

**1.4± ACRES
FOR SALE**

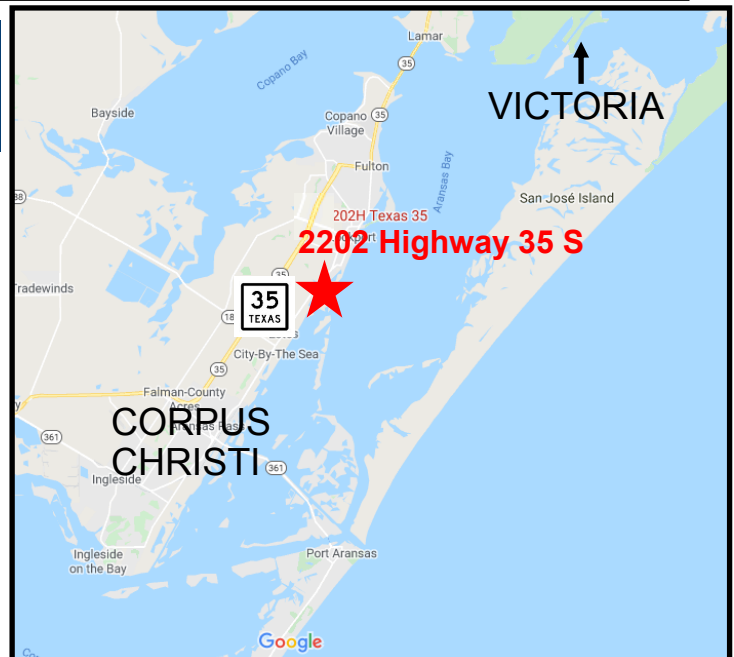
**2202 Highway 35 S.
Rockport, TX 78382**



PROPERTY FEATURES

- 570' frontage on Highway 35 S
- Access from Highway 35 and Bronte Street
- Zoned B-1, General Business District
- Own a piece of history—a parcel out of the S.A & A.P. Railroad Right of Way
- Excellent proximity to Cove Harbor Marina & Drystack
- Approximately 8,834 vehicles per day
- Property size is 0.839 acres, net of county R.O.W. and drainage easements

List Price: \$138,000.00



**Evtex Companies
1806 Harbor Dr.
Rockport, TX 78382**

Contact Broker For More Information:

**Janae Evans
361-790-6030
Janae@evtex.com**

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.