands; easements and title; shoreline restrictions; geotechnical conditions; and compatibility with nearby industrial uses.

OWNER CONTACT & OFFERING TERMS

Contact details and asking price to be added before public release.