

FOR SALE

39.66 ACRES HWY 35 AT VICTORIA BARGE CANAL,
PORT LAVACA, TX 77979



HIGHWAY 35
Port Lavaca, Texas

Gene Guernsey

(361) 960-7653

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Sale Price:

\$1,250,000



The information provided is from sources deemed reliable but not guaranteed. All information should be verified prior to purchase or lease.

FOR SALE

39.66 acres at Victoria Barge Canal

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Victoria BARGE CANAL FRONTAGE!! 39.66 acres of commercial land with frontage along the Victoria Barge Canal and SH-35. The property features approximately 1,056FT of canal frontage and 1,673FT of frontage along SH-35. Site is located a short distance from railroad tracks, offering excellent transportation access! The property benefits from planned improvements to SH 35, including a new bridge with side access road and turnaround located directly in front of the site. Nearby, X-Energy and DOW are developing a new nuclear power plant, ensuring abundant energy for their future growth. Victoria, Rockport, and Corpus Christi are conveniently located within a 1.5-hour drive.

Sales Price:	\$1,250,000
Lot Size:	39.66 Acres
Price / Acre	\$31,517.90

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39.66 acres at Victoria Barge Canal

39.66 ACRES WITH CANAL FRONTAGE



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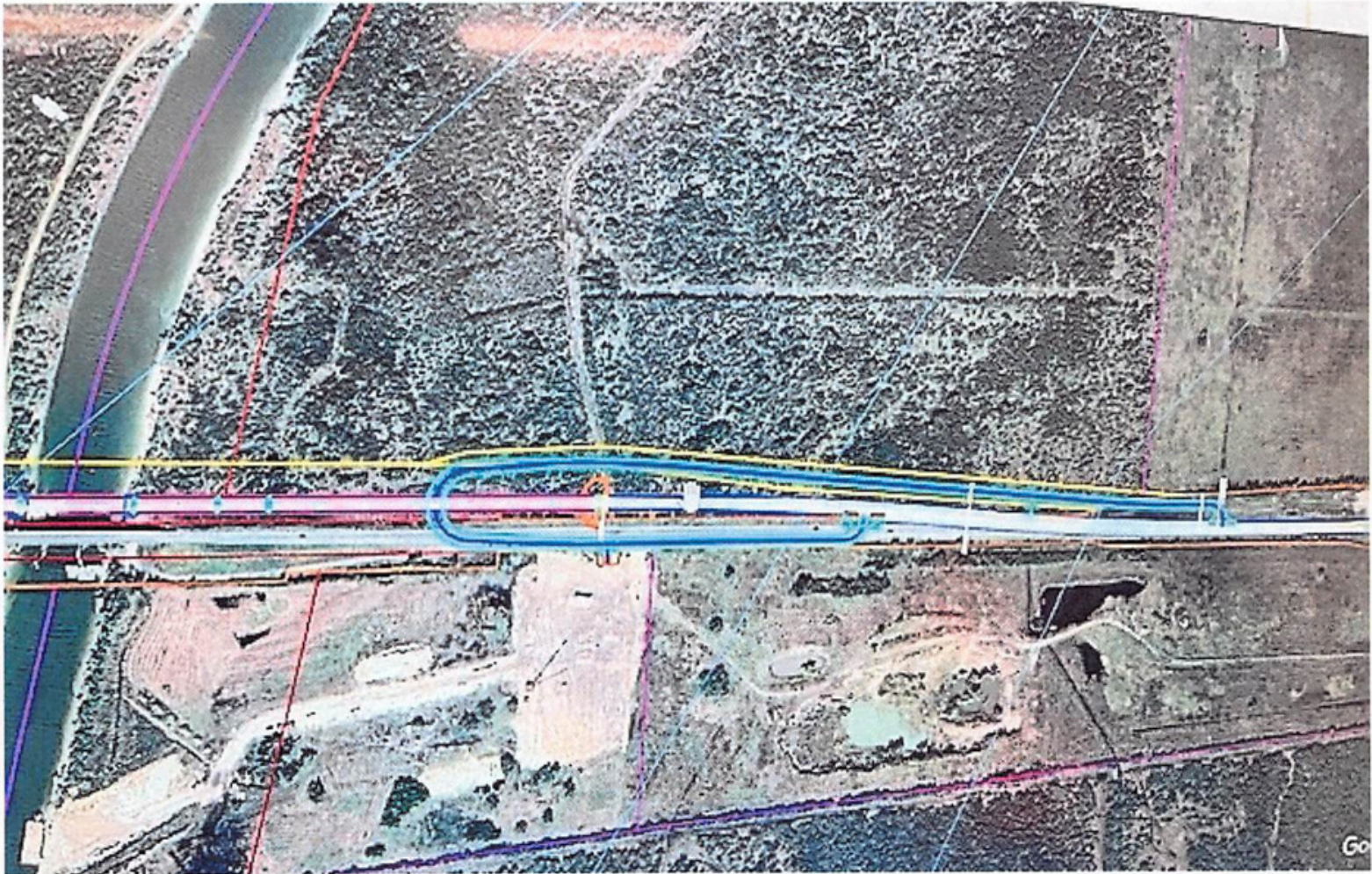


