

# CRESCENT CENTER

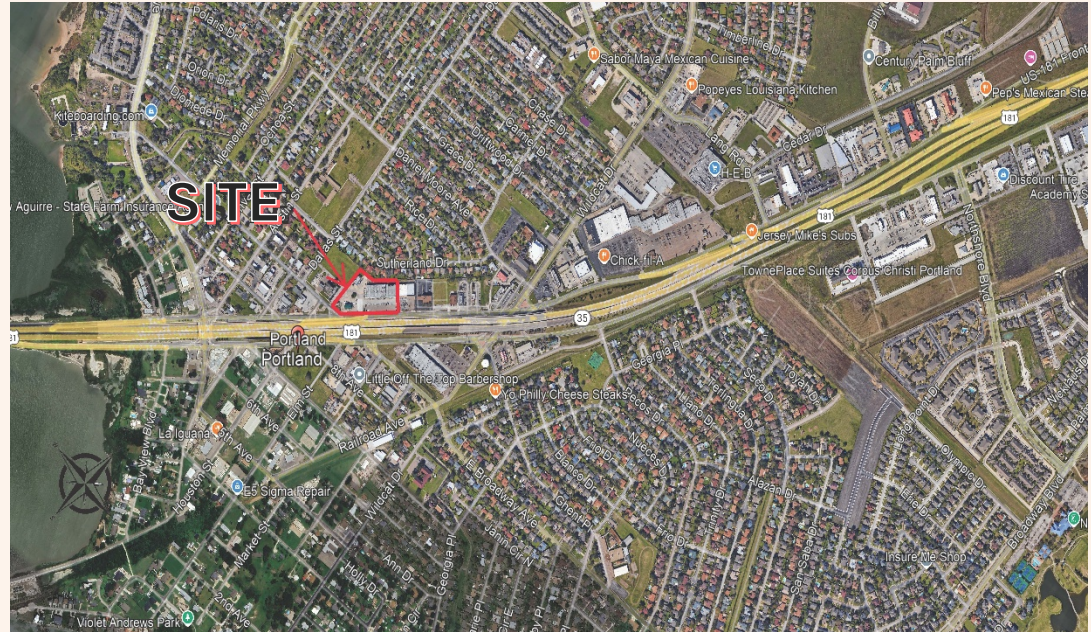
1021 HWY 181  
PORTLAND Tx. 78374



## COMMUNITY CENTER

RETAIL / RESTAURANT / SERVICE  
30,144 SQ. FT. WITH POTENTIAL GROWTH

- Existing retail
- Proposed retail & restaurant spaces growth for complimentary tenants.
- Potential growth for redevelopment for new retail buildings and renovations.
- Convenient Egress & ingress with plenty of lighted parking
- High Traffic area.
- Less than 5 minutes from great fishing spots & boat ramp.
- 10 Minutes from Corpus Christi, downtown.



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## PAD SITE OPTION 1

RETAIL / RESTAURANT / SERVICE  
8,800 SQ. FT. TOTAL WITH POTENTIAL GROWTH

- Pad Site 1 is a retail space of 6,000 square feet of area.
- Pad Site 2 is a 2,800 square foot area with a proposed drive thru for potential food & beverage space.

## SQUARE FOOTAGE

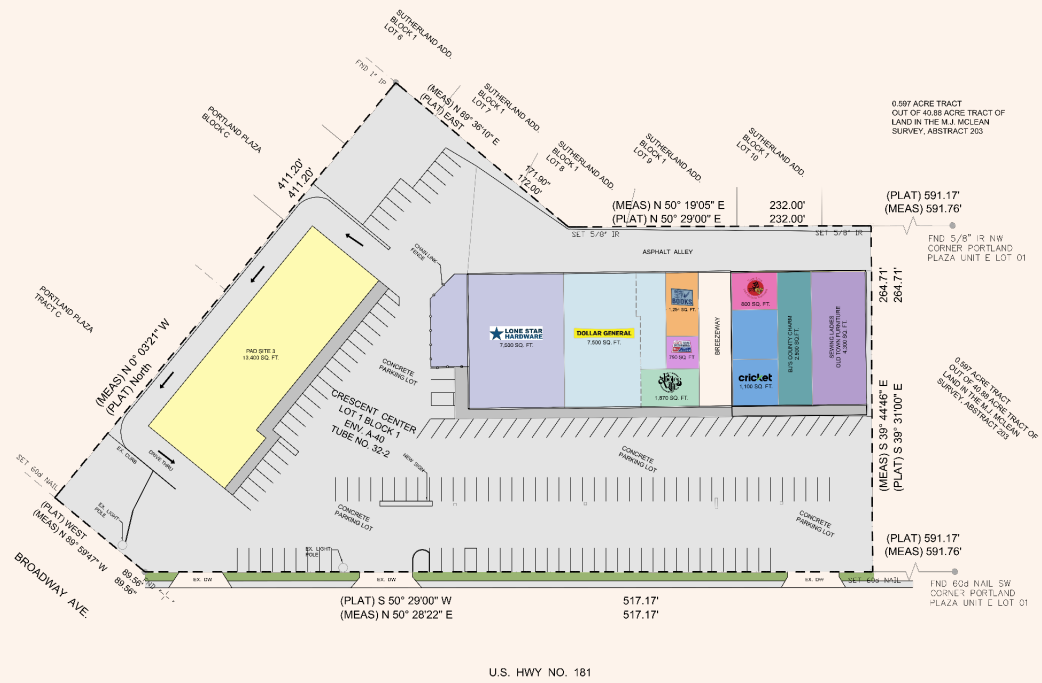
- Donut Shop 1,912
- Peerless Cleaners 2,500
- Lone Star Hardware 7,500
- Dollar General 7,500
- Dolce Vita 1,870
- Barbershop 790
- Bookstore 1,284
- Breezeway 2,500
- Yoga Love 800
- Cricket 1,100
- Country Charm 2,500
- Sewing Ladies 4,300

