

FOR SALE

±27.77 ACRES AVAILABLE



ROCKPORT
LANDING

TX-188

35

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

151-237 TX-188 | Aransas Pass, TX 78336

Scott Cummings

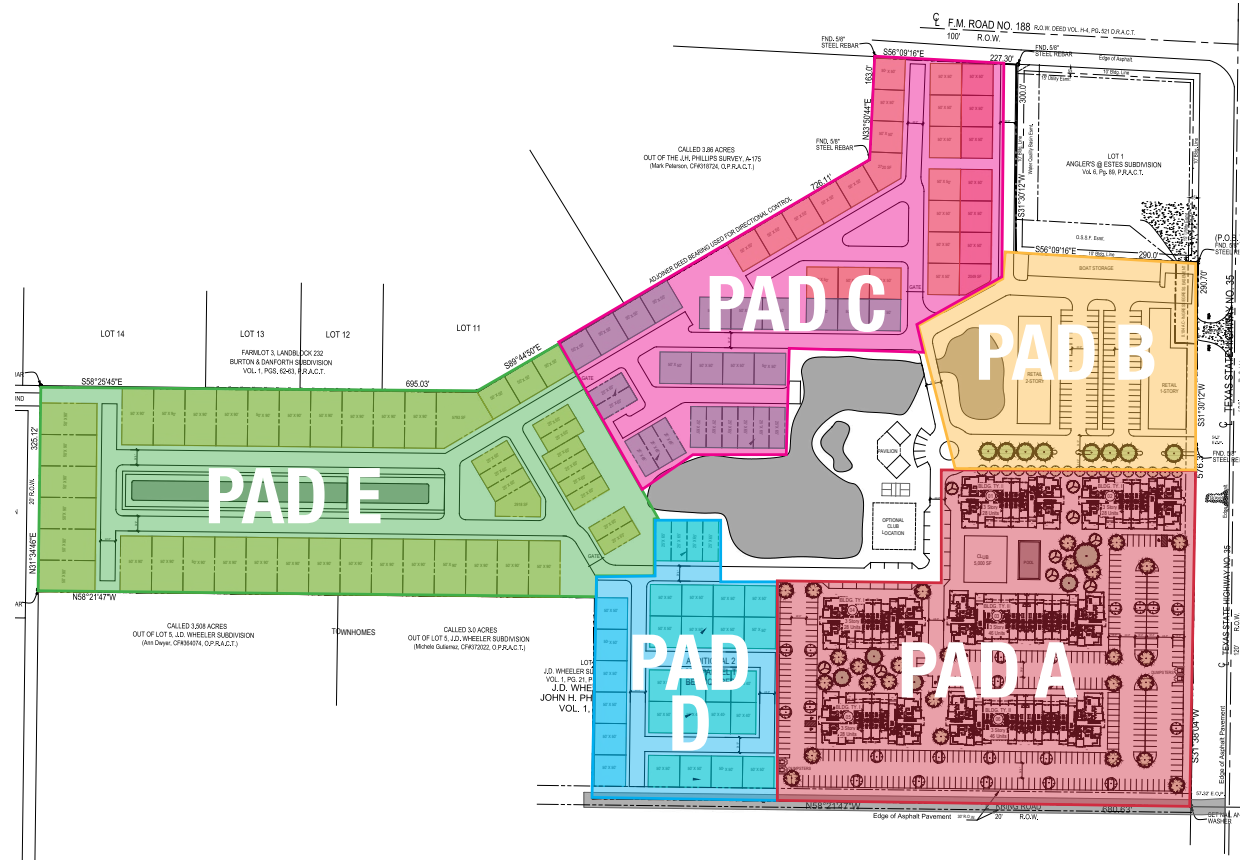
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Tom Rohde

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tomrohde@rohderealty.com

EXECUTIVE SUMMARY

ADDRESS	151-237 TX-188 Aransas Pass, TX 78336
TOTAL ACREAGE	±27.77 Acres
APN	64907, 70613, 46975, 64473
ZONING	PUD
PROPERTY TYPE	Land
PROPERTY USE	Mixed-Use Community
TAX RATE	1.397945%
SUBMARKET	Rockport
PARKING RATIO	1.7/1,000
PARKING STALLS	347 Surface Stalls (Projected)



