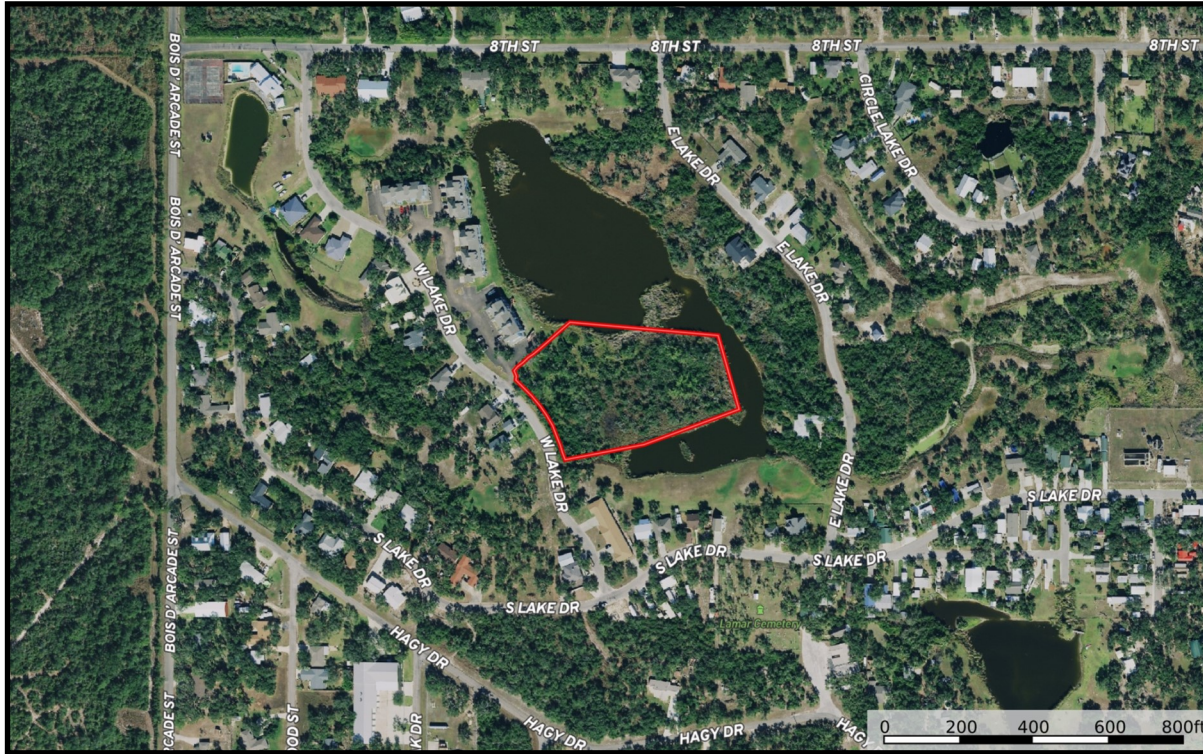


3.461 ACRES OF LAKEFRONT PROPERTY

(Part of) 146 W. Lake Drive*
Rockport, TX 78382



*(New address TBD)

PROPERTY FEATURES

- A unique peninsula property on Goose Island Lake; trophy homesite or potential for subdividing.
- Surrounded by residential development; located in Goose Island Lake Estates Subdivision
- Not subject to City of Rockport zoning.
- Located within ACMUD #1 (water/sewer availability should be independently verified with the MUD).
- In the heart of the Lamar community, minutes from Goose Island State Park and the "Big Tree".
- Less than 1 mile from State Highway 35 (on the Texas Tropical Trail).
- Ideally situated in the epicenter of some of the finest fishing, hunting and birding in the Coastal Bend.

LIST PRICE: \$449,000.00



Evtex Companies
1806 Harbor Drive
Rockport, TX 78382

Contact Broker For More Information:

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

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.