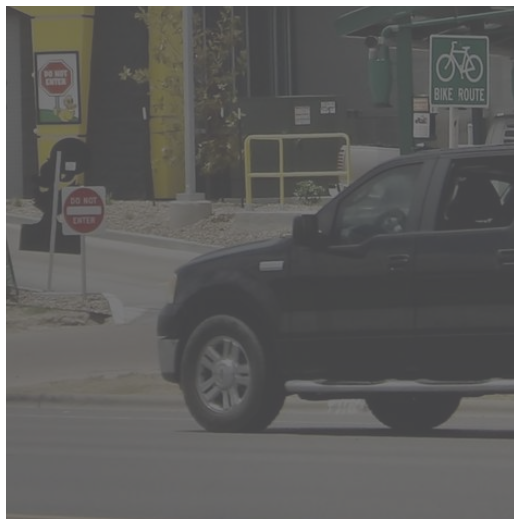
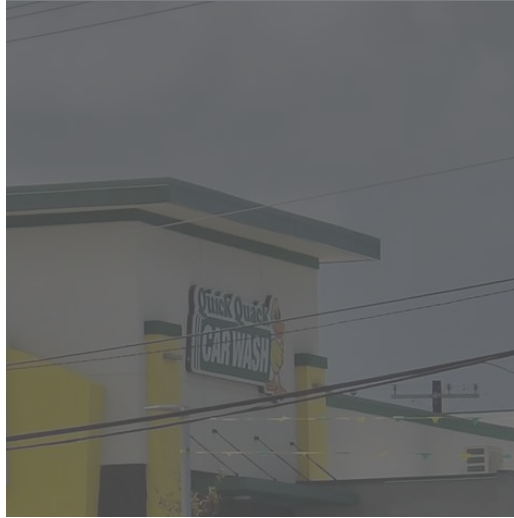


LAND FOR SALE

1504 W HIGHWAY 100 LOT 2



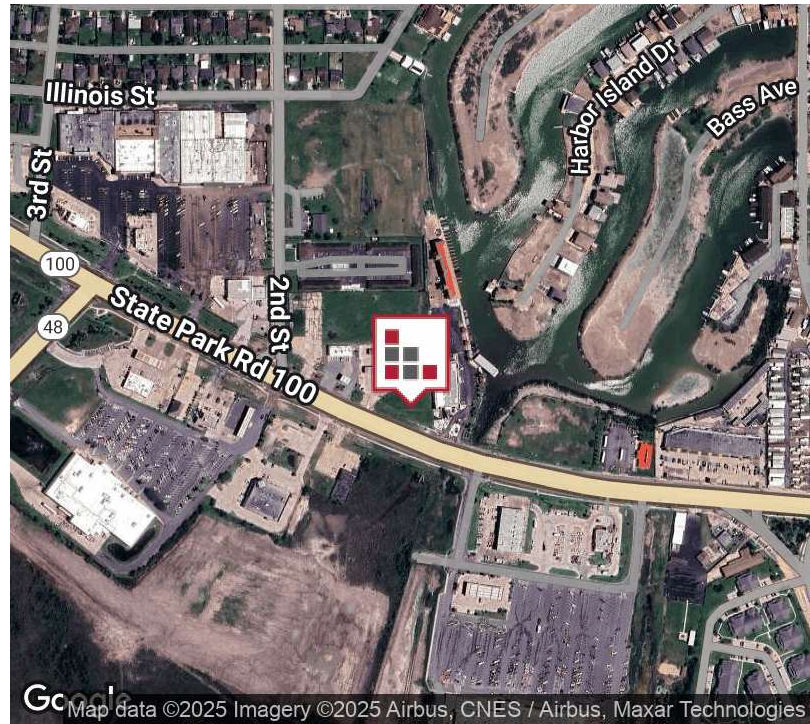
Former Whataburger site at this Signalized Intersection of Highway 100 in Port Isabel on the way to South Padre Island. This location boasts daily traffic counts of 28,988 CPD and has three (3) potential ingress/egress points from Highway 100 and two (2) potential locations for Pylon signage subject to City review and approval. Corner Lot has been combined for a potential two-lot Retail Pad Site.



