

FOR SALE

HWY 35 AT VICTORIA BARGE CANAL,
PORT LAVACA, TX 77979



HIGHWAY 35
Port Lavaca, Texas

Gene Guernsey
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Sale Price:
\$2,900,000

The information provided is from sources deemed reliable but not guaranteed. All information should be verified prior to purchase or lease.



FOR SALE

HWY 35 at Victoria Barge Canal

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Victoria Barge Canal Frontage! Ranch land with future potential for industrial development.

This property fronts Texas Highway 35 and sits a short distance to railroad tracks.

Approximately 3,292 feet of barge canal frontage and 3,423 feet along Highway 35. The tract varies from 30 to 35 feet above mean sea level (no flood plain issues). New SH-35 bridge planned with side access road and turn around in front of this property. Nearby, X-Energy and DOW planning a new nuclear power plant which would provide an abundance of ELECTRICITY.

Victoria, Rockport and Corpus Christi are within a 1.5 hour drive.

Sales Price:	\$2,900,000
Lot Size:	161.43 Acres
Price / Acre	\$17,964.44

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HWY 35 at Victoria Barge Canal

161.43 ACRES WITH CANAL FRONTAGE



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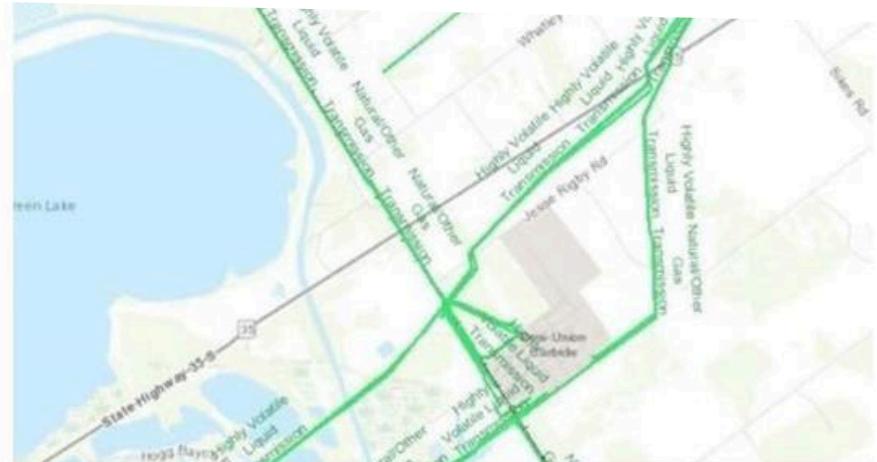
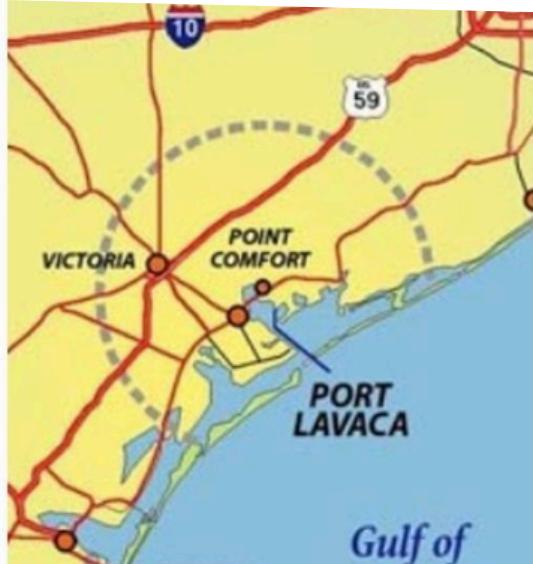
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HWY 35 at Victoria Barge Canal



Victoria Barge Canal—Nearby Pipelines

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