

MLS #: A154747A (Active) List Price: \$2,800,000 (12 Hits)

3402-3444 Hwy 35 N Aransas Pass, TX 78336



Apx # Acres: 27.82
Acres Range: 20 to 60 Acres
Lot Size: 27.827 AC
Topography: Brush, Level, Mostly Open
Existing Structures: None
Will Divide:

Address 2 - Unit/Suite #:
Area/Zone: 11-Aransas Pass Dry
Subdivision: Wheeler/Phillip
School District: APISD
Zoning: NA
Days on Market: 5

Legal Description: See "Other under supplements" or Agent Remarks, long legal description.

ACAD #: [64473](#), [46975](#), [64907](#), [70613](#)

Present Taxes:

Annual Tax Year: 2025

Tax Rate: 1.17

Tract Lot:

GEO ID:

Road Frontage: County Road, Private Road, State Road

Restrictions: RVs Allowed, None

Land Description: Commercial/Industrial, None

Surface Water: Pond(s)

Flood Plain: U

Flood Insurance:

Minerals:

Royalties:

Current Leases:

Household Pets:

Farm Animals:

HOA:

HOA \$:

Water: None
Sewer: Available
Utilities: None

Fencing: Partial
Miscellaneous: None

Directions: Corner of Hwy 35N & Hwy 188

Remarks: Exceptional Development Opportunity – 28 Acres at Rockport Landing. Developers and investors—don't miss this rare opportunity to own 28 acres of prime mixed-use property at Rockport Landing. This highly versatile property is pre-approved for both residential and commercial development, offering endless possibilities for your next project. Perfect for a wide range of uses including RV park development, storage facilities, residential neighborhoods, retail spaces, or mixed-use communities. With all available water and sewer connections reserved, the property includes the exclusive rights to the remaining LUEs (water and sewer taps) designated for the area, adding significant development value. The land is largely above the flood plain, and a new survey is available upon request. The property is currently configured as four tracts, offering the flexibility to develop all 28 acres or split into smaller parcels. Surrounded by established communities, RV parks, and growing development, this location provides strong potential for future growth and investment. For additional details and development information, visit www.RockportLanding.com.

Agent Remarks: Legal: WHEELER S/D J H PHILLIPS, BLOCK 5-PT. OF, ACRES 2 Wheeler S/d of J H Phillips, ACRES 9.653, SE/PT OF TRACT 5 & PT OF TRACT B A175 J H Phillips Survey, ACRES 0.457 Wheeler S/d of J H Phillips, Lot B, PT OF ACRES 15.72, SOUTH OF SH 188

Owner's Name: ROCKPORT LANDING LLC

Seller Finance:

Finance Amount or %:

Seller Concessions:

Term of Loan:

Balloon:

Owner/Agent: No

Exclusive Agency: No

Terms: Cash, Conventional

Documents on File:

Showing Instructions: Appointment w/Agent, Drive By

Possessn: At Closing/Funding

Orig LP: \$2,800,000

Sale Type: Not Applicable

ShortTerm: Yes

OptExpDt:

Internet: Yes

DsplyAddr: Yes

AllowAVM: No

AllowCmmts: No

Co-List Office:

Co-List Agent:

Sponsoring Broker: Spears & Co

Listing Office: SPEARS & COMPANY REAL ESTATE (#:343)

Main: (361) 790-7653

Fax:

Street Address 1: 2621 HWY 35 N.

Street City: ROCKPORT

Street State: TX

Street Zip Code: 78382

Listing Agent: The Coastal Lifestyle Team Donnie and Amy Garcia (#:688)

Agent Email: garanch@icloud.com

Contact #: (512) 801-6202

License Number: 0533061

Team Member: Amy Garcia (#:667)

Team Email: garanch@icloud.com

Team Contact #: (512) 801-6202

License Number: 0533061

Team Member: Donald Garcia (#:687)

Team Email: donniegrockport@gmail.com

Team Contact #: (512) 801-6201

License Number: 721523

Team Member: Curtis Wall (#:712)

Team Email: curtis@spearsandcorealestate.com

Team Contact #: (512) 777-9669

License Number: 0807468

Team Member: Alexa Wall (#:744)

Team Email: alexa@spearsandcorealestate.com

Team Contact #: (512) 826-0462

License Number: 0843409

Information Herein Deemed Reliable but Not Guaranteed