PAD(S) OVERVIEW

PAD	ACREAGE	PRODUCT TYPES	TOTAL UNITS
PAD A	±6.9 AC	MULTIFAMILY	204 Units
PAD B	±2.4 AC	BUILD-TO-RENT	55 Units
PAD C	±5 AC	TOWN HOME	41 Units
PAD D	±2.8 AC	SINGLE FAMILY LOTS	31 Units
PAD E	±7 AC	RETAIL NRSF	24,000 SF

±27.77 AC
TOTAL ACRES

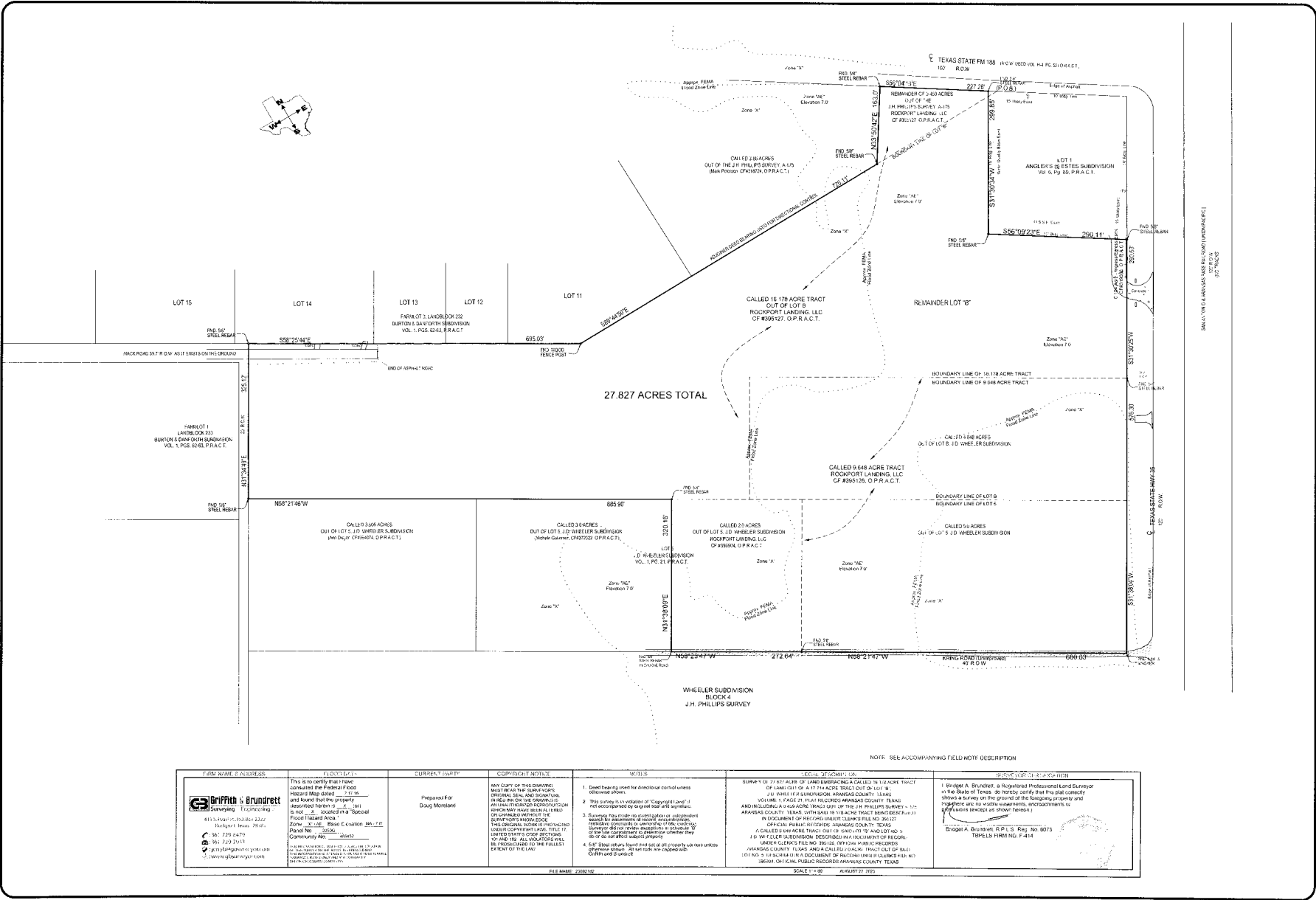
Call for Price
SALE PRICE



- SIGN CONFIDENTIALITY AGREEMENT
- DEVELOPMENT COSTS
- FINANCIAL INFORMATION

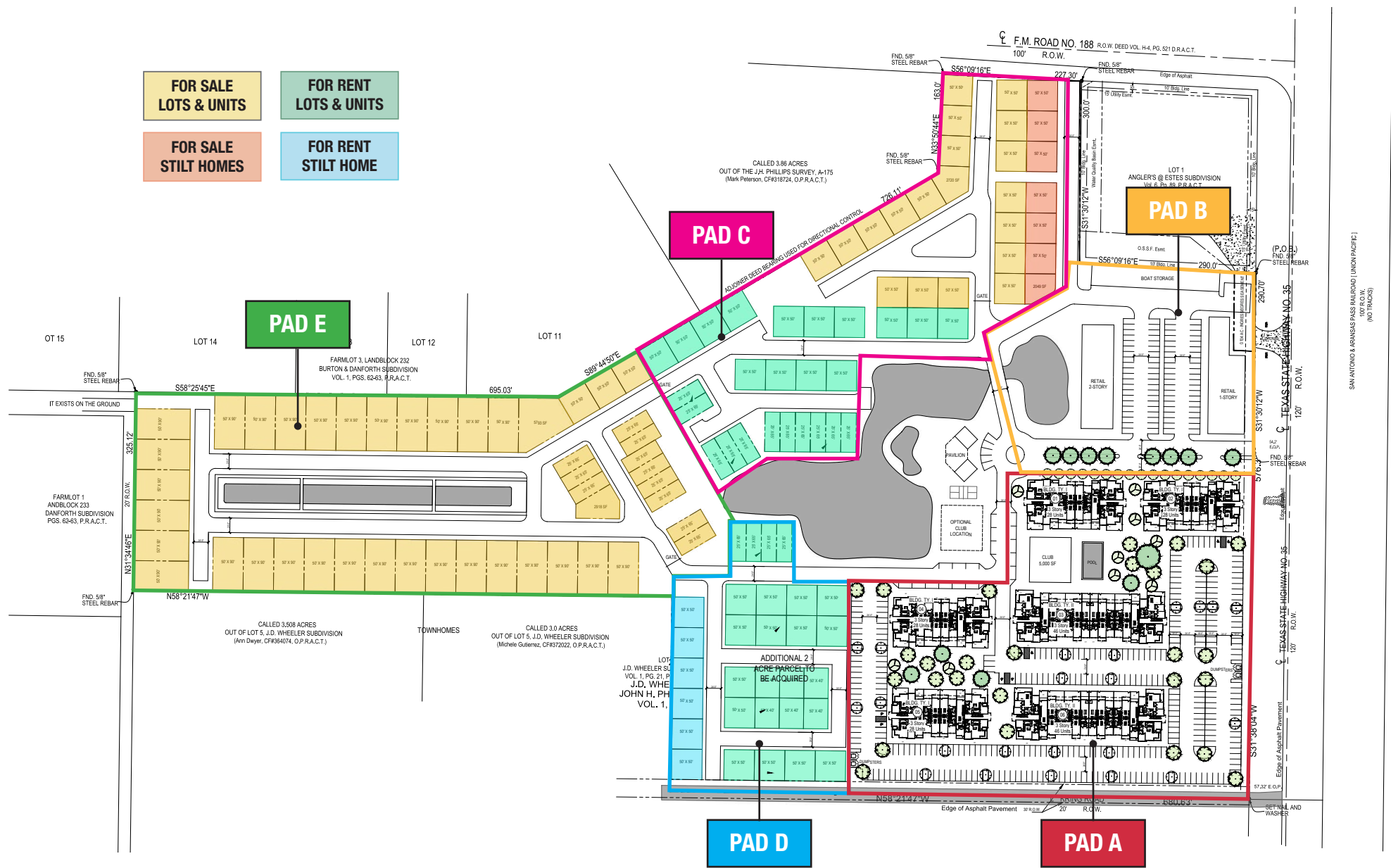


PARCEL OVERVIEW



PHASE SITE PLAN

- FOR SALE
LOTS & UNITS
- FOR RENT
LOTS & UNITS
- FOR SALE
STILT HOMES
- FOR RENT
STILT HOME



A collage of 15 logos for various retail and service brands, arranged in a grid-like fashion. The logos include:

- RALLY CREDIT UNION**: A blue and yellow stylized 'R' logo followed by the text 'RALLY CREDIT UNION'.
- McCoy's BUILDING SUPPLY**: A yellow rectangular logo with a black border, featuring the text 'McCOY'S' in large, bold, black letters and 'BUILDING SUPPLY' in smaller, bold, black letters below it.
- Lowe's**: A blue house-shaped logo with the text 'Lowe's' in white, bold, sans-serif font.
