

ONLINE AUCTION

Subject
±0.25 AC

HWY 35 S

±0.24 ACRE COMMERCIAL LOT IN ROCKPORT

2623 Hwy 35 S, Rockport, Texas 78382

FRE Auctions and Compass are pleased to present the Online Classic Auction for a coastal commercial lot with Hwy 35 S frontage in Rockport, TX.

PROPERTY HIGHLIGHTS

This ±0.24 acre commercially zoned parcel sits directly on Highway 35 S the heart of Rockport - one of the Texas Gulf Coast's most active and growing coastal markets. With a proposed build-to-suit floor plan already in hand, high daily traffic counts, and a location surrounded by established national and local businesses, this lot is primed and ready for your concept.

Minimum Bid	\$49,000
Lot Size	0.24 AC
Zoning	Commercial
Proposed Use	Commercial / Retail
Financing	Owner Financing Available
Opportunity Zone	✔ Yes
Avg. HH Income (1 mi.)	\$104,367
Parking (proposed)	31 Standard + 2 ADA

STARTING BID:
\$49,000

Suggested Value:
\$149,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.



The previous owner commissioned a fully designed restaurant/bar floor plan - complete with a dining hall, bar, kitchen, men's and women's restrooms, wood deck, ramp access, and a proposed parking plan accommodating 31 standard spaces plus 2 ADA-accessible spaces - giving a serious buyer a significant head start.

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For additional property details, downloadable due diligence & auction info

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