



# PELICAN INN

545 N. Commercial St. Aransas Pass, TX 78336



HWY 361





# PROPERTY SUMMARY

Offering Price	\$2,000,000.00
Building SqFt	9,458 SqFt
Year Built	1990
Lot Size (acres)	0.65
Parcel ID	0149-543-001-000
Zoning Type	Commercial
County	Aransas
Frontage	225.00 Ft
Coordinates	27.911200,-97.139644
Rooms	45

# INVESTMENT SUMMARY

Phillips and Associates Realty is pleased to present a unique opportunity to acquire the 44 room Pelican Inn, strategically located in Aransas Pass, TX only minutes from Port Aransas and Rockport. This offering represents a prime repositioning opportunity for an owner-operator looking to enter or expand within the economy lodging sector.

Rebranding Opportunity: The available 44-room inventory provides an excellent foundation for a value-driven economy hotel with minimal upfront capital required. Option to pivot to short term rentals model.

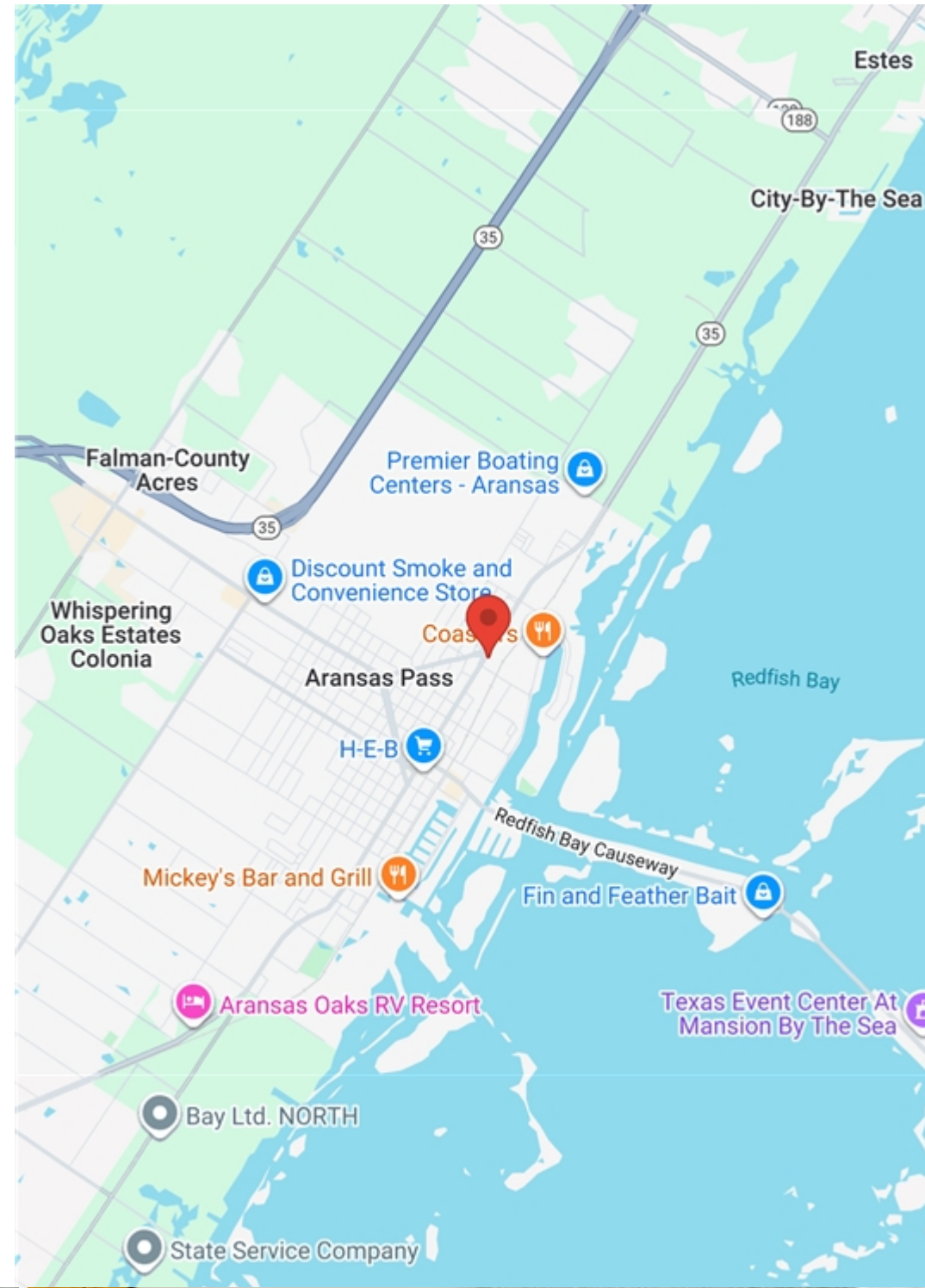
Local refineries in neighboring Ingleside offer consistent demand from seasonal workers. Tourism is strong with the proximity to the beaches of Rockport and Port Aransas.

Financial information provided upon completion of NDA.



