

FOR SALE

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

HIGHWAY 35
Port Lavaca, Texas

Gene Guernsey

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gene@geneguernsey.com

www.geneguernsey.com

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



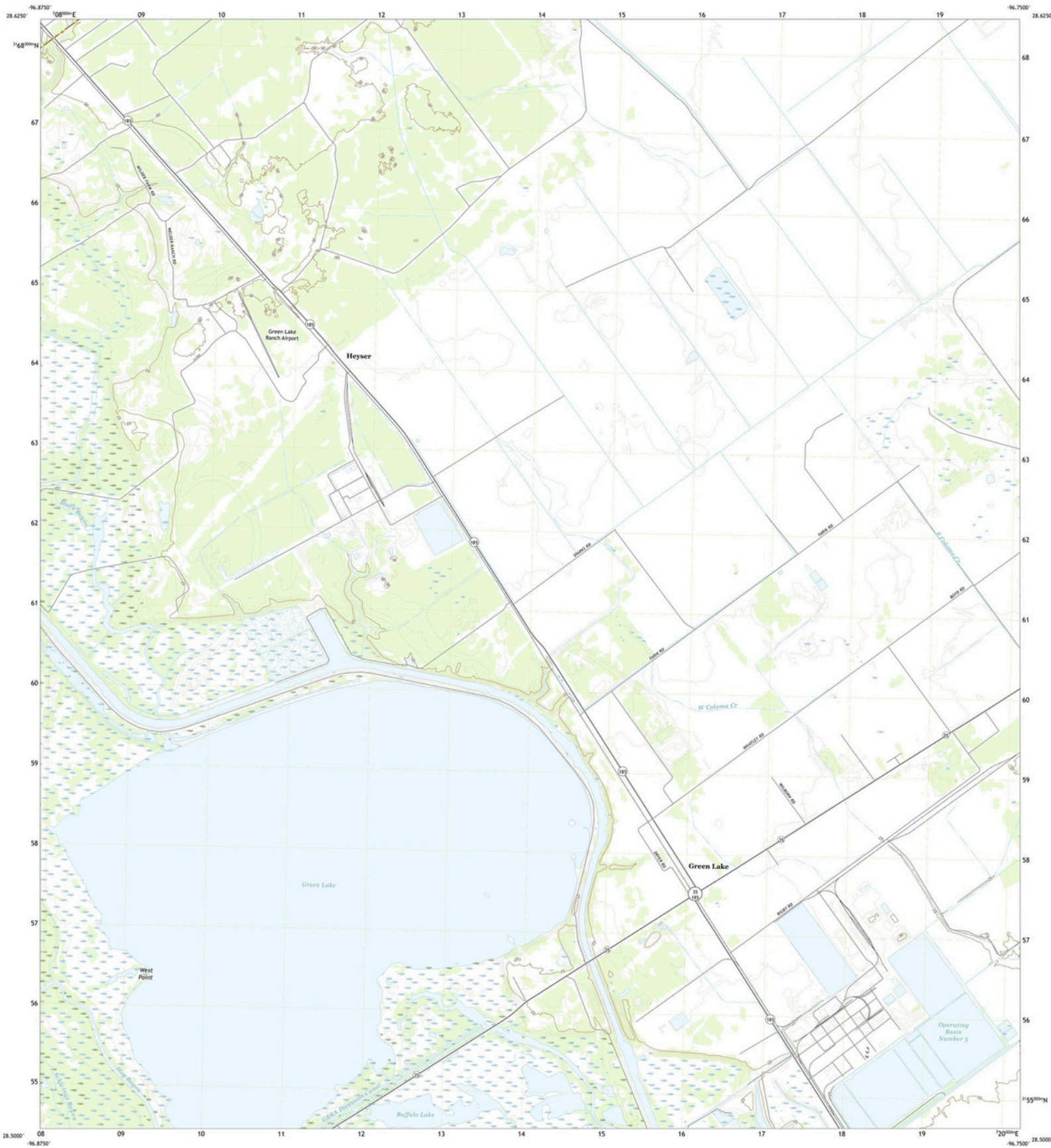
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Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid/Universal Transverse Mercator. Zone 14B.
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, September 2016 - December 2016
Roads.....U.S. Census Bureau, 2013 - 2018
Names.....CNS, 1979 - 2002
Hydrography.....National Hydrography Dataset, 2003 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Wetlands.....FWS National Wetlands Inventory Not Available

UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

UTM
108000
109000
110000
111000
112000
113000
114000
115000
116000
117000
118000
119000
120000

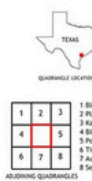
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UTM
108000
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112000
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119000
120000

SCALE 1:24 000

1 0.5 0 0.5 1 2
KILOMETERS
1000 500 0 500 1000 2000
METERS
1 0.5 0 0.5 1 2
MILES
1000 500 0 500 1000 2000
FEET

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



ROAD CLASSIFICATION

Expressway.....Local Connector
Secondary Hwy.....Local Road
Ramp.....Loop
Interstate Route.....US Route
State Route

ADJACENT QUADRANGLES

1	2	3
4	5	6
7	8	9

1 Bloomingington
2 Placido
3 Farney
4 Bloomingington SW
5 Port Lavaca West
6 Throckmorton
7 Austin
8 Seadrift

GREEN LAKE, TX
2022