

±1.85 ACRES (2 PAD SITES, ± 1.85 ACRES EACH)
FOR LEASE
IN PORT ARANSAS, TX

Seize the opportunity to lease one of the **best vacant tracts available** on the island, offering exceptional visibility and brand exposure along **Highway 361**, the busiest beach access in Port Aransas. Ideally situated next to the Texan Store and just one block from the beach, this property provides outstanding accessibility from **Highway 361, Beach Access Road 1-A, and 11th Street**. The site comprises **two pad-ready tracts totaling ±1.85 acres**, with **driveways currently being installed** and **complete expansion under construction**—set for full completion by February 2026.

Utilities are conveniently located along Highway 361, and **additional land has been filled and compacted to grade**, ready for immediate development. **On-site detention is already in place**, ensuring a smooth start for future construction. The owner may consider **build-to-suit opportunities** under the right terms and conditions, providing flexibility for tenants seeking a tailored solution.

Surrounded by new growth, including a newly developed RV park and a subdivision nearby, this property represents one of the **most strategic and high-traffic commercial opportunities in Port Aransas**.

Some restrictions apply to ensure long-term appeal and compatibility of future uses. With unmatched exposure and accessibility, this premier **for-lease-only site** is ideal for retail, dining, or service-based concepts looking to capitalize on Port Aransas's thriving tourism and continued coastal development.



PAD READY SITES

COLDWELL BANKER COMMERCIAL | D'ANN HARPER, REALTORS®
±1.85 ACRES
(2 PAD SITES, ± .92 ACRES EACH)
IN PORT ARANSAS, TX

- Hwy 361 Frontage
- Best Vacant Tracts on the Island
- Busiest Beach Access in Port Aransas
- Pad Ready Sites
- Can Be Accessed From HWY 361, Beach Access Road 1-A, and 11th Street
- Cross Access With The Texan
- New RV Park Being Built Next Door
- New Subdivision Behind It
- Complete Expansion to be Completed by February 2026
- Utilities Along Hwy 361
- Detention Already in Place
- Some Restrictions Apply for Intended Use
- Owner May Build to Suit with the Right Terms & Conditions
- Driveways Being Installed



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