FOR SALE

1504 W HIGHWAY 100 - LOT 2

EXECUTIVE SUMMARY



**REDUCED
SALES PRICE**

\$1,100,000

OFFERING SUMMARY

Available SF:	73,337
Lot Size:	1.68 Acres
Price / PSF:	\$12.41
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Port Isabel

PROPERTY OVERVIEW

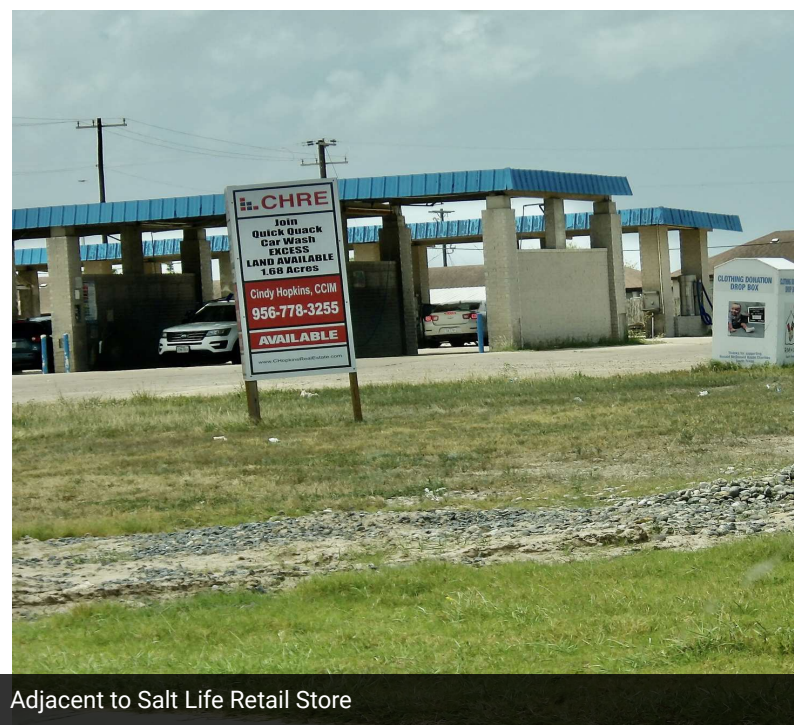
Join Quick Quack Car Wash at this Signalized Intersection across from HEB in Port Isabel, Texas. This +/- 1.68 acre Retail Lot is only minutes away from South Padre Island and boasts Daily Traffic Counts of 29,988 Cars per Day. Traffic Counts are significantly higher during the Island's busy season. Ingress/Egress from Highway 100 and a REA to be provided by Quick Quack for access from 2nd Street. Irregular Lot Dimensions are 112' frontage x 478' depth x 488' width in rear --- See attached Survey for specifics.

PROPERTY HIGHLIGHTS

- Quick Quack Car Wash Cotenacy
- Located Across from HEB
- NEQ of Signalized Intersection - Highway 100
- Signalized Intersection
- 28,988 CPD TX DOT

