



**COLDWELL BANKER
COMMERCIAL**

**D'ANN HARPER,
REALTORS®**

**±1.76 ACRES (2 PAD SITES, ± .88 ACRES EACH)
FOR SALE OR LEASE
IN PORT ARANSAS, TX**

Seize the opportunity to acquire or lease one of the premier pad-ready commercial sites available in Port Aransas. Strategically positioned along Highway 361—the primary and busiest beach-access corridor in Port Aransas—this ±1.76-acre tract offers exceptional visibility, accessibility, and brand exposure in one of the area's most active and rapidly growing commercial corridors.

Ideally located adjacent to The Texan Store and just one block from the beach, the property benefits from convenient access via both Highway 361 and Beach Access Road 1-A, with cross access to The Texan Store. The tract is dividable and features an existing driveway, with utilities conveniently available along Highway 361.

The property has been filled and compacted to building grades, allowing for immediate development. Detention is already in place along the rear of the tracts via installed storm pipe with easements in place along the back of pad site, allowing for full use of surface square footage available.

The owner may consider a build-to-suit opportunity for qualified tenants under mutually acceptable terms and conditions, offering flexