

210 GULF GATE BLVD

CITY-BY-THE SEA, TX 78336

SALE PRICE:

\$1,775,000



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,775,000
Property Type:	Free-standing Retail (Restaurant)
Building Size:	3,040 SF
Lot Size:	0.76 Acres
Year Built:	2019
Market:	Corpus Christi
Submarket:	Rockport/N Aransas

PROPERTY OVERVIEW

210 Gulf Gate Blvd presents a unique opportunity to acquire a fully built-out waterfront restaurant property in the heart of the Coastal Bend. Rebuilt in 2019 after Hurricane Harvey, this free-standing building most recently operated as Crab'N, a locally acclaimed seafood restaurant with a legacy dating back to 1976. The restaurant has since closed, but the property remains fully equipped and ready for its next operator or repurposing.

The building features rustic décor, a warm coastal ambiance and both indoor and outdoor dining spaces, including a 325 SF screened-in porch overlooking 212 feet of canal frontage. Positioned between Rockport and Aransas Pass, the location benefits from year-round traffic generated by residents, vacationers and anglers visiting nearby Estes Flats, Redfish Bay and Aransas Bay. Surrounded by upscale subdivisions such as La Buena Vida, Islands of Rockport, Bahia Bay and Palm Harbor, the property draws from both high-income local households and seasonal visitors.

Sale includes kitchen equipment, dining room furnishings and fixtures, offering a true turn-key setup for a new concept. Whether reestablishing a restaurant or adapting the property for another use, 210 Gulf Gate Blvd delivers unmatched waterfront charm and a highly visible location. **Call for an appointment to view.**

PROPERTY HIGHLIGHTS

- Fully built-out restaurant space – kitchen equipment, furnishings & fixtures convey
- Features a 325 SF screened-in porch along the water with 212 feet of frontage on the canal
- Located in City by the Sea canal subdivision (avg. home sales \$900K+)
- Prime visibility to year-round residents, vacationers & Winter Texans
- Flexible potential for restaurant re-opening or repurposing to other uses

