

FREE-STANDING COMMERCIAL BUILDING FOR SALE

**1875 State Hwy. 35 Bypass
Rockport, TX 78382**



Property Features

- 3,750± sf Metal building on 1.49 acres including approx. 750 sf office area*
- 405+ feet of highway frontage
- Three overhead doors on east and west sides with drive-through capability
- Hard corner location; excellent highway exposure
- Driveways from Griffith (north) Street & Bypass (east)
- Established location in continuous operation since 1998
- Fenced outside storage on east & south side; expansion potential
- Approximately 20,690 Cars Per Day traffic count (2024)
- Rear access for storage and deliveries

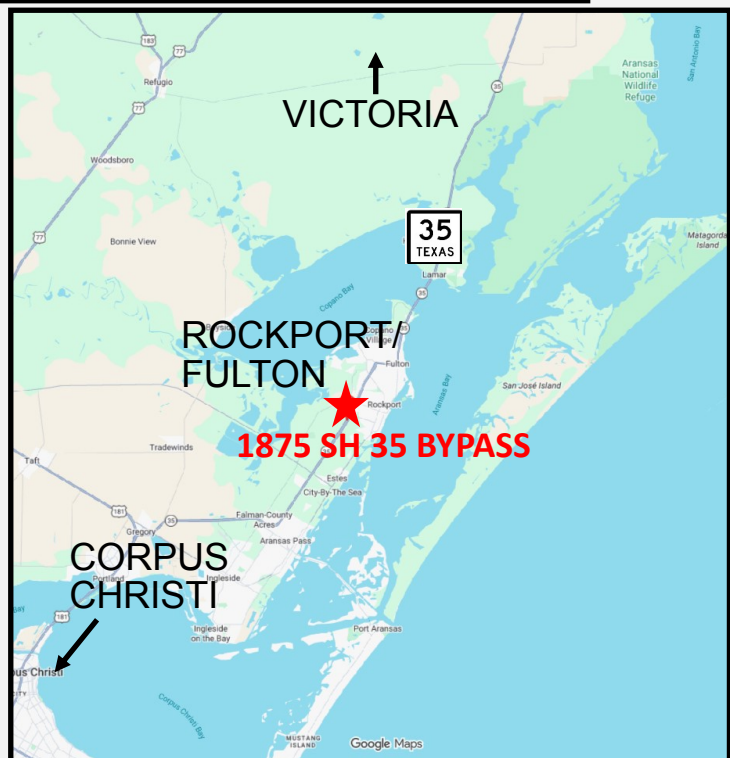
Offered at: \$530,000.00

PLEASE DIRECT ALL INQUIRIES TO BROKER

* According to ACAD



**Evtex Companies
1806 Harbor Drive
Rockport, TX 78382**



Contact Broker For More Information:

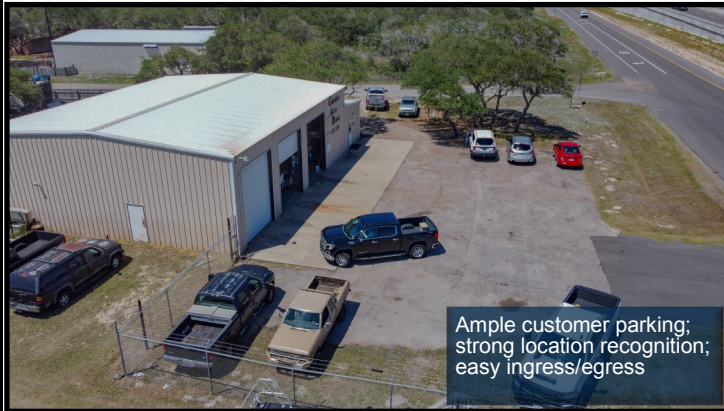
**Janae Evans
361-790-6030
Janae@evtex.com**

