

Silverleaf Fact Sheet



Location: 4911 TX-35, Rockport, Texas 78382

Size: 1,045,440 sq ft (24 acres)

Price: \$3,699,000

Available now | Sale only



Property Details

- **Proximity to Aransas County Airport:** Conveniently located near the local airport, facilitating easy travel for residents and visitors.
- **Water Access:** Close to the beautiful Texas Gulf Coast, offering potential residents or guests easy access to the beach and bay.
- **Downtown Rockport:** Just a short drive from downtown Rockport, providing access to shopping, dining, entertainment, and cultural attractions.
- **Utilities:** All utilities are available; water, sewer, and power.
- **Current Status:** Undeveloped land with immense potential
- **Versatile Use:** Ideal for residential neighborhoods or luxury RV resorts.
- **High Traffic Volumes:** Consistent traffic enhances property visibility and access, making it suitable for both commercial and residential developments.

Opportunity Zone Benefits

- **Tax Incentives:** Deferral of capital gains taxes, step-up in basis for capital gains, permanent exclusion from taxable income after 10 years.

Community & Economics

- **Vibrant Community:** Rockport-Fulton is a growing area on the Texas Gulf Coast, known for its natural beauty, recreational opportunities, and high quality of life.
- **Tourism:** Attracts over 615,000 visitors annually.
- **Local Economy:** Driven by tourism, fishing, and new residents.
- **Economic Resilience:** The area's economic stability and strong commuter base positively influence property values and investment potential.
- **Population Growth:** 2% annual increase, 500 new residents per year.
- **Strong Housing Market:** Rockport-Fulton has a documented shortage of housing.
- **Projected Growth:** The county needs approximately 1,200 new households over the next five years.

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