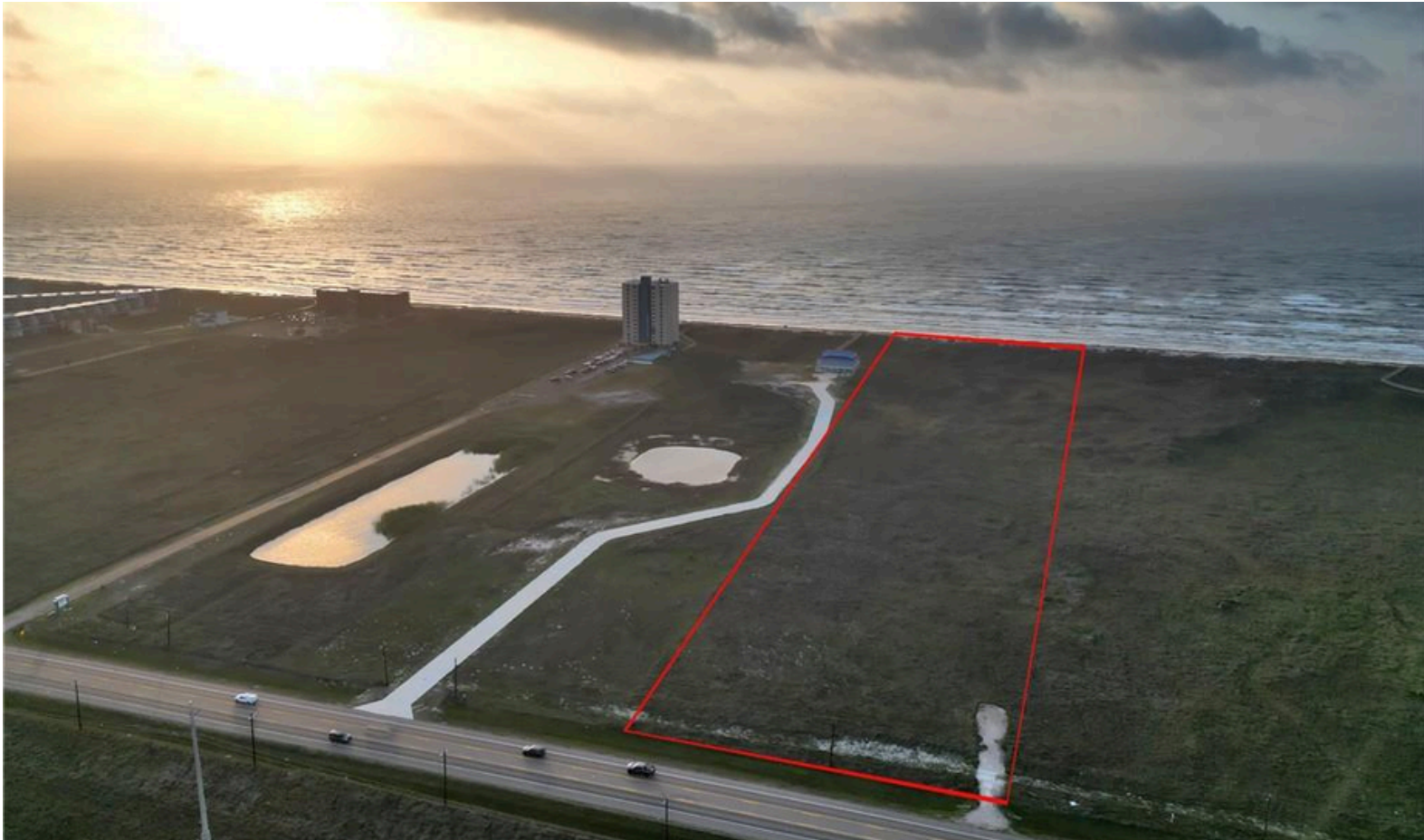


FOR SALE

6189 STATE HWY 361,
PORT ARANSAS, TX 78373



Gene Guernsey

(361) 960 -7653

gene@geneguernsey.com

www.geneguernsey.com

Sale Price:

\$2,700,000



The information provided is from sources deemed reliable but not guaranteed. All information should be verified prior to purchase or lease.

