

PRIVATE ISLAND FOR SALE

3404-R Hwy 35 S Rockport, TX 78382



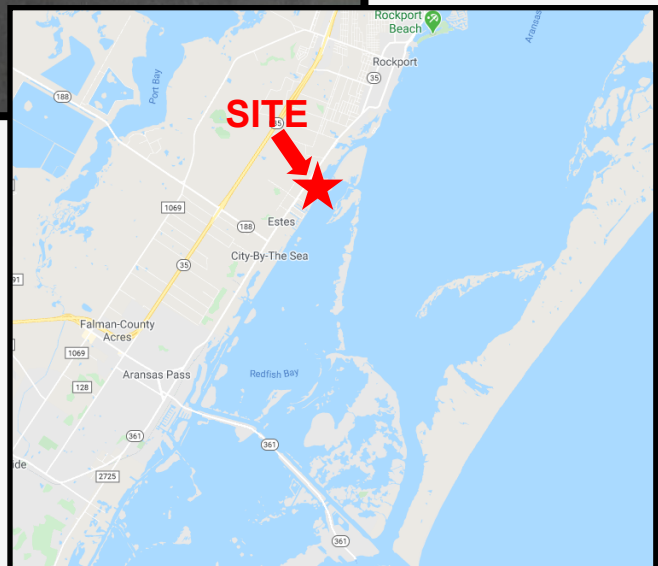
**World-class
angling
& birding**

**some portions are submerged*

Property Features

- Total size: Approximately 36.56 acres*
- Partially zoned R-1, Single Family Dwelling District
- Intracoastal Waterway frontage to the east and west
- Accessible from Hwy 35 South
- Bordering Turtle Bayou to the north and the famed fishing grounds of Estes Flats to the south
- Includes 9.897 acres on the main land with approximately 966' of waterfront
- ACAD #66791 and #14914

PRICED TO SELL: \$1,975,000.00



**Evtex Companies
1806 Harbor Drive
Rockport, TX 78382**

**Contact Broker For More Information:
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