



HARBOR ISLAND



PORT **CORPUS CHRISTI**



Harbor Island offers multi-purpose development opportunity. As it is attractively situated near the Gulf of Mexico with highway and channel frontage, it is open to light industrial, residential, tourist and recreational uses. Harbor Island is currently zoned for industry. It encompasses 256 acres of development opportunity that includes deep-water, highway and channel frontage.



LOCATION

Harbor Island is situated in the eastern region of Nueces County along the Gulf Coast of Texas. Located along the northeast perimeter of Corpus Christi Bay, Harbor Island is located within the city limits of Aransas Pass and Port Aransas.

The site is located 25 miles northeast of the City of Corpus Christi, 10 miles east of Aransas Pass, 3 miles from the Gulf of Mexico (via Corpus Christi Ship Channel) and a 30-minute drive from Corpus Christi International Airport.



Corpus Christi Ship Channel

254.24 Acre Tract

Channel to Aransas Pass

Lydia Ann Channel

FEATURES

The property has 1.5 miles of frontage along State Highway 361 from the northwest corner of the ferry landing. SH 361 is the traffic artery that services the island. The Texas Department of Transportation operates a free ferry system that links Harbor Island and Port Aransas. The property is accessible from both SH361 and from Nueces County District 7 roadway.

Previously, the property was developed as a 28 crude oil storage tank facility owned by Fina and Exxon. All pipeline and support structures have been removed. The property is currently under single ownership of Port Corpus Christi. Remediation is complete and monitoring systems are in place.



Port Corpus Christi

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USA



PORTS DELIVER PROSPERITY

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