

1.14 AC. COMMERCIAL TRACT IN HEART OF ROCKPORT/FULTON

208 S. Second St.
Rockport, TX 78382



Property Features

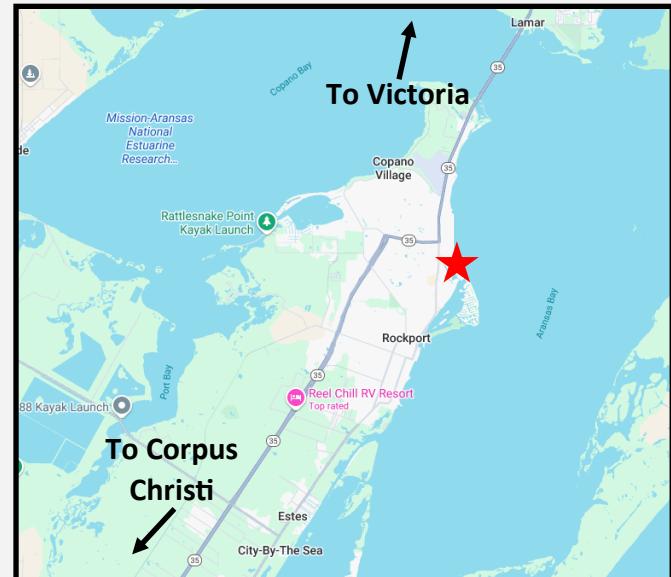
- Located in the heart of the top tourism destination of Rockport/Fulton
- Corner tract; Zoned B-1 General Business*
- Level and cleared
- Fully entitled for "Lighthouse Bay Club" townhouse project
- Surrounded by development
- Excellent proximity to shops, restaurants, hotels, Fulton Harbor, Fulton 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



Evtx Companies
1806 Harbor Drive
Rockport, TX 78382

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.



Contact Broker For More Information:

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

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LIGHTHOUSE BAY CLUB

ROCKPORT - BUILDING 2&3
APRIL 4, 2022



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16	INTERIOR BATH ELEV.
17	STUD DETAILS
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21	WINDOW/DOOR SCHEDULES

B UNIT - SQUARE FOOTAGE	
AREA	SQUARE FEET
2ND FLOOR LIVING	623 SF
3RD FLOOR LIVING	565 SF
TOTAL LIVING	1,188 SF
1ST FLOOR GARAGE	739 SF
BALCONY	218 SF
TOTAL SLAB	806 SF
TOTAL STRUCTURE	2,743 SF

C UNIT - SQUARE FOOTAGE	
AREA	SQUARE FEET
2ND FLOOR LIVING	718 SF
3RD FLOOR LIVING	632 SF
TOTAL LIVING	1,350 SF
1ST FLOOR GARAGE	660 SF
BALCONY	198 SF
TOTAL SLAB	803 SF
TOTAL STRUCTURE	2,439 SF

FEATURES:	
• 2 BEDROOM	• 2 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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