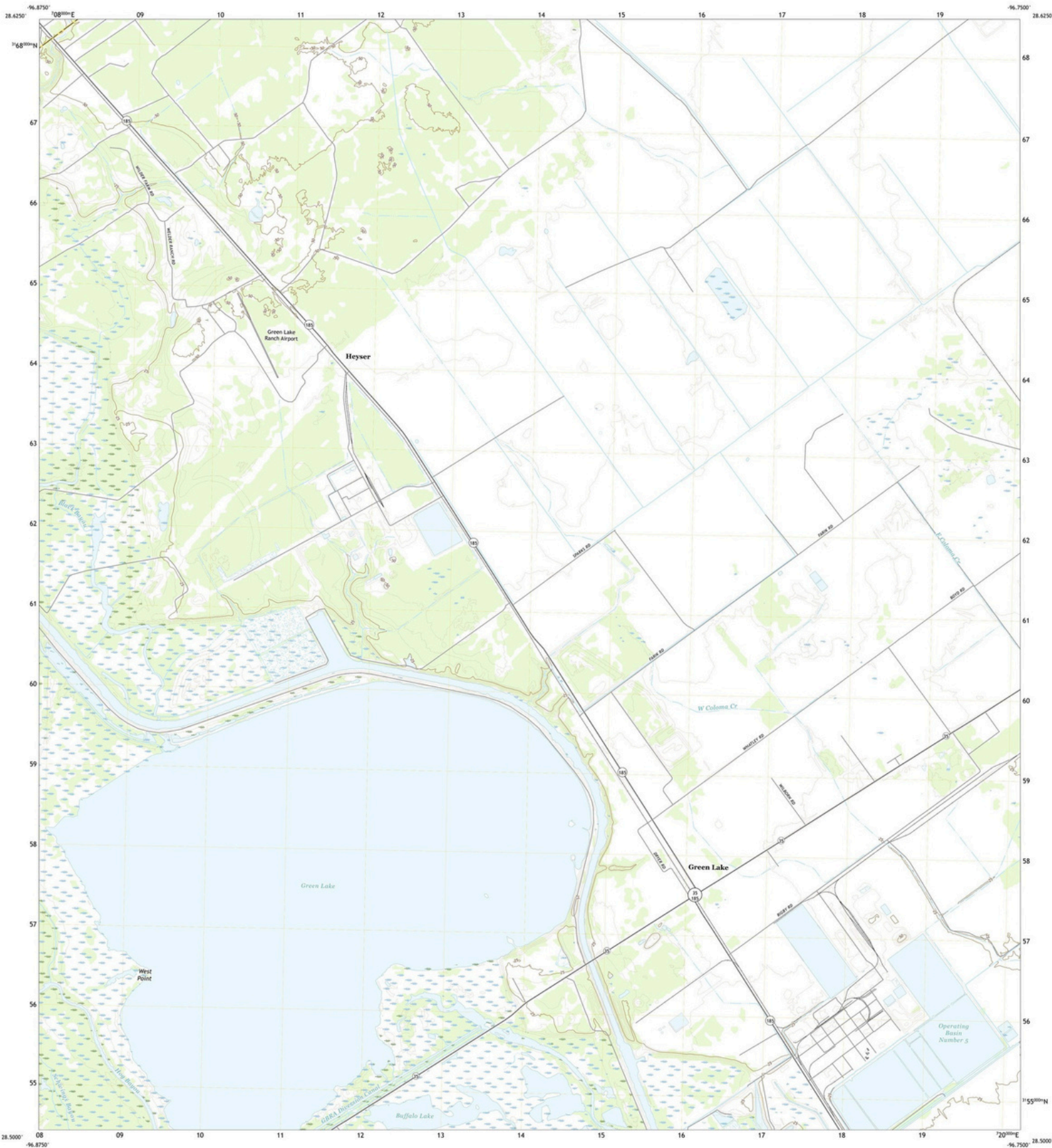
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FOR SALE

39.66 acres at Victoria Barge Canal

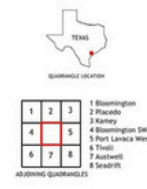
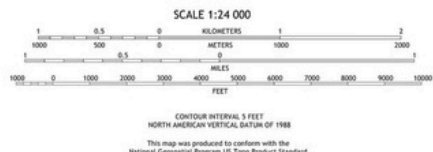
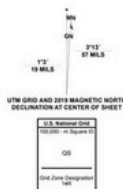
Proposed Turn Around



