

1.364 ± ACRE PAD SITE NEAR MAJOR CORRIDOR

126 Kokomo Drive
Rockport, TX 78382



PROPERTY FEATURES

- Near the southwest corner of FM 3036 and Kokomo Drive (Lot 4)
- Zoned B1– General Business District
- More than 207' frontage on FM 3036
- Platted tract with utilities and off-site detention
- Ideal for retail, medical, restaurant*
- Located outside the Special Flood Hazard Area
- Traffic count on nearby FM 3036: 13,227+ vehicles per day (per TXDoT, 2022)
- Excellent location at entrance to newly developed D R Horton subdivision, Phase II, III and IV underway; 220+- total rooftops at full build out

List Price: \$594,190.00

(*Some QSR restrictions)



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



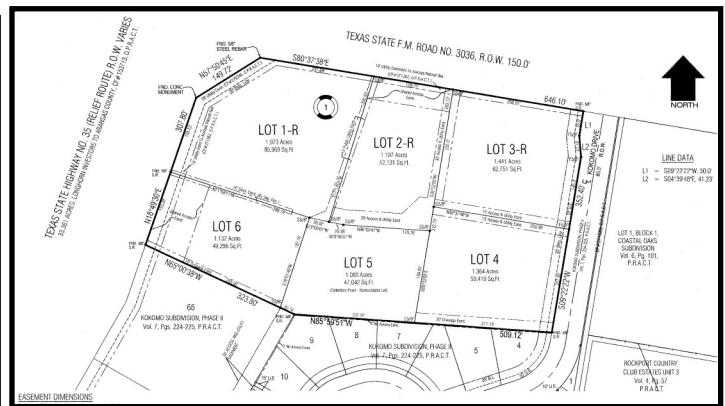
Contact Broker For More Information:

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

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