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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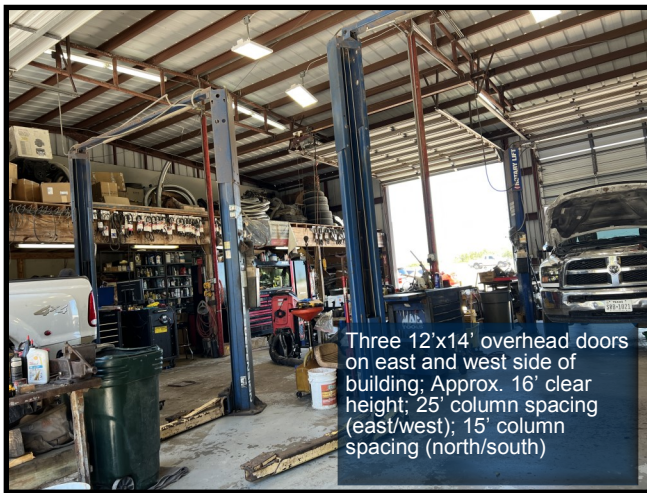
Building occupied by successful automotive repair operator. Only real estate will convey. Operator will relocate to an alternate location.



Ample customer parking;
strong location recognition;
easy ingress/egress



Efficient footprint; hard
corner; highly visible



Three 12'x14' overhead doors
on east and west side of
building; Approx. 16' clear
height; 25' column spacing
(east/west); 15' column
spacing (north/south)



Previously stabilized land
offers expansion potential

Located along one of the most heavily traveled commercial corridors in the Coastal Bend, this high-visibility investment opportunity offers immediate income potential and long-term upside in the rapidly growing market of Rockport. Positioned at 1875 S Hwy 35 Bypass, the property is currently occupied by a well-established and successful auto repair operation, providing buyers with the rare advantage of acquiring a proven commercial site with an active business presence and strong local recognition.

Surrounded by expanding residential development, tourism traffic, and year-round local commerce, this property benefits from exceptional exposure along State Highway 35 Bypass — a primary artery connecting Rockport, Aransas Pass, and the greater Coastal Bend region. The site's strategic location offers excellent accessibility, strong daily traffic counts, and convenient ingress and egress for customers and service vehicles alike.

The existing automotive facility is fully functional and tailored for high-demand vehicle service operations, making it ideal for investors seeking dependable occupancy or owner-users looking to step into an established location.



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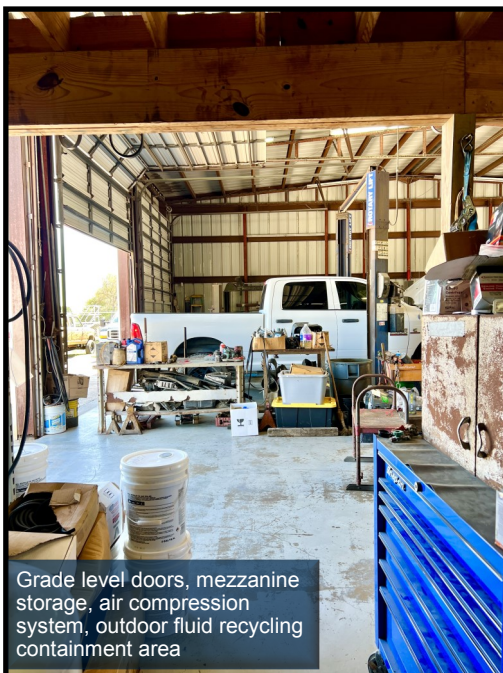
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Existing structure, fully operational



Office area with LED lighting



Grade level doors, mezzanine storage, air compression system, outdoor fluid recycling containment area



Reception area with direct access to restroom, office, shop

With automotive and marine service demand continuing to grow across the Texas Gulf Coast, properties with existing infrastructure, visibility, and operating history are increasingly difficult to find.

Beyond its current use, the property also presents future redevelopment and expansion potential. Its commercial positioning and highway frontage create opportunities for a variety of service-oriented, retail, industrial-flex, or automotive-related concepts, allowing investors to capitalize on the continued economic momentum in Rockport and surrounding communities.

The property offers appeal for investors seeking stable commercial income, for automotive or marine operators looking to expand into a thriving coastal market, or for entrepreneurs searching for a highly visible commercial asset with built-in customer awareness. 1875 S Hwy 35 Bypass represents a compelling opportunity to secure a strategic piece of coastal Texas commercial real estate.



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