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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

4

\$

DR Horton to begin construction on 486 residential lots

DEMOGRAPHICS:

2021 Population2021 Daytime Population2021 Total Households2021 Average HH Income

3 MILE	5 MILE
6,612	7,710
6,645	7,582
2,233	2,629
\$63,601	\$66,187
	6,612 6,645 2,233

TRAFFIC COUNTS:

Highway 181: 5,915 VPD East Sinton Street: 5,804 VPD CENTER SIZE: 10.1 ACRES

AVAILABILITY: TBD

SALE PRICE: PLEASE CALL FOR DETAILS

AREA RETAILERS:







,SUBWAY

Domino's





DOLLAR GENERAL

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FOR MORE INFORMATION, PLEASE CONTACT:

RYAN CHANDLER 713.547.5555 rchandler@theretailconnection.net L. LASATER MILLER 713.547.5561 Imiller@theretailconnection.net

89 TEXA Multi-Fa **Single Family** Welder El 558 Students **Single Family** Sinton H S E Main St 597 Students After Exp E Fulton St Multi-Family Commercic Commercial VALERO -H-E-B 188 E Sinton St 2;492;VPD; EXA Domino's Commercial WAY Sinton El Commercia 470 Students Courthou Complex **Single Family** 181 E 4th St **Light Industrial** V-6IA E 5th St E 5th St E Merle Smith Middle 504 Students 0.75 Mile Villarreal St



FOR MORE INFORMATION, PLEASE CONTACT:

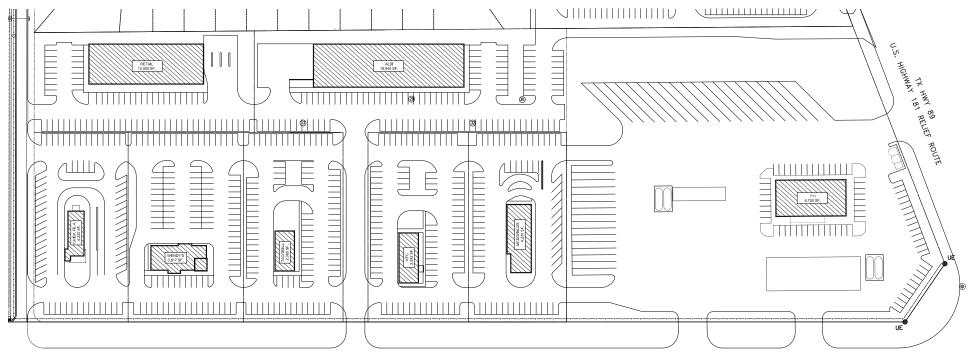
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TX HWY 188 U.S. HIGHWAY 181 (140' R.O.W.) TXDOT Map No. CRP010103AF

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THERETAILCONNECTION.NET

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	\$45,68
Total HH	51,790





\$80,365 AVG HH INCOME



38.1 AVG AGE



23 MINUTES AVG COMMUTE

source: San Patricio County Economic Development Corporation



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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

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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.

MAJOR AREA EMPLOYERS



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

source: San Patricio County Economic Development Corporation

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Information About Brokerage Services

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

The Retail Connection | Sherman Hinkebein and Mike Garansuay Represent the Owner.

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:
 - 1. that the owner will accept a price less than the written asking price;
 - 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
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/Tenant/Seller/Landlord Initials	Date	

