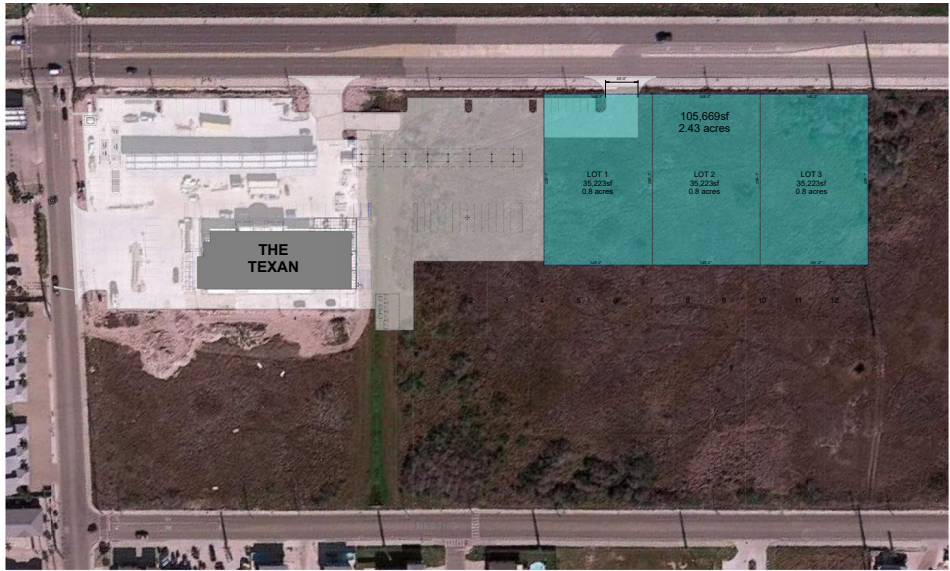
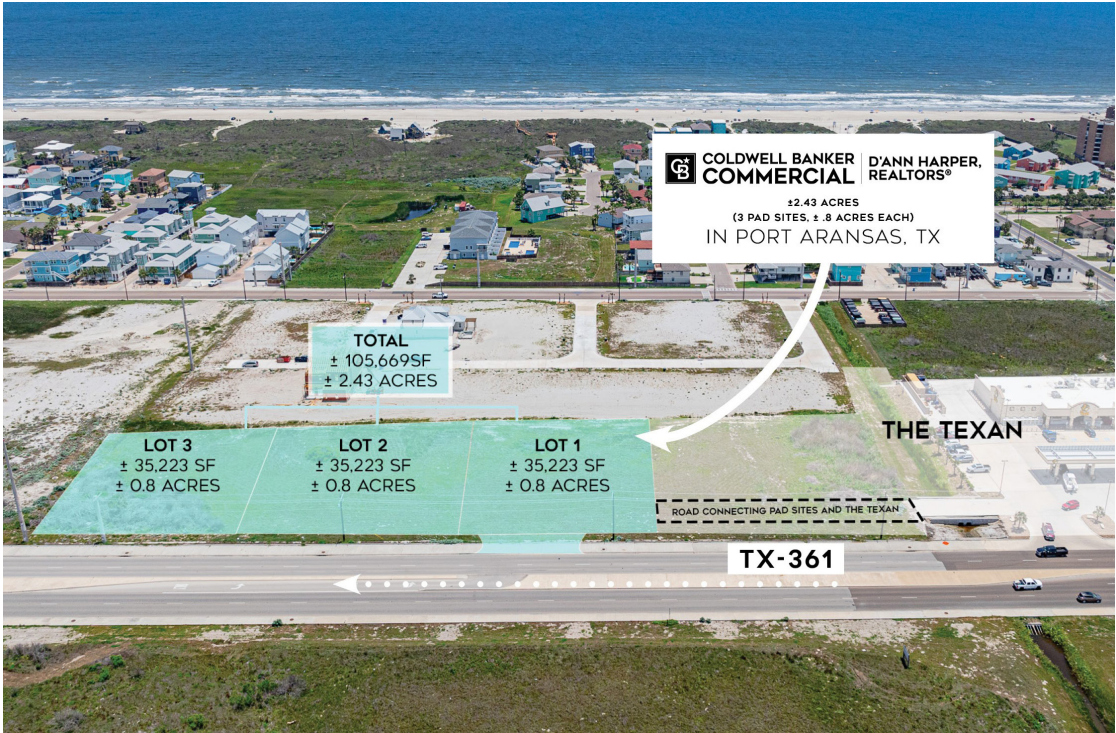


**±2.43 ACRES (3 PAD SITES, ± .8 ACRES EACH)
IN PORT ARANSAS, TX**

Seize the opportunity to lease prime commercial land in Port Aransas, ideally situated next to the Texan Store on Highway 361 and Beach Access Road 1-A. This vacant land, available in three tracts totaling ± 2.43 acres, offers an unbeatable location just one block from the beach. With new developments nearby, including a new RV park and a subdivision, this area is rapidly growing and presents a lucrative investment prospect. Some restrictions apply to the intended use, ensuring the area's appeal and suitability for various business ventures. Take advantage of this highly attractive location in Port Aransas, ideal for capitalizing on the area's thriving tourism and development.

- Hwy 361 Frontage
- New RV Park Being Built Next Door
- New Subdivision Behind It
- Some Restrictions Apply for Intended Use



RMA ARCHITECTS & INTERIOR DESIGNERS

AERIAL SITE PLAN
THE TEXAN #9 ADDITION

1" = 40'-0"
05/30/2024
2A

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION



TERENCE MOELLER, REALTOR®
c. 361.935.5157 | tmoeller@cbharper.com | tmoeller.cbharper.com



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