

SINTON COMMERCIAL PARK

SINTON, TX | NWC HIGHWAY 181 AND EAST SINTON STREET



CENTER SIZE: 10.1 ACRES

AVAILABILITY: TBD

SALE PRICE:
PLEASE CALL FOR DETAILS

AREA RETAILERS:

San Patricio County Highlights:

- \$50 billion in industrial growth with Exxon
- Port of Corpus has had significant expansion in recent years
- Sinton located 10 miles north to the Steel Dynamics Compound [700+ employees]
- Major area employers: Natural Gas, Steel Dynamics and Shamers
- DR Horton to begin construction on 486 residential lots

| DEMOGRAPHICS: | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| 2021 Population | 1,135 | 6,612 | 7,710 |
| 2021 Daytime Population | 1,072 | 6,645 | 7,582 |
| 2021 Total Households | 425 | 2,233 | 2,629 |
| 2021 Average HH Income | \$56,532 | \$63,601 | \$66,187 |

| TRAFFIC COUNTS: |
|-------------------------------|
| Highway 181: 5,915 VPD |
| East Sinton Street: 5,804 VPD |



FOR MORE INFORMATION, PLEASE CONTACT:

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THE **retail** CONNECTION

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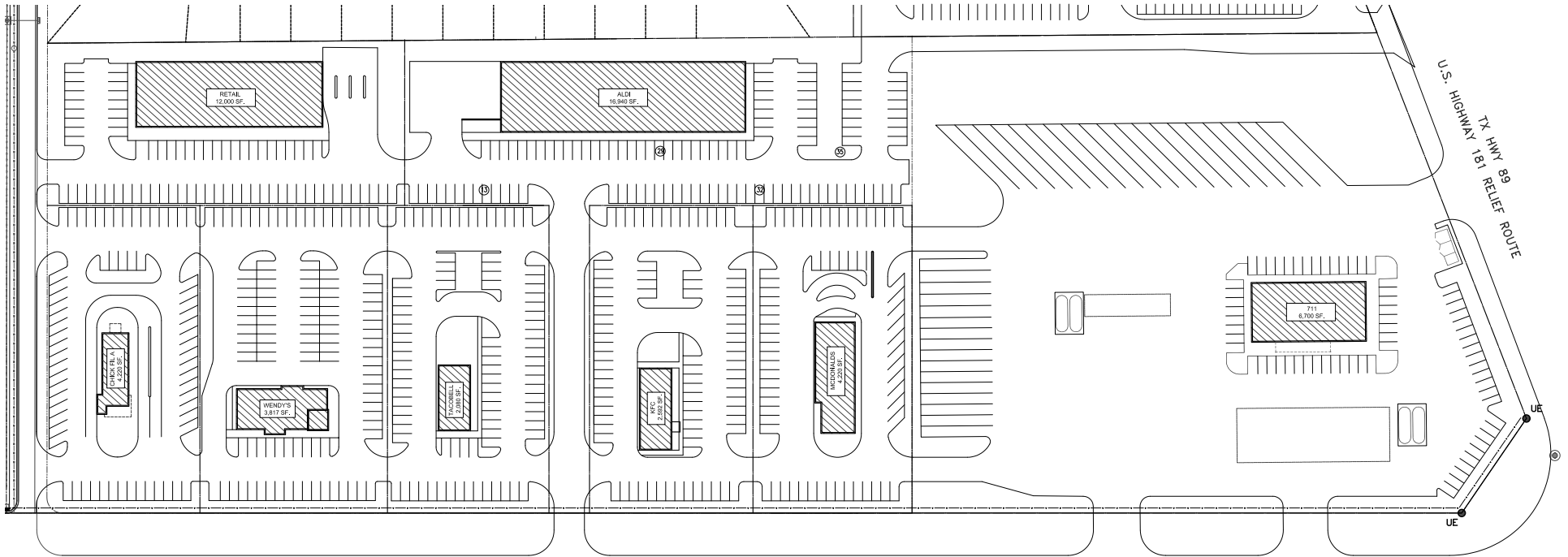
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TX HWY 188
U.S. HIGHWAY 181
(140' R.O.W.)
TXDOT Map No. CRP010103AF



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CITY OF SINTON, TX AN IDEAL LOCATION

Sinton, Texas, is located just 28 miles north of Corpus Christi in San Patricio County and is the county seat.



DISTANCE TO MAJOR METRO AREAS

| | |
|----------------|------------------|
| Corpus Christi | 28 Miles |
| San Antonio | 131 Miles |
| Austin | 175 Miles |
| Houston | 194 Miles |
| Dallas | 366 Miles |

STATISTICS

Based on 30 Minute Drive Time

| | |
|--------------------------|-----------------|
| Total Businesses | 5,837 |
| Total Retail Businesses | 1,248 |
| Med Disposable HH Income | \$45,681 |
| Total HH | 51,790 |

source: San Patricio County Economic Development Corporation



430,217
MSA



\$80,365
AVG HH INCOME



38.1
AVG AGE



23 MINUTES
AVG COMMUTE

LOCATED ON THE GULF COAST

WHY SAN PATRICIO COUNTY?

San Patricio County is located in South Texas roughly 6 miles from Downtown Corpus Christi and is comprised of 9 cities: Aransas Pass, Gregory, Ingleside, Ingleside on the Bay, Mathis, Odem, Portland, Sinton, and Taft. San Patricio County is economically diverse, offers a business-friendly environment, and has an abundance of development-ready sites.

INTERNATIONAL TRADE

At the heart of the Coastal Bend, San Patricio County is favorably located 10 miles from the Port of Corpus Christi, South Texas's hub for international trade. The Port of Corpus Christi is the largest United States port in total revenue tonnage, and the nation's largest energy export gateway. In 2021, the Port moved a record 167.3 million tons, a 4.7% increase over the prior record, set in 2020.

source: San Patricio County Economic Development Corporation

MAJOR AREA EMPLOYERS



Natural Gas

SHAMERS

\$37 BILLION IN CAPITAL INVESTMENTS WITH MORE PROJECTS ON THE HORIZON.