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AERIAL IMAGES



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RESTAURANT & DINING SPACE

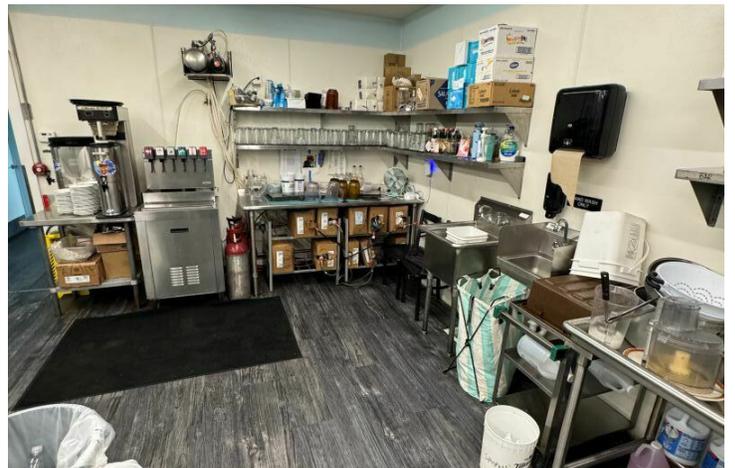


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KITCHEN AREA

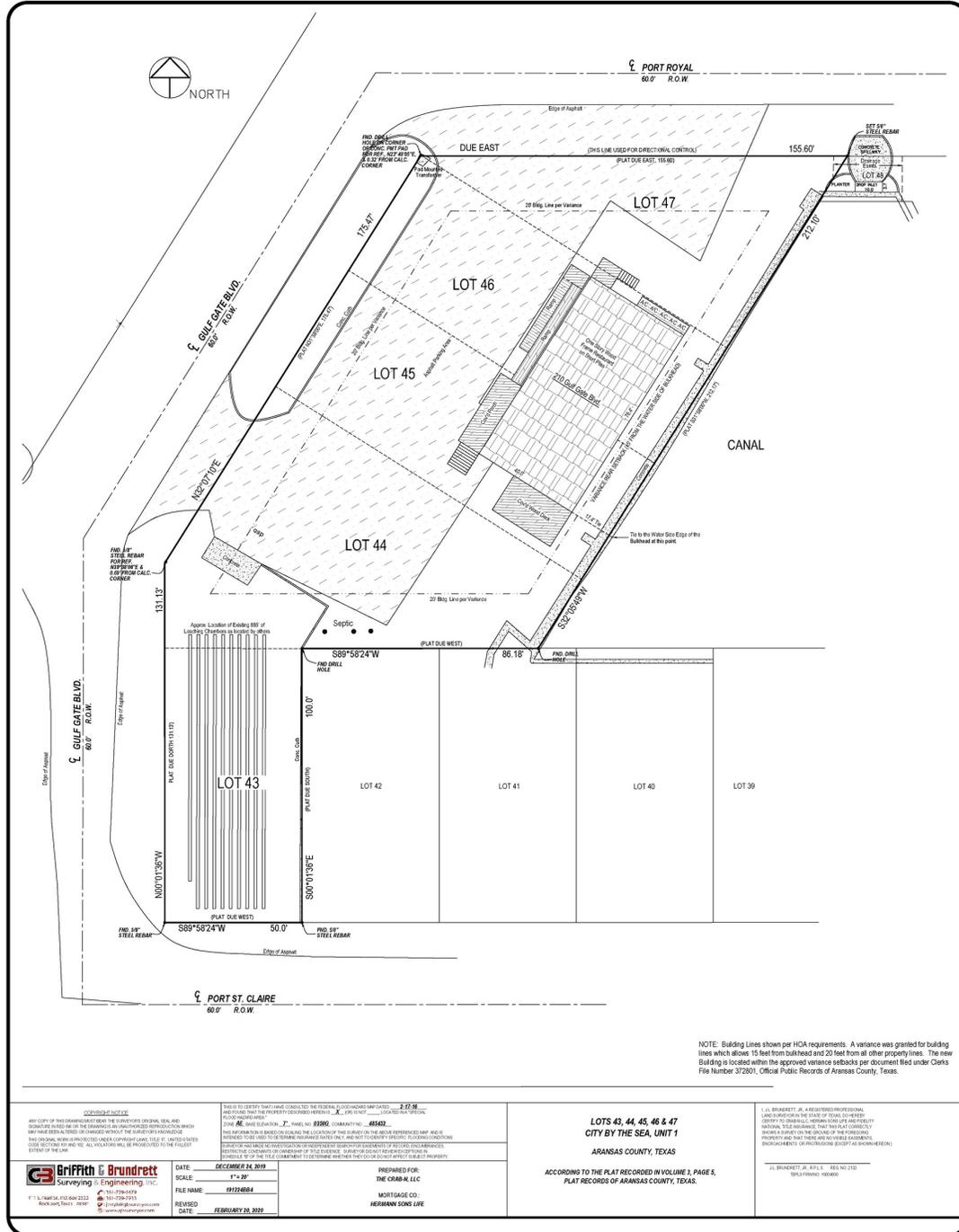


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SURVEY



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RETAILER MAP

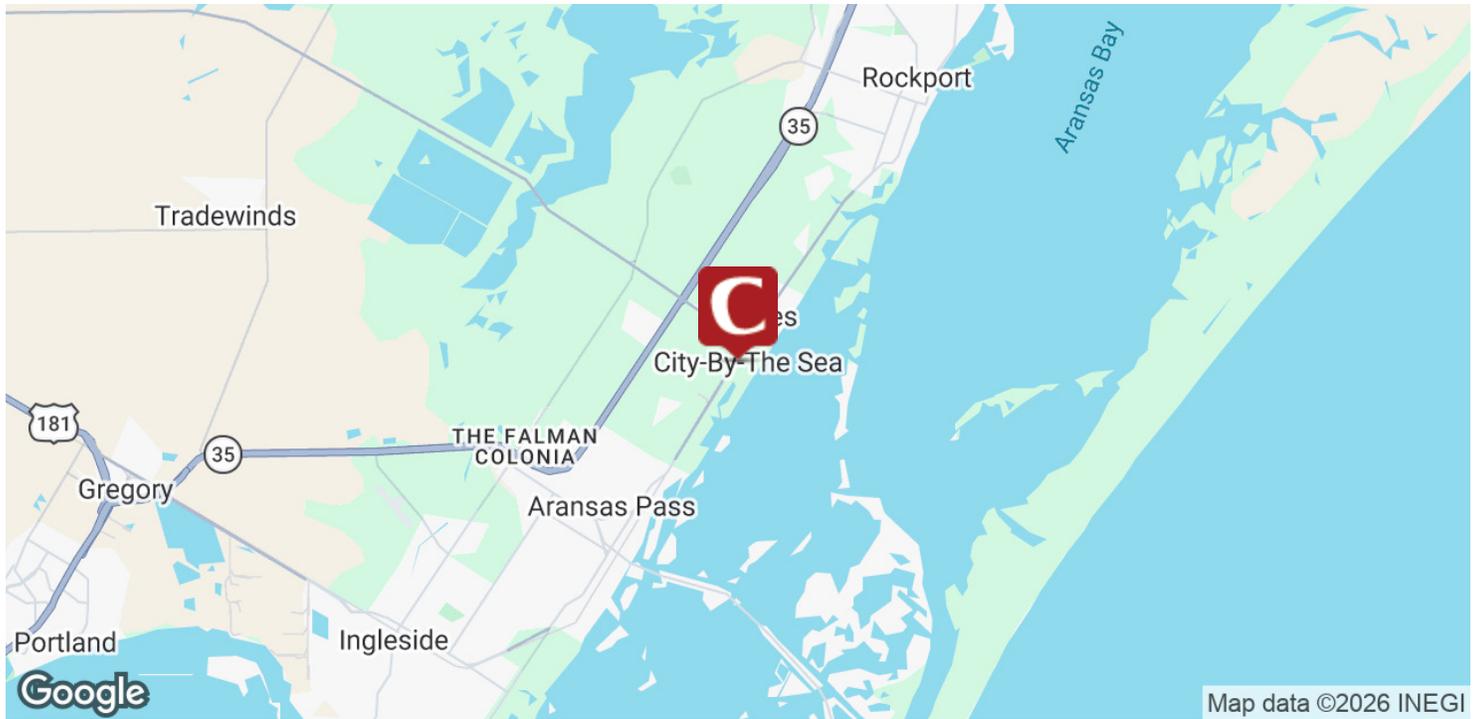


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LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Cravey Real Estate Services, Inc.	TX #0409080	matt@craveyrealestate.com	361.289.5168
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lynnann Pinkham	TX #319336	lynnann@craveyrealestate.com	361.288.3102
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date