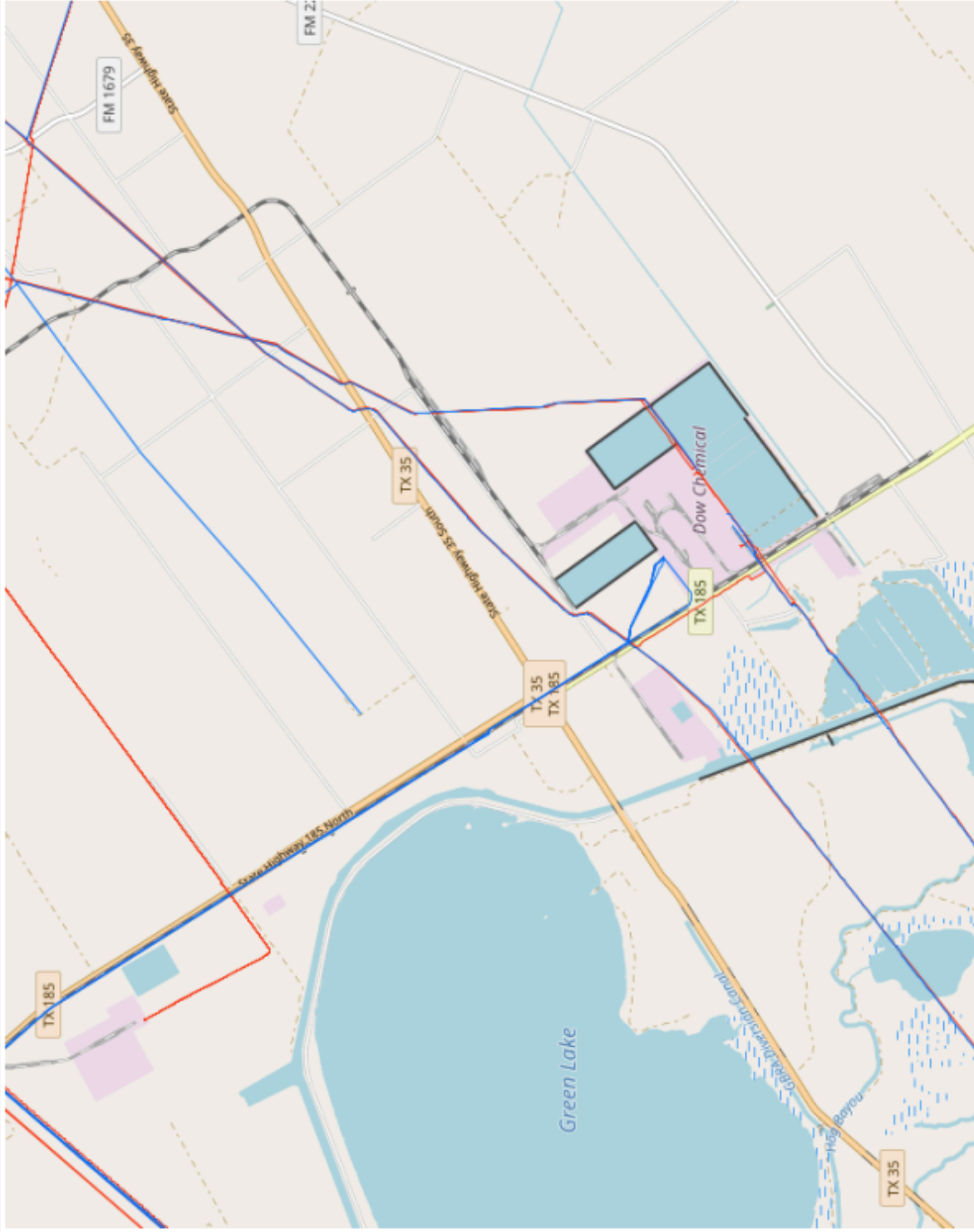


Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1,000-meter grid (Universal Transverse Mercator, Zone 14B)
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery:.....NAIP, September 2016 - December 2016
Roads:.....U.S. Census Bureau, 2015 - 2018
Names:.....CMT, 1979 - 2002
Hydrography:.....National Hydrography Dataset, 2003 - 2018
Contours:.....National Elevation Dataset, 2019
Boundaries:.....Multiple sources; see metadata file 2019 - 2021
Wetlands:.....FWS National Wetlands Inventory Not Available

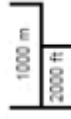


NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to nprms@gdot.gov.

Projection: Web Mercator

Datum: WGS84

Map produced by the Public Viewer application at www.nprms.phmsa.dot.gov

Basemap image © OpenStreetMap contributors

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