FOR SALE
1504 W HIGHWAY 100 - LOT 2

ADDITIONAL PHOTOS



FOR SALE

1504 W HIGHWAY 100 - LOT 2

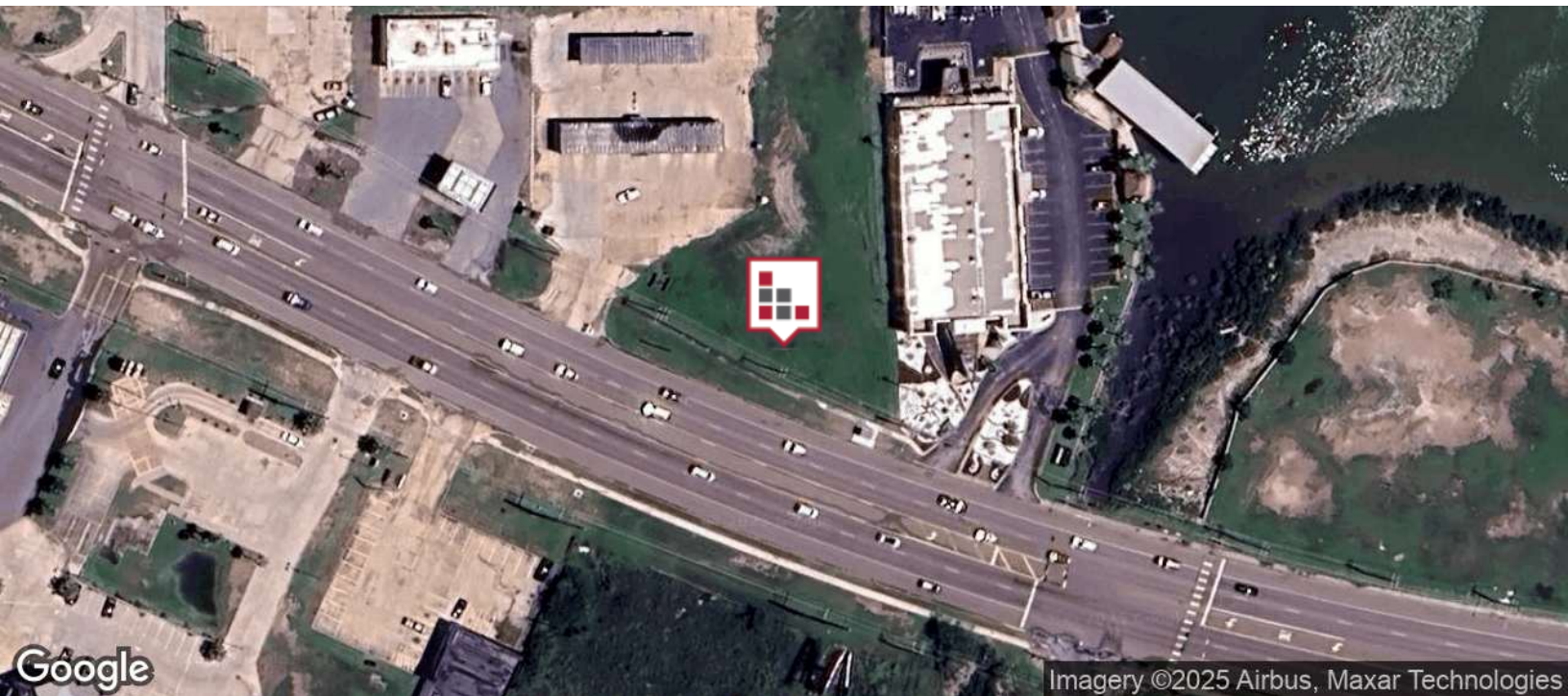
AERIAL MAP



FOR SALE

1504 W HIGHWAY 100 - LOT 2

LOCATION MAPS

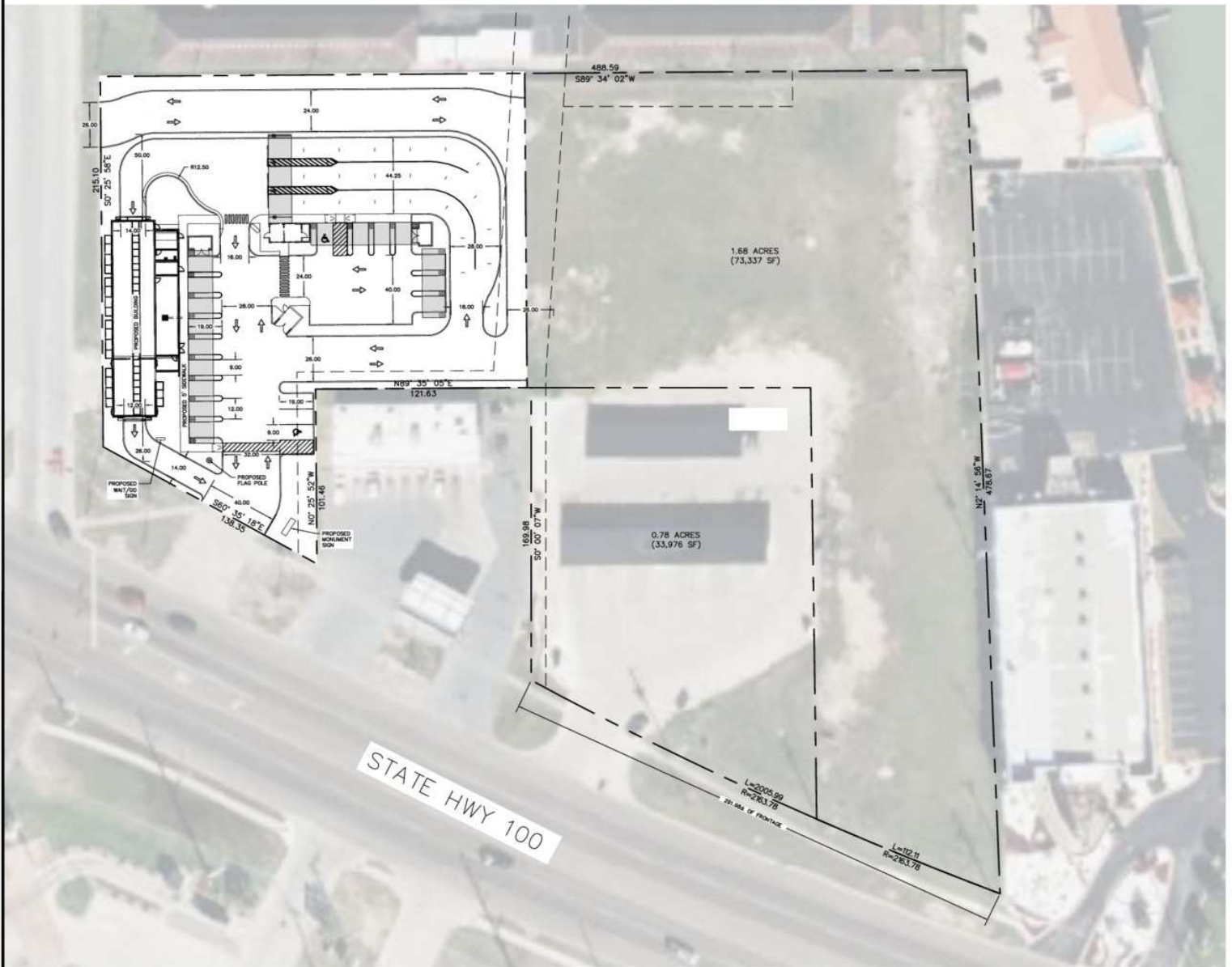


FOR SALE

1504 W HIGHWAY 100 - LOT 2

PROPOSED SITE PLAN