FOR SALE

6189 SH-361

PROPERTY SUMMARY



Sales Price

\$2,700,000

Lot Size:

12.61 Acres

Lot Size SF:

549,501

Price / Acre:

\$214,115.78

Price / Lot SF:

\$4.91

Zoning

RM-AT

PROPERTY DESCRIPTION

12.61-acre beachfront property in Port Aransas offers direct Gulf access, scenic views, and strong development potential. Zoned RM-AT, it supports single-family homes, multifamily projects, or townhomes. The acreage, prime coastal location near established resorts, and easy access make it ideal for a high-end residential or investment development.

GENE GUERNSEY

361.960.7653

gene@geneguernsey.com

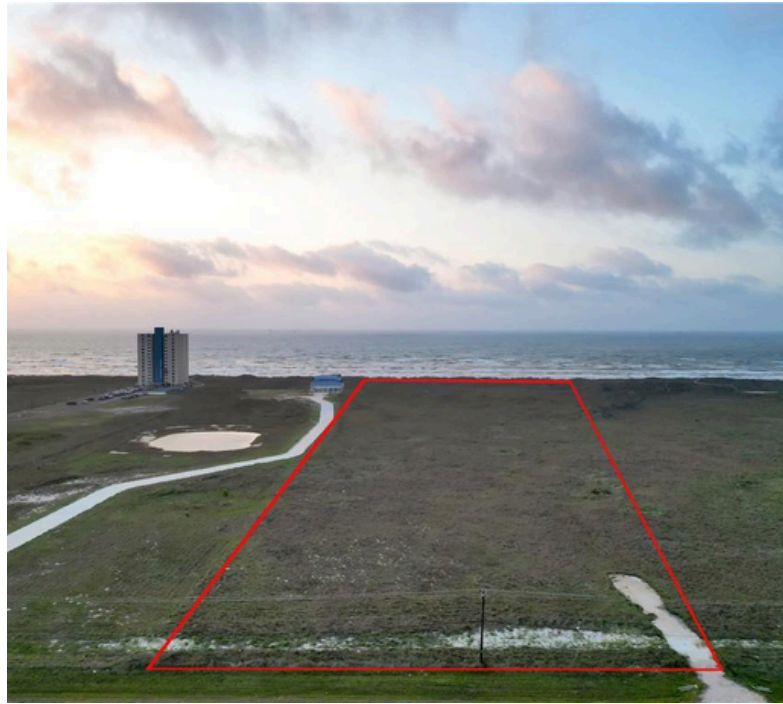


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FOR SALE

6189 SH-361

12.61 ACRES BEACHFRONT LOT



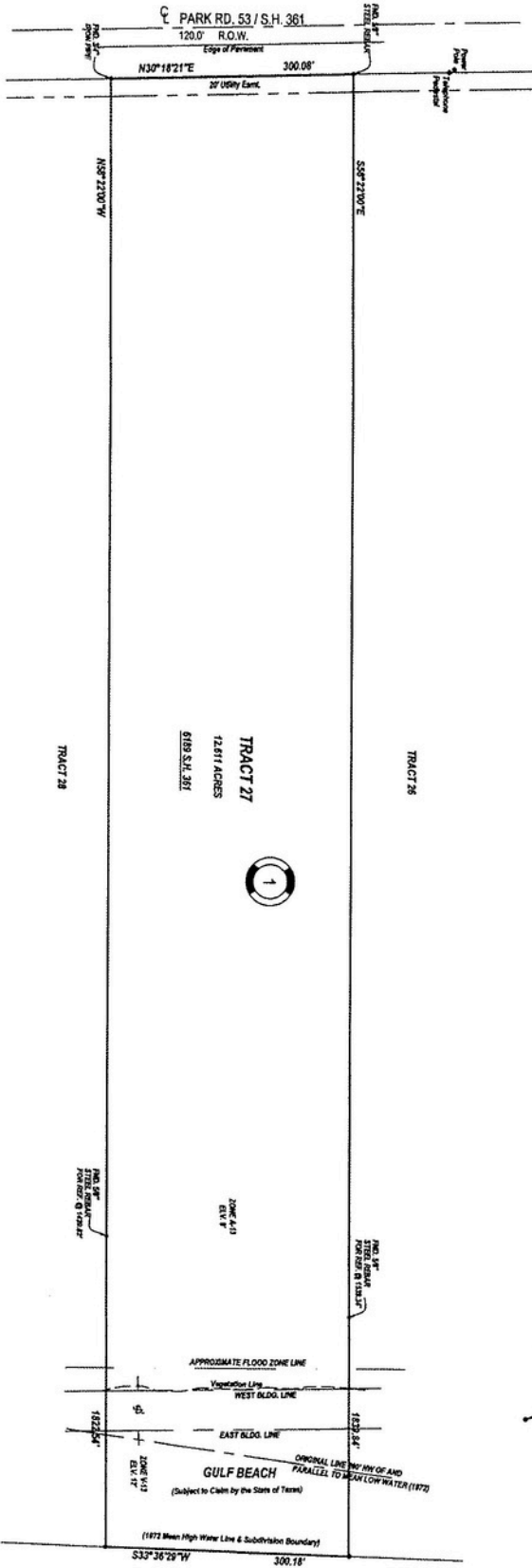
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GULF OF MEXICO

