

904 Highway 35 South, Rockport, TX 78382

For Sale | \$499,000 | 3,612 SF | Retail / Office / Mixed-Use

Presented by Robert Ellis – Ellis Realty Group

Property Overview

Prime commercial opportunity along Highway 35 South in the heart of Rockport! This highly visible building offers 2,400 SF on the main level plus 1,212 SF upstairs, providing flexible space suitable for retail, office, medical, or service-based businesses. The structure is currently being remodeled, offering a solid shell ready for custom finish-out. Large storefront windows, high ceilings, and ample open floor area make it ideal for a showroom, boutique, or professional workspace.

Key Features

- Excellent visibility and Highway 35 frontage
- Flexible interior layout for multiple business uses
- Concrete parking and easy access for customers
- City water, sewer, and phone services available
- Slab foundation and open construction for redesign
- Located in Aransas County – Subdivision: Andrews

Property Details

- Building Size: 3,612 SF total 2,400 SF + 1,212 SF
- Lot Size: 10,637 SF (0.24 acres)
- Year Built: 1984
- Zoning: Commercial / Mixed Use
- APN / Tax ID: 0125002028000

Investment Highlights

- Ideal for owner-user or investor seeking strong highway visibility
- Located near established retail, restaurants, and service businesses
- High-traffic corridor connecting Rockport, Aransas Pass, and the Coastal Bend

Contact Information

Robert Ellis

Ellis Realty Group

■ (361) 739-7219 ■ ellis-homes@outlook.com

■ www.EllisRealtyGroup.net