

1.14 AC. COMMERCIAL TRACT IN HEART OF ROCKPORT/FULTON

**208 S. Second St.
Rockport, TX 78382**



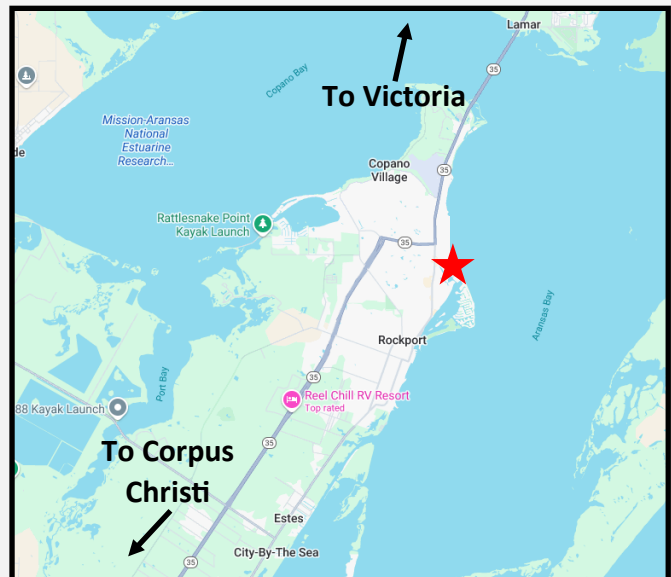
Property Features

- Located in the heart of the top tourism destination of Rockport/Fulton
- Corner tract; Zoned B-1 General Business*
- Level and cleared
- Fully entitled for "Lighthouse Bay Club" townhouse project
- Surrounded by development
- Excellent proximity to shops, restaurants, hotels, Fulton Harbor, Fulton Mansion
- Opportunity Zone
- City utilities available
- Adjacent to the Boiling Pot and across the street from Lighthouse Inn and Fulton Beach Boat Ramp

LIST PRICE: \$1,450,000.00



**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.

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LIGHTHOUSE BAY CLUB

ROCKPORT - BUILDING 2&3
APRIL 4, 2022



*Building Communities
Not Just Homes*

905 N. Pine
San Antonio, Texas 78202 -
210.588.5212



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B UNIT - SQUARE FOOTAGE	
AREA	SQUARE FEET
2ND FLOOR LIVING	853 SF
3RD FLOOR LIVING	965 SF
TOTAL LIVING	1,718 SF
1ST FLOOR GARAGE	758 SF
BALCONY	218 SF
TOTAL SLAB	806 SF
TOTAL STRUCTURE	2,740 SF

C UNIT - SQUARE FOOTAGE	
AREA	SQUARE FEET
2ND FLOOR LIVING	719 SF
3RD FLOOR LIVING	853 SF
TOTAL LIVING	1,572 SF
1ST FLOOR GARAGE	860 SF
BALCONY	180 SF
TOTAL SLAB	953 SF
TOTAL STRUCTURE	3,425 SF

FEATURES:	
•	3 BEDROOM
•	2.5 BATH
•	OPEN GREAT SPACE
•	SECONDARY LIVINGRM
•	DRIVE-THRU GARAGE
•	ELEVATOR OPTIONS



Property is unimproved and offered on "as is" basis only. Renderings and floorplans for townhouse development project are available upon request.

* Allowable uses include single-family, duplex, multi-family, hotel/motel, general business (commercial).

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