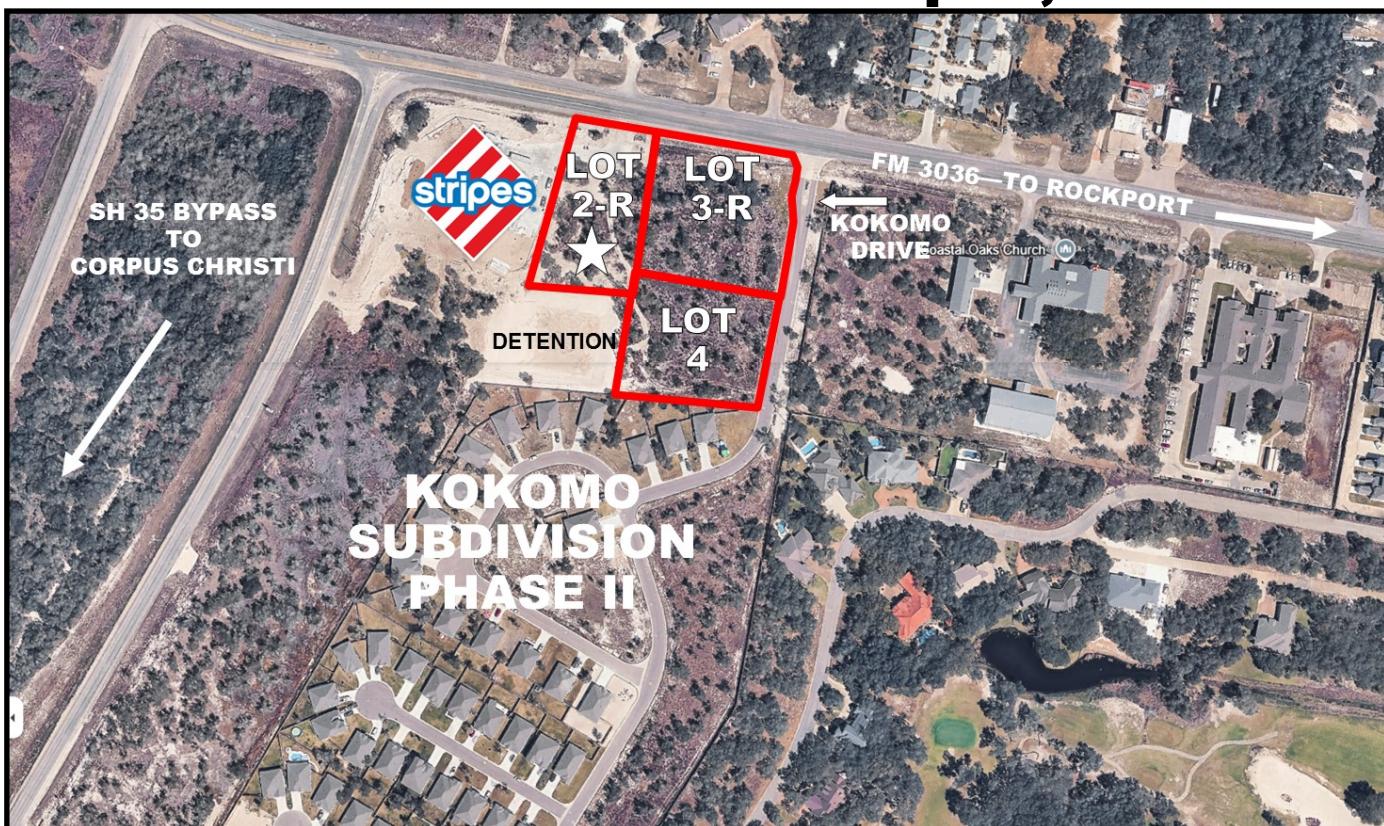


1.197 ± ACRE PAD SITE ON MAJOR CORRIDOR

2310 FM 3036
Rockport, TX 78382



PROPERTY FEATURES

- Near the major intersection of FM 3036 and S.H. 35 Bypass (Lot 2-R)
- Zoned B1 – General Business District
- More than 158' frontage on FM 3036
- Platted tract with utilities and off-site detention
- Ideal for retail, medical, restaurant*
- High traffic corridor adjacent to the newly constructed Stripes convenience store
- Existing curb cut off FM 3036
- Located outside the Special Flood Hazard Area
- Traffic count: 13,227+ vehicles per day (per TXDot, 2022)
- Excellent location near entrance to newly developed D R Horton subdivision, Phase II, III and IV underway; 220+/- total rooftops at full build out

List Price: \$599,505.00

(*Some QSR restrictions)



**Evtex 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.

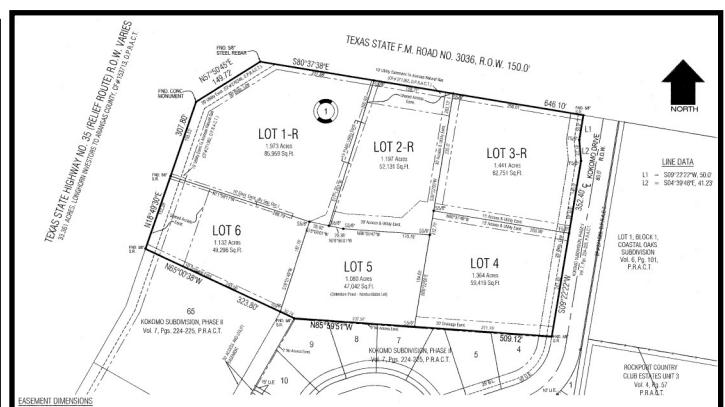
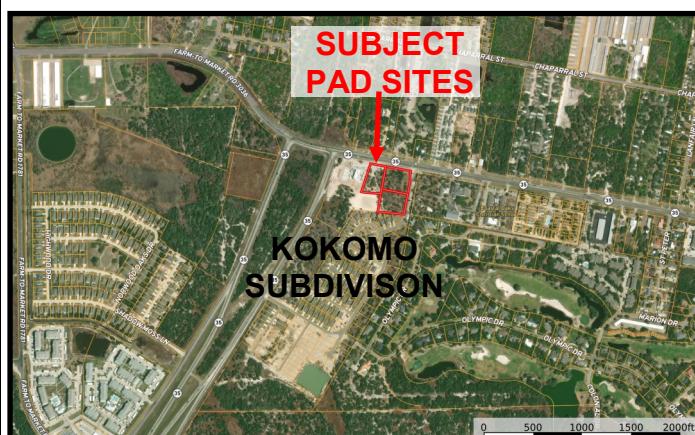


Contact Broker For More Information:

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

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