CONTRACT LICENSE
 I, BRUNNETT A. BRUNNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE LOCATION, BEARINGS, DISTANCES AND AREA OF THE SEVERAL PARCELS AND INTERESTS THEREIN AS SHOWN ON THESE PAGES AND THAT THESE ARE NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS OF ANY KIND OR NATURE WHATSOEVER. I HAVE BEEN FULLY ADVISED OF ALL RIGHTS AND INTERESTS AFFECTING THE PROPERTY HEREIN AND I HAVE CONSENTED TO THE PREPARATION OF THIS PLAT BY THE SURVEYOR AND TO THE RECORDING OF THE SAME IN THE PUBLIC RECORDS OF THE COUNTY OF NUECES, TEXAS.

Brundrett & Brundrett
 Surveying & Engineering, Inc.
 1117 N. W. 23rd St.
 Fort Worth, Texas 76102
 Phone: (817) 736-9333
 Fax: (817) 736-9333

DATE: AUGUST 6, 2008
 SCALE: 1" = 60'
 FILE NAME: 20080806
 REVISED: _____
 DATE: _____

APPROVED FOR: _____
 PREPARED FOR: _____
 CO-MANAGER: TURNER - MANAGER COMPANY, INC.

**TRACT 27, BLOCK 1
 MUSTANG ISLAND SECTION 2**

CITY OF CORPUS CHRISTI,
 NUECES COUNTY, TEXAS
 ACCORDING TO THE PLAT RECORDED IN
 VOLUME 58, PAGES 183-184, MAP RECORDS
 NUECES COUNTY, TEXAS

BRUNNETT A. BRUNNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE LOCATION, BEARINGS, DISTANCES AND AREA OF THE SEVERAL PARCELS AND INTERESTS THEREIN AS SHOWN ON THESE PAGES AND THAT THESE ARE NOT SUBJECT TO ANY OTHER RIGHTS OR INTERESTS OF ANY KIND OR NATURE WHATSOEVER. I HAVE BEEN FULLY ADVISED OF ALL RIGHTS AND INTERESTS AFFECTING THE PROPERTY HEREIN AND I HAVE CONSENTED TO THE PREPARATION OF THIS PLAT BY THE SURVEYOR AND TO THE RECORDING OF THE SAME IN THE PUBLIC RECORDS OF THE COUNTY OF NUECES, TEXAS.



FOR SALE

6189 SH-361

WCID #4

Exhibit "A"

NOTICE TO PURCHASERS

The real property, described below, which you are about to purchase is located in the Nueces County Water Control and Improvement District No. 4. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the most recent rate of taxes levied by the District on real property located in the District is \$ 0.00 on each \$100.00 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$ 0.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$0.00.

The District has the authority to adopt and impose a standby fee on property in the District that has water or sewer services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$ 0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The purpose of this District is to provide water and sewer services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property you are acquiring is as follows:
MUSTANG ISLAND SEC 2 LT 27 BLK 1 12.61 ACS

4/16/2026

Date

Signed by:
Patricia Outtrim
9023A95D668491
Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Date

Signature of Purchaser

GENE GUERNSEY

361.960.7653

gene@geneguernsey.com