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM



FOR SALE
1504 W HIGHWAY 100

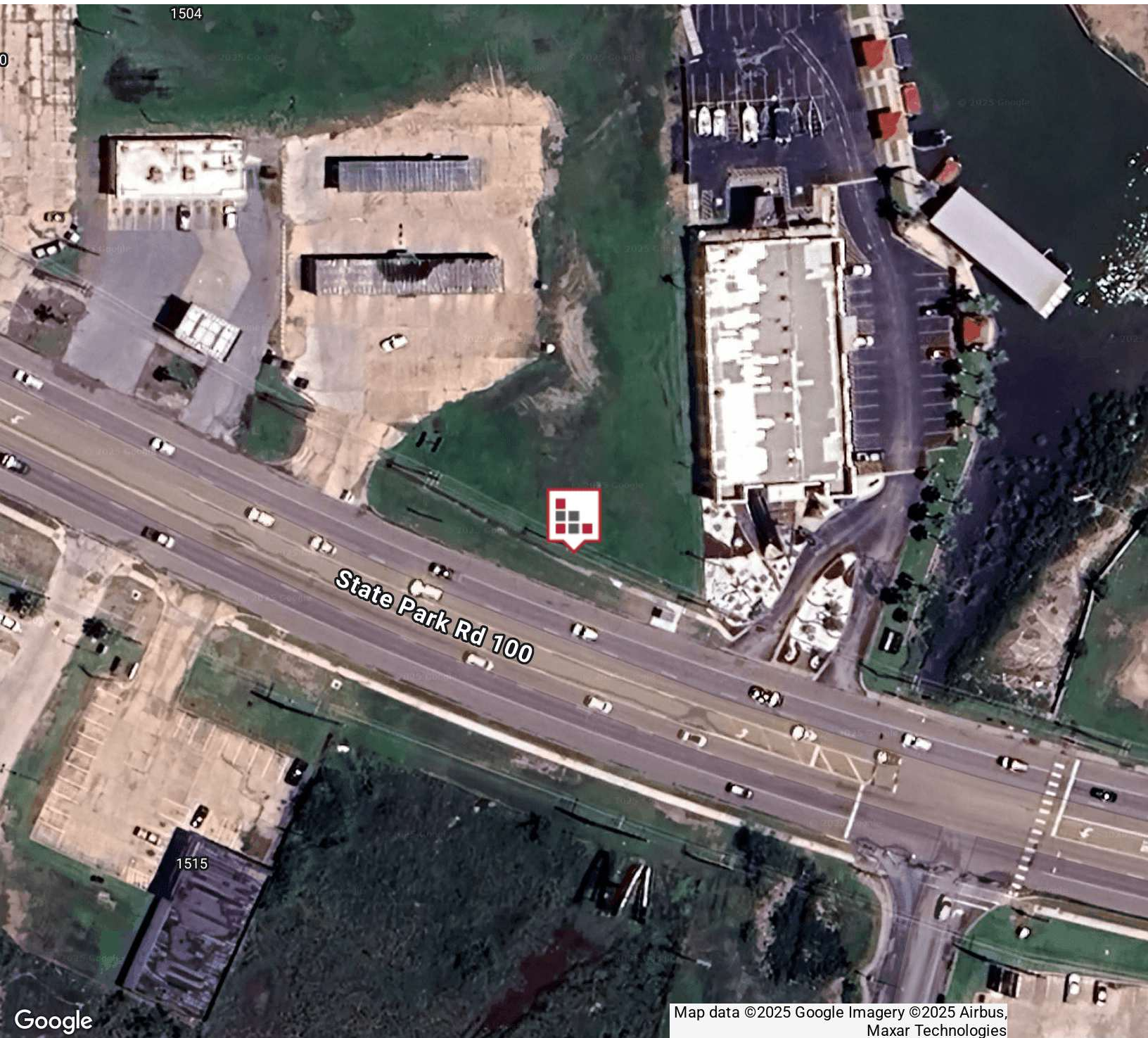
RETAILER MAP



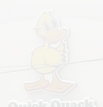
FOR SALE

1504 W HIGHWAY 100 - LOT 2

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies



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