# INVESTMENT HIGHLIGHTS

- 44 Rentable Rooms
- 4 bedroom / 3 bathroom on-site managers quarters
- Mix of 1, 2 and 3 bed rooms
- All rooms equiped with TV, Mini Refrigerators and Microwaves
- 12 Rooms completely remodeled with new MEP in 2021
- 4 additional rooms remodeled in 2022
- All ground floor units updated with new tile in 2022
- New interior paint in all rooms in 2023
- Low expenses









# LOCATION HIGHLIGHTS

- Excellent access, frontage and visibility.
- Close Proximity to popular vacation destination of Port Aransas and Rockport
- High demand from nearby oil refineries
- High demand from local fishing tournaments
- Low property taxes
- Potential to purchase adjacent vacant lot to expand property
- On-site living quarters for management











# ABOUT ARANSAS PASS

Aransas Pass ( ə-RAN-zəs) is a city in Aransas, Nueces, and San Patricio counties in Texas, United States. The population was 7,941 at the 2020 census.



## CITY OF ARANSAS PASS

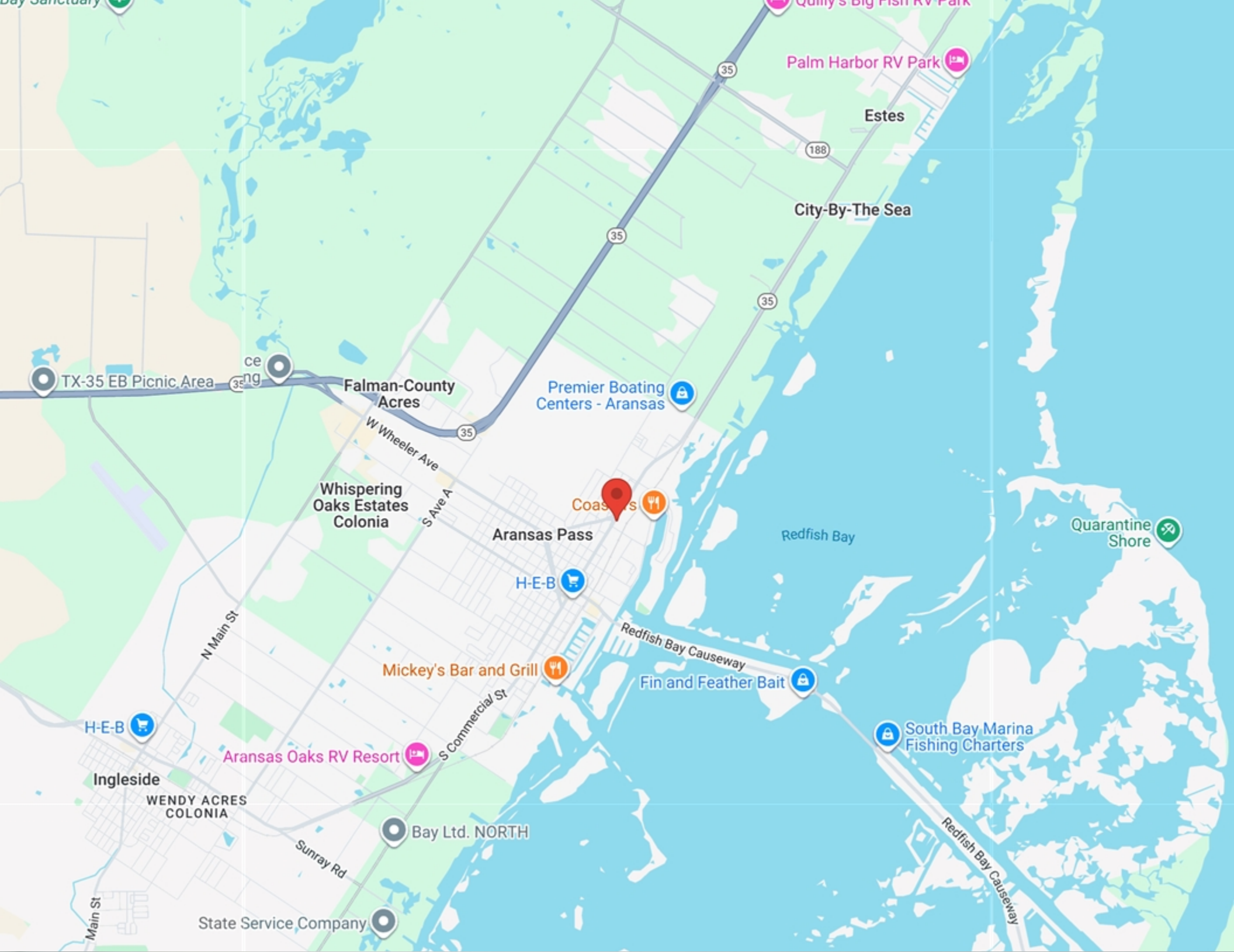
COUNTY	ARANSAS
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### AREA

CITY	52.4 SQ MI
LAND	12.6 SQ MI
WATER	39.9 SQ MI
ELEVATION	16 FT

### POPULATION















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MORE DETAILS.**

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