

**4.78 ACRES IN
PATH OF GROWTH**

**0 W. MATLOCK AVE.*
Aransas Pass, TX 78336**



Property Features

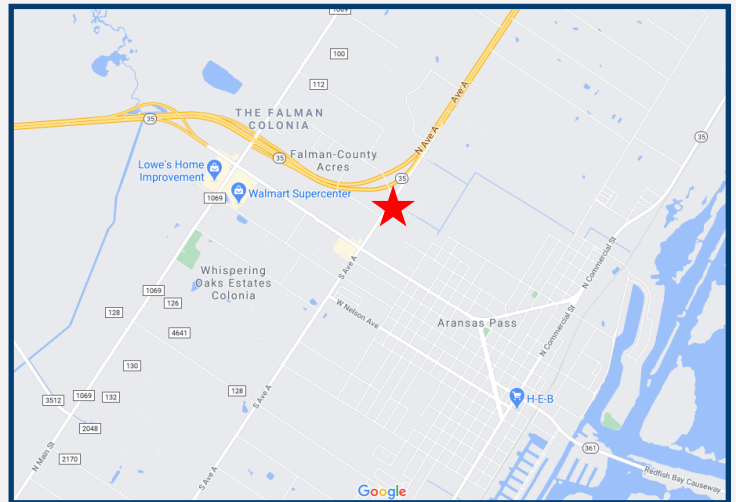
- Total size: Approx. 4.78 acres
- Access from W. Matlock Ave.
- Zoned General Business
- Level terrain
- Surrounded by development
- Excellent proximity to schools, restaurants, major retail, medical care, hotels and banks
- Located outside of the floodplain
- City utilities available according to city maps.
- Adjacent 13.1± acres also for sale; inquire with broker for pricing on additional acreage, for a total of up to 17.88 acres.

LIST PRICE: \$312,325.00



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

*(Near N. Ave. A and W. Matlock Ave. - Address TBD)



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.

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This offering can sell as a stand-alone property or as part of a 17.88 ± acre (inclusive) assemblage for maximum development potential.

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