

# ±106 ACRES PORT ISABEL

Port Isabel, TX



Gulf of Mexico

Laguna Madre

QUEEN ISABELLA CAUSEWAY (21,036 VPD)

South Padre Island

SPACEX  
Starbase

Long Island Village  
Golf Course

Port Isabel

106 Acres  
Port Isabel

Long Island

Port Isabel Channel



# EXECUTIVE SUMMARY

On behalf of ownership, Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to present the opportunity to purchase a ±106.27-acre development site on Long Island, Port Isabel, TX, (“the Property”). The Property is a premier development opportunity with direct canal frontage, a comfortable climate, and immediate proximity to South Padre Island, Port Isabel, Brownsville, and the Space X launch site. The Property’s irreplaceable location will allow the future development site to be highly sought-after given its accessibility to one of Texas’ most pristine coastal waterways.

## Property Overview

<b>Property Name:</b>	106 Acres Port Isabel
<b>Property Address:</b>	South of Scallop Street, on Long Island Port Isabel, Cameron County, TX, 78578
<b>Total Land Area:</b>	106.27 Acres
<b>Total SF:</b>	4,629,252
<b>Net Developable Land Area:</b>	104.14 Acres
<b>Net Developable SF:</b>	4,536,338





# INVESTMENT HIGHLIGHTS



## IDEAL CLIMATE AND IMMEDIATE PROXIMITY TO SOUTH PADRE ISLAND

With 227 sunny days a year and an annual average temperature of 73.8 degrees, the Port Isabel / South Padre Island area attracts people from around the globe. The Property is situated within a 12-minute drive to one of Texas' most premier vacation destinations, South Padre Island. The tropical climate, lively beaches, and pristine waters of Laguna Madre and the Gulf of Mexico attract over 1 million visitors to the island each year. Activities ranging from kiteboarding to sport fishing provide an array of leisure to both visitors and residents.



## DIRECT CANAL FRONTAGE, DEEP WATER ACCESS, AND COASTAL ACCESS

The Property offers direct canal frontage providing boaters exceptional connectivity to the Port Isabel Channel, Laguna Madre, and Gulf of Mexico. The Port Isabel Channel is a 36' deep waterway that provides immediate access to the 40' deep Brownsville Ship Channel, which flows into the Gulf of Mexico.

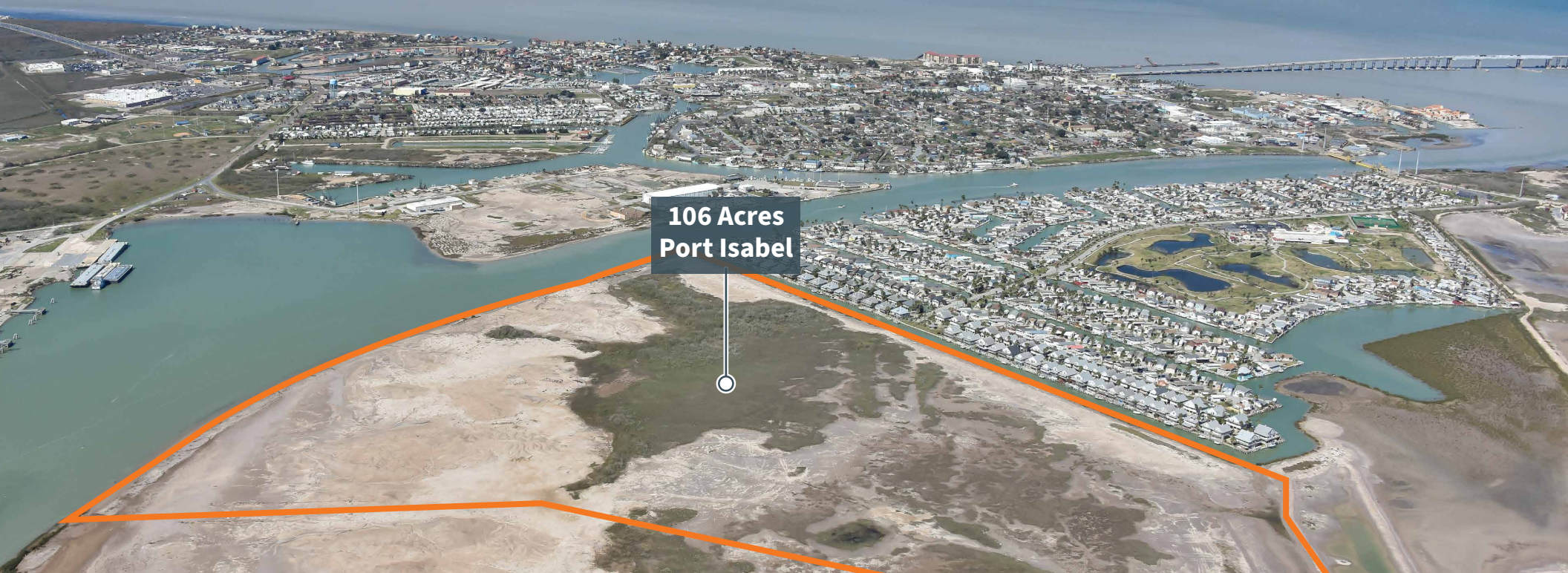


## SURROUNDED BY A GROWING POPULATION AND FLOURISHING COMMUNITY

Between 2010 and 2021, the population within a three-mile radius of the Property grew by 12% to a total population of 6,676. This same three-mile radius is projected to grow 5% by 2026. The average household income within a five-mile radius is a healthy \$65,189. That figure is poised to grow 11.7% by 2026 to a robust \$72,830.



