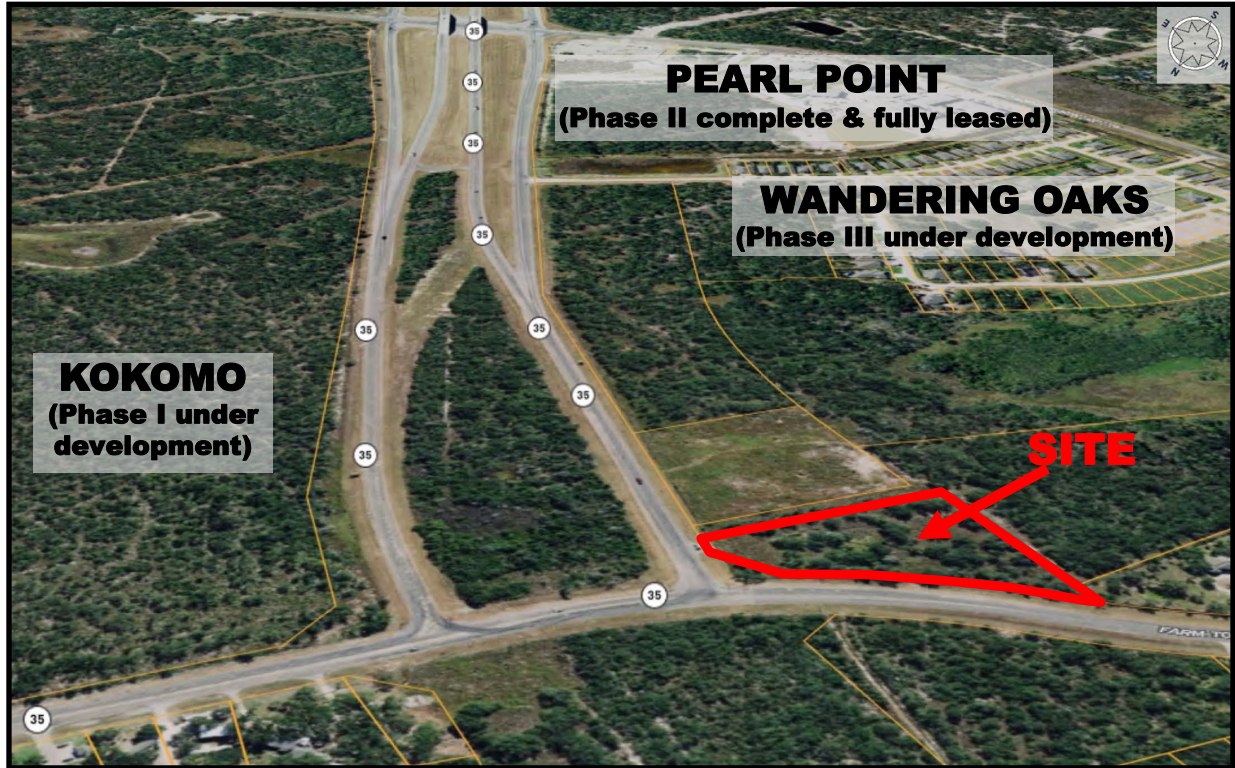


# 3.266 ± ACRE CORNER ON MAJOR CORRIDOR FOR SALE

## 3591 SH 35 BYPASS Rockport, TX 78382



### PROPERTY FEATURES

- Southwest corner of FM 3036 and State Highway 35 Bypass
- Zoned B1– General Business District
- More than 615’ frontage on FM 3036; 45’ +/- on the Bypass
- Existing curb cut on the Bypass with 30’ concrete driveway
- Ideal for retail, QSR, or convenience store development
- High traffic corridor on the Texas Tropical Trail; gateway to Port Corpus Christi (3rd largest port in the US)
- Traffic count: 11,000+ vehicles per day (per TXDOT)
- Positioned to capture “go-home” southbound traffic to Aransas Pass, Portland, Gregory, Ingleside, Corpus Christi, Sinton, Beeville, etc.
- Excellent proximity to a host of new single-family and multi-family developments on/near the Bypass

List Price: \$779,000.00



### Contact Broker For More Information:

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



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

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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ON MAJOR CORRIDOR  
FOR SALE**

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