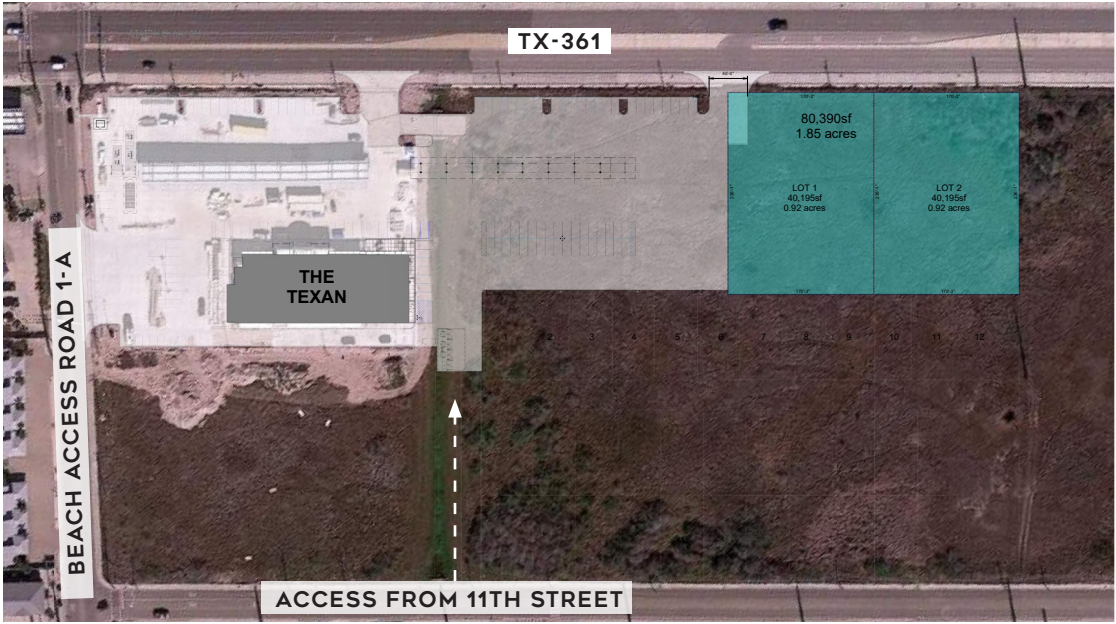


**±1.85 ACRES (2 PAD SITES, ± 1.85 ACRES EACH)
FOR SALE OR LEASE
IN PORT ARANSAS, TX**

Seize the opportunity to buy or lease prime commercial land in Port Aransas, ideally situated next to the Texan Store on Highway 361 and Beach Access Road 1-A. **These sites can be accessed from all 3 surrounding roads: HWY 361, Beach Access Road 1-A, and 11th Street.** This vacant land, available in two tracts totaling ± 1.85 acres, offers an unbeatable location just one block from the beach. With new developments nearby, including a new RV park and a subdivision, this area is rapidly growing and presents a lucrative investment prospect. Some restrictions apply to the intended use, ensuring the area's appeal and suitability for various business ventures. Take advantage of this highly attractive location in Port Aransas, ideal for capitalizing on the area's thriving tourism and development.

- Hwy 361 Frontage
- Can Be Accessed From HWY 361, Beach Access Road 1-A, and 11th Street
- Cross Access With The Texan
- Cross Access With Adjoining RV Park
- New RV Park Being Built Next Door
- New Subdivision Behind It
- Some Restrictions Apply for Intended Use



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