- Walgreens**: The word 'Walgreens' in a red, cursive script font.
- CUBESMART self storage**: A red cube icon followed by the text 'CUBESMART' in bold, black, sans-serif font and 'self storage' in a smaller, black, sans-serif font below it.
- DOLLAR TREE**: A green tree icon followed by the text 'DOLLAR TREE' in bold, green, sans-serif font.
- Walmart**: The word 'Walmart' in a large, blue, sans-serif font with a white outline, and 'MURPHY' in a smaller, blue, sans-serif font below it.
- TSC**: A red and white logo with the letters 'TSC' in a bold, sans-serif font.
- TRACTOR SUPPLY CO**: The text 'TRACTOR SUPPLY CO' in bold, black, sans-serif font.
- MURPHY USA**: The word 'MURPHY' in a blue, sans-serif font with a white outline, and 'USA' in a smaller, blue, sans-serif font below it, with a red star to the right.
- HARBOR FREIGHT**: The text 'HARBOR FREIGHT' in bold, red, sans-serif font.
- Starbucks**: A green circular logo featuring a white mermaid (Siren) with a crown.
- McDonald's**: A yellow 'M' logo.
- NAPA**: A yellow hexagonal logo with the text 'NAPA' in blue, bold, sans-serif font.
- Church's TEXAS CHICKEN**: A yellow circular logo with the text 'CHURCH'S' in bold, black, sans-serif font and 'TEXAS CHICKEN' in a smaller, black, sans-serif font below it.
- WHATABURGER**: A red and white logo with the text 'WHATABURGER' in bold, red, sans-serif font.

TX-188

SITE

EXON



REDFISH BAY

ROCKPORT TERMINALS



CIRCLE K

WHEELER AVE

ARANSAS PASS HIGH SCHOOL

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

● **SAN ANTONIO & AUSTIN**
1390 East Bitters Rd.
San Antonio, Texas 78216
210.366.1400

● **BELL COUNTY**
777 Indian Trail Ste 2
Harker Heights, Texas 76548
210.366.1400

● **LAS VEGAS**
6064 South Durango Dr.
Las Vegas, Nevada 89113
702.383.3383

● **SOUTHERN UTAH**
243 E St. George Blvd. Ste 200
St. George, Utah 84770
435.628.1609

427 S Main St. Ste 204
Cedar City, Utah 84720
435.627.5757

● **NORTHERN UTAH**
2901 Ashton Blvd. Ste 102
Lehi, Utah 84043
801.341.0900

7455 Union Park Ave. Ste A
Midvale, Utah 84047
801.255.333

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