

7.6± ACRES ON MAJOR CORRIDOR, READY FOR DEVELOPMENT

1660 W. WHEELER AVE. Aransas Pass, TX 78336



Property Features

- Total size: Approx. 7.6 ± acres
- Approx. 213+ feet of frontage on W. Wheeler Ave.
- Zoned General Business
- Level and mostly cleared
- Surrounded by development
- Excellent proximity to schools, restaurants, major retail, hotels and banks
- Located outside of the floodplain
- City utilities*

\$550,000.00 (\$1.66 PSF)

PRICED TO SELL: ~~\$584,075.00 (\$1.75 PSF)~~



Contact Broker For More Information:

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



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.

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MAJOR CORRIDOR, READY
FOR DEVELOPMENT**

**1660 W. WHEELER AVE.
Aransas Pass, TX 78336**



This offering consists of three assembled tracts of land for maximum development potential:

PROPERTY ID	SIZE*
49889	2.59 ac.
49877	2.589 ac.
49790	2.5 ac.
	7.679 ac.

* According to San Patricio County Appraisal District



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