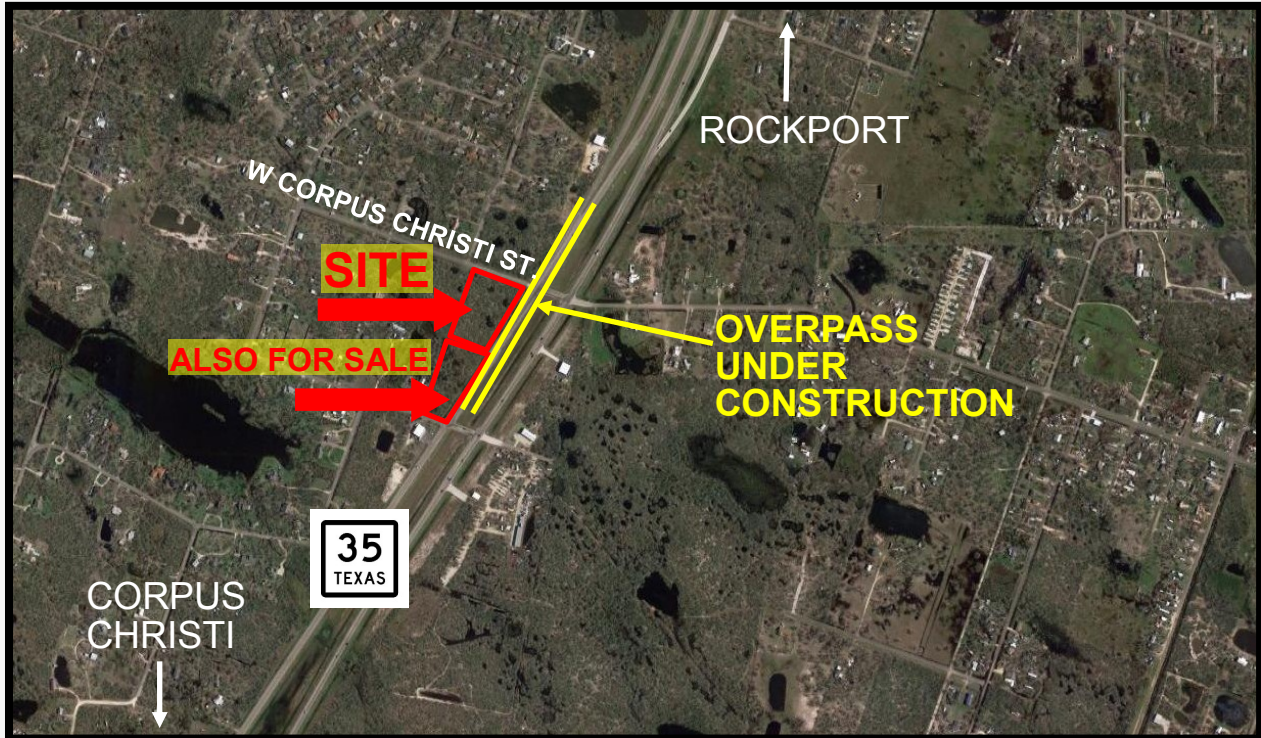


# CORNER TRACT WITH HIGHWAY FRONTAGE FOR SALE

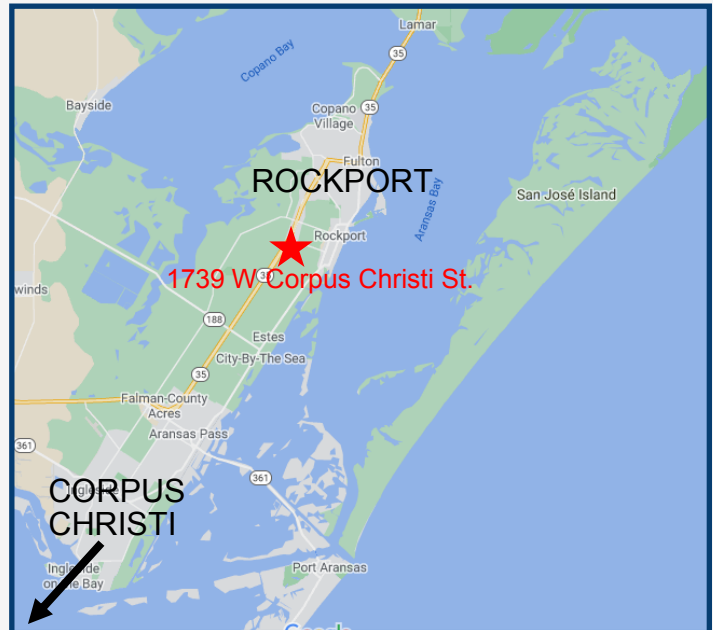
**1739 W Corpus Christi St.  
Rockport, TX 78382**



