

**Evtex Companies**  
6755 Hwy. 35 N.  
Rockport, TX 78382

**Contact Broker For More Information:**

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

**12.11 Acres**  
**Hwy 35 By Pass Between**  
**Pearl and W. Market St.**  
**Rockport, Texas**



**Subject Property**  
**12.11 ac**



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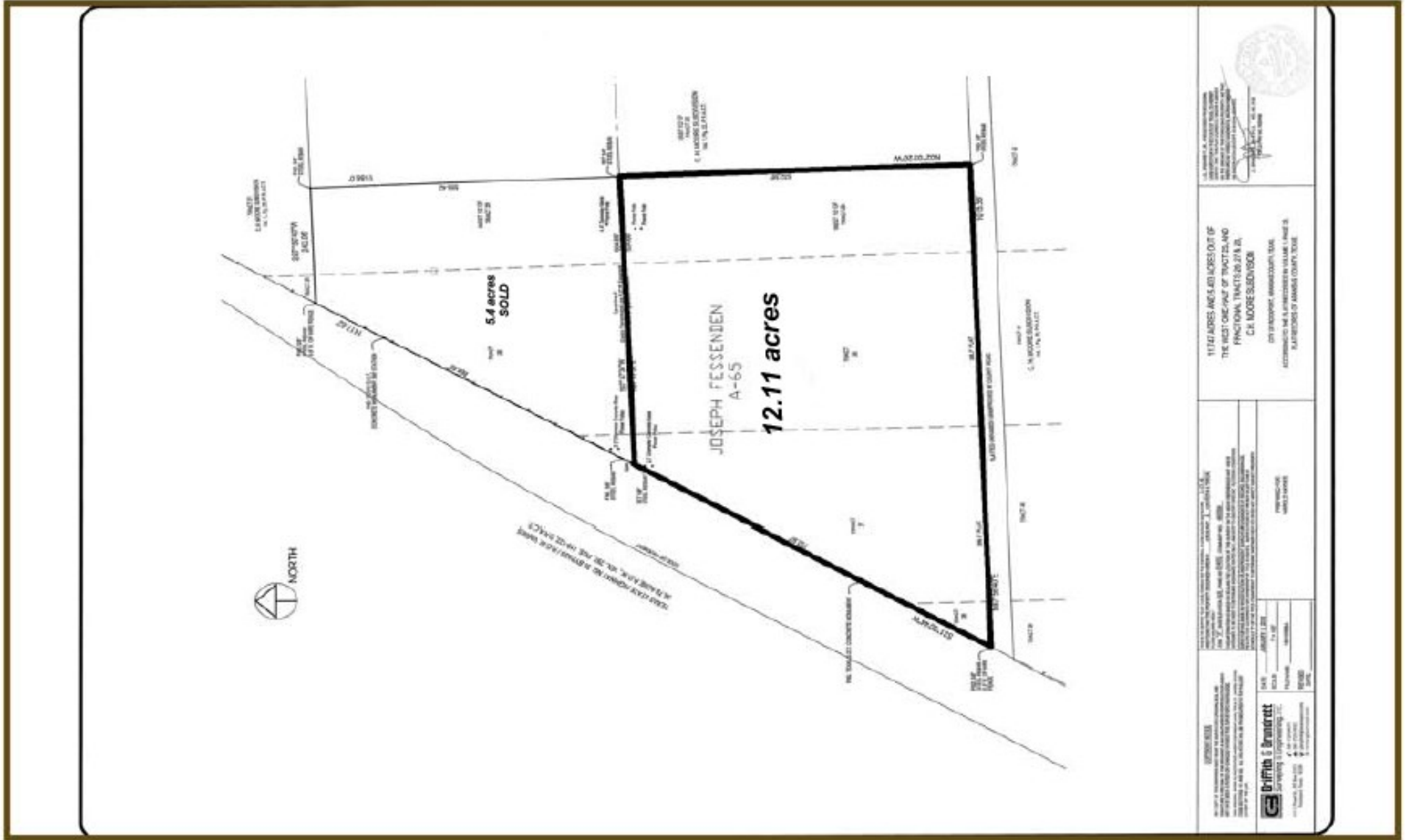


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# Hwy 35 By Pass

## Between Pearl & Hwy 45 By Pass - Rockport, Texas

### 12.11 Acres A Premier Development Tract

- Acres:** 12.11 acres - acreage left for sale is the south section of a 17.149 acre tract - SEE PLAT
- Location:** Hwy 35 By Pass near Pearl/FM 2165 Exit Rockport, Texas
- Legal Description:** Portion of Lots 26-27 and  $\frac{1}{2}$  Lot 25  
Moore Farm Tracts, Aransas County, Rockport, Texas 78382
- Dimensions of Tract:** 752 ft. +/-Hwy 35 frontage X 604.66 (N) X 632 (E) X 1015 ft. on south end.
- Utilities:** All City utilities in area. Each party should check with the City of Rockport to discuss utilities in area and any city requirements to access city utilities.
- Trees:** Oak trees are numerous on the subject tract.
- Easements:** Any of record. A large electric transmission line runs through the tract.
- Price:** **\$15,500 per acre / \$187,705.00 cash to estate**
- Note:** This is an Estate Property. Property is being sold in its "AS IS WHERE IS CONDITION"
- Comments:** The subject 12+ acre site begins at the AEP power easement on the north side and runs 752+ft. south along **St. Hwy 35 By Pass**. One of the last remaining Hwy 35 By Pass frontage tracts left in this area of the city. Choice small development acreage tract and priced to sell. An adjoining 20+ acre tract is also available to the immediate south.



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