



## 114 W 1st St

114 W 1st St, Rockport, TX 78382



**PHYLLIS BROWNING CO.**  
THE VERY BEST™



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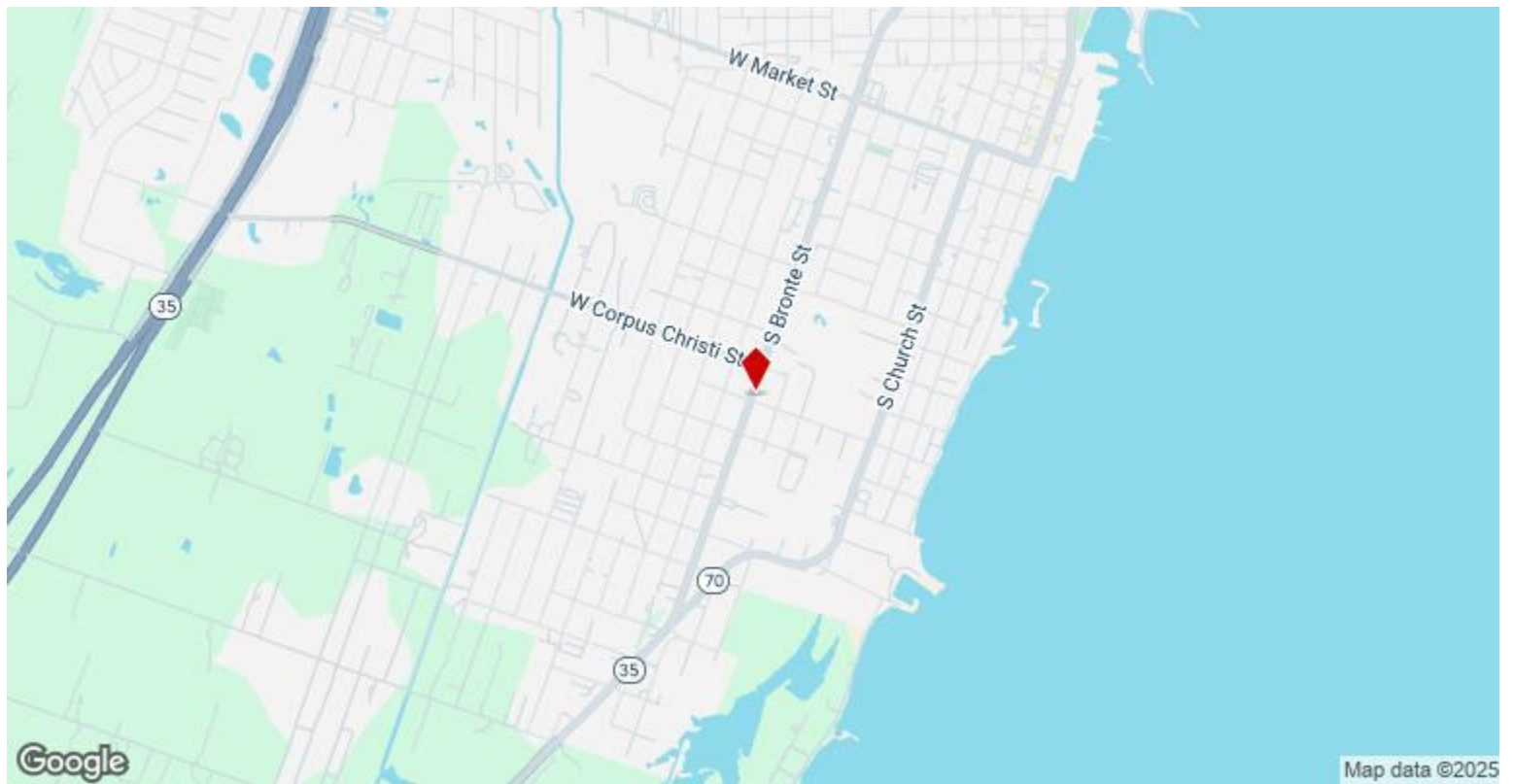
# 114 W 1st St

\$699,000

Introducing an exceptional opportunity to acquire or lease a stunning 5,700 square-foot warehouse, on right at ½ acre, in the vibrant coastal community of Rockport, Texas. This impressive facility offers quick access to the highway, making it an ideal location for a variety of businesses seeking convenience and visibility. The warehouse features soaring ceilings that create a spacious and airy environment, allowing for abundant natural light to flood the interior, enhancing energy efficiency. With ample parking and extensive concrete areas, this property is perfectly suited for high-traffic operations, whether for retail, distribution, or service-oriented businesses. Nestled in a picturesque, tree-lined setting, this warehouse not only provides functional space but also a serene backdrop for your operations. The potential for a Barn dominium build-out offers a unique chance to combine personal boat storage or workshop areas with commercial use, catering to the growing demand for coastal living and recreational activities. Consider the possibilities: from marine services, fishing tackle shops, and boat storage facilities to art studios, craft breweries, or even a boutique retail space. The coastal...



|                         |            |
|-------------------------|------------|
| Price:                  | \$699,000  |
| Property Type:          | Industrial |
| Sale Type:              | Investment |
| Lot Size:               | 21,780 SF  |
| Gross Building Area:    | 5,700 SF   |
| Rentable Building Area: | 5,700 SF   |
| No. Stories:            | 1          |
| Year Built:             | 2025       |
| Zoning Description:     | Commercial |
| APN / Parcel ID:        | R014925    |



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## Property Photos





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