## Property Features

- Total size: Approx. 3.953 acres
- Approx. 516 feet of frontage on Highway 35 Bypass
- Zoned R-1, single-family
- Owner-financing available
- Adjacent 2.4 acres also for sale by the same owner, for a total of up to 6.3 acres fronting the Bypass
- On the west “go home” side of the Bypass, going toward Corpus Christi (home of the 3<sup>rd</sup> largest port in the US)
- Located within a designated US Opportunity Zone
- ACAD #58467

**LIST PRICE: \$514,749.00**



## Contact Broker For More Information:

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

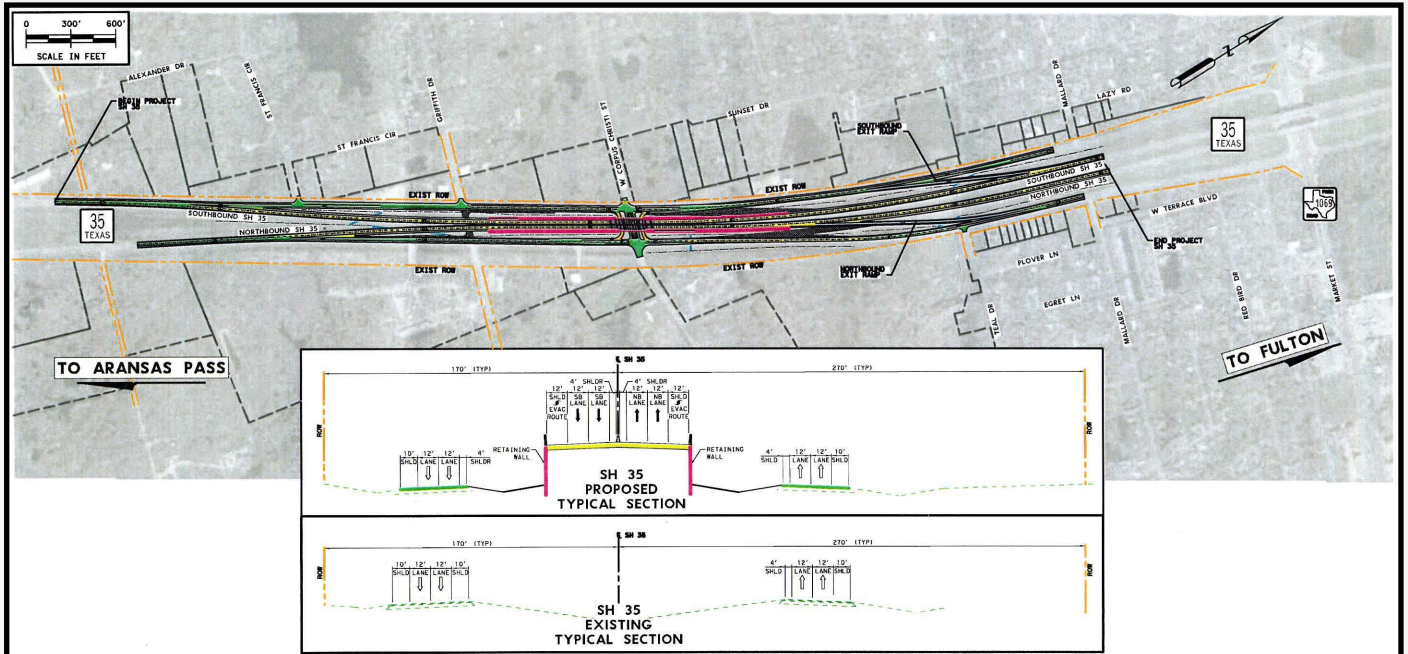


**Evtex Companies  
1806 Harbor Drive  
Rockport, TX 78382**

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.

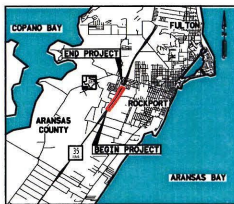
# CORNER TRACT WITH HIGHWAY FRONTAGE FOR SALE

## 1739 W CORPUS CHRISTI ST. Rockport, TX 78382



### LEGEND

- PROPOSED SH 35 MAINLANE PAVEMENT
- PROPOSED OVERPASS BRIDGE STRUCTURE
- PROPOSED U-TURNS
- PROPOSED RAMP
- PROPOSED FRONTAGE ROAD OVERLAY
- PAVEMENT REMOVAL
- PROPOSED CULVERT
- PROPOSED DIRECTION OF TRAFFIC
- EXISTING DIRECTION OF TRAFFIC
- RETAINING WALL
- PARCEL BOUNDARIES
- EXISTING RIGHT OF WAY
- DITCH FLOWLINE



LOCATION MAP  
N.T.S.

**SH 35 AT CORPUS CHRISTI ST  
PROJECT LAYOUT**  
SH 35 FROM 12TH ST TO FM 1069  
Aransas County, Texas  
CSJ: 0180-04-120



TBPE REG.  
NO. F-2742

3131 Briarpark Dr. Suite 200  
Houston, Texas 77042  
(713) 622-1444



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

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