Total Building 30,500

## PAD SITE OPTION 2

RETAIL / RESTAURANT / SERVICE  
13,400 SQ. FT. TOTAL WITH POTENTIAL  
GROWTH

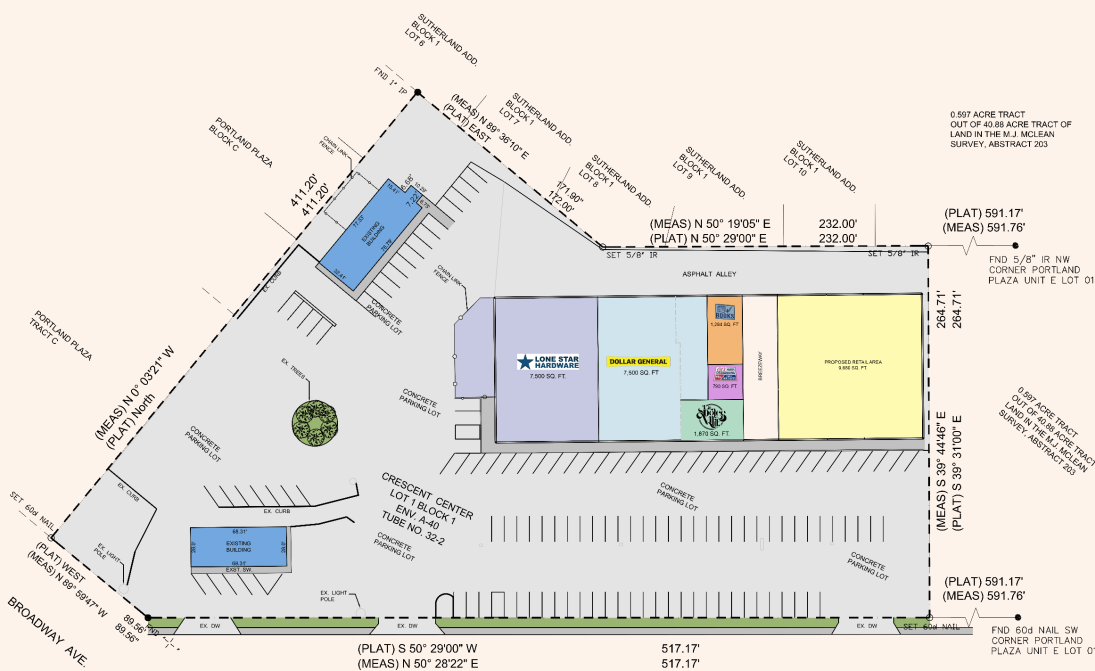
- Pad Site 2 is a retail space of 13,400 square feet of area.
- Pad Site 2 is available to any tenants' needs with an area with a proposed drive thru for potential food & beverage space.



## RETAIL SPACE OPTION 3

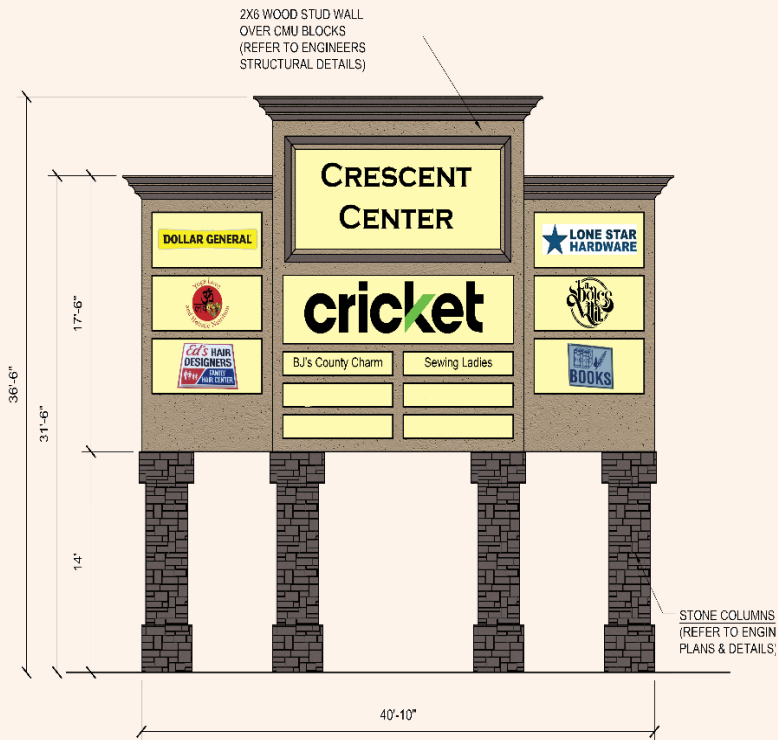
RETAIL / RESTAURANT / SERVICE  
9,800 SQ. FT. TOTAL WITH POTENTIAL  
RENOVATION

- Retail space is a retail space of 9,800 square feet of area.
- This retail area can be renovated to accommodate new tenant space for any need.



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## CONTACT INFO

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