# INVESTMENT HIGHLIGHTS



106 Acres  
Port Isabel



## LOCATED IN THE HEART OF AN ATTRACTIVE SECOND HOME MARKET

Situated next to South Texas' premier entertainment epicenter and beautiful coastline, the Property appeals to the masses looking to flock to a tropical paradise. Investors have the opportunity to capitalize on the growing need for second homes in the area, as the Property has the capacity for 500 single-family lots. Nationally, the share of vacation homes increased to 5.5% in 2020 and to an average of 6.7% during January-April 2021. Vacation home sales rose by 16.4% to 310,600 in 2020, outpacing the pace of total existing home sale of 5.6%. Sales are up 57.2% yearover-year during January-April 2021 compared to the 20% year-over-year change in total existing home sales. 53% of vacation home sales were all-cash across the nation.



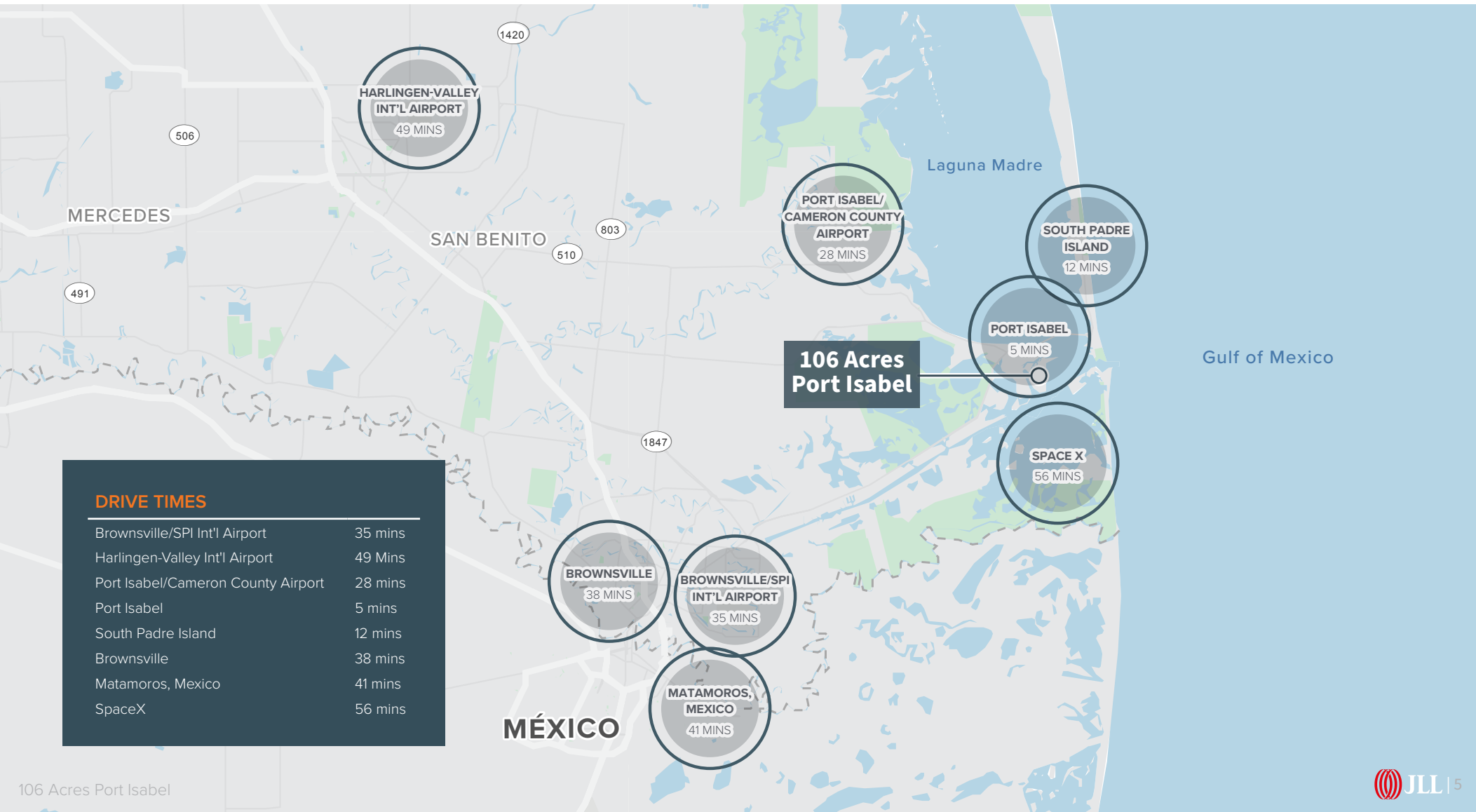
## ABUNDANCE OF RECREATIONAL AMENITIES

While the beaches are the area's number one attraction, there are plenty of activities to get folks out of their beach chair. Parasailing, fishing, and snorkeling are a few of the many ways to experience the South Texas coast. Visitors and residents alike can hit the links at the Long Island Village Golf Course adjacent to the Property, surf/ kiteboard some waves on the gulf, or jet ski in the bay. Located only 12 minutes away from the Property, the award winning Beach Park at Isla on South Padre Island is the only beachfront waterpark in Texas.

# INVESTMENT HIGHLIGHTS

 **SHORT TRAVEL TIME FROM THREE MAJOR AIRPORTS, WITHIN A DAYS TRAVEL OF ALL MAJOR TEXAS METROS, AND NEAR AN INTERNATIONAL BORDER**

The Property boasts access to three major airports, three water ways, and is 40 minutes from the population center of the Rio Grande Valley. The island is within a day's drive from all the major Texas metropolitan areas as well as major cities in northern Mexico.





# INVESTMENT HIGHLIGHTS



## UNOBSTRUCTED VIEWS OF THE RACE TO MARS

The Property provides a clear line of site for launches from SpaceX Starbase in Boca Chica, only 5 miles away. The SpaceX Starbase is a South Texas launch site where some of the most advanced rockets are being tested for everything from near orbital satellite deployments to the Mars mission.





# SOUTHEAST FACING AERIAL



Brazos Santiago Pass

Gulf of Mexico

SPACEX  
Launch Site

South Bay

Brownsville Ship Channel

Laguna Madre

Long Island

106 Acres  
Port Isabel

Long Island Village

Port Isabel Channel



# PROPERTY OVERVIEW

## LONG ISLAND

The island was originally created in the early 1900's through the dredging of adjacent shipping channels. Development began on the northern portion of the island in an area now known as the Long Island Village. This resort community is largely comprised of pad sites for recreational vehicles or park model manufactured homes, with lot types including channel frontage, interior and golf course frontage. Long Island Village features amenities such as an 18-hole golf course, multiple pools, library and various recreational outdoor activities. Access to the island is through a single swing-type bridge on the northern end of the island. The most recent portions of this development occurred in the late 1980's and again in the mid-1990's, with construction of a phase of homes known as sea cottages. These homes were channel front, site-built structures and are a mixture of single family and duplex homes. The Property is located south of this most recent phase.

### DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
2010 Total Population	5,953	11,574	14,818
2010-2021 Growth %	12.15%	7.75%	7.00%
2021 Total Population	6,676	12,471	5,856
2021-2026 Growth %	5.05%	4.39%	4.09%
2026 Total Population	7,013	13,019	16,504
2021 Total Daytime Population	7,856	15,612	18,597
2021 Average Household Income	\$65,189	\$67,402	\$69,416
2026 Average Household Income	\$72,830	\$76,551	\$78,894
2021-2026 Avg. Household Income Growth %	11.72%	13.57%	13.65%

106 Acres  
Port Isabel



# LOCATION OVERVIEW

## PORT ISABEL

As one of the oldest cities in South Texas, Port Isabel, has a long and interesting history dating back to 1519 when it was charted by Spanish explorer Alonzo de Pineda. Port Isabel is located 2.6 miles from South Padre Island and home to the most prominent beaches on the Gulf Coast. Port Isabel is a historic community that has played a vital role in the development of Cameron County. The mild climate and quality of life make Port Isabel a great place to visit or stay for a lifetime.

## SOUTH PADRE ISLAND

South Padre Island is a tropical oasis located off the southern tip of Texas. This barrier island offers the unsurpassed beauty of the Laguna Madre Bay, the Gulf of Mexico, and is the ideal year-round destination for visitors seeking a getaway from the daily grind. With 34 miles of beautiful white sand beaches and clear emerald water, South Padre Island is one of the world's most exquisite barrier islands – and the only tropical Island in Texas. Calm weather, warm water, and more than 227 days of sunshine make South Padre Island a great place to live and visit all year. Whether it's sport fishing, visiting Beach Park at Isla Blanca, or relaxing on the beach, South Padre Island offers a variety of activities and amenities that cater to all walks of life.

## BROWNSVILLE

The Brownsville urban area is one of the fastest growing in the United States. The Port of Brownsville has become a major economic hub for South Texas, where shipments arrive from other parts of the United States, Mexico, and around the world. Brownsville is also home of the fastest growing manufacturing sector in the nation and has been recognized as having one of the best pro-business climates in the United States. Steeped in a rich South Texas heritage and located in the South Texas tropics, Brownsville is a perfect two nation leisure travel destination where visitors can find plenty of exciting outdoor adventures, many historical sites, and a bicultural ambience that's representative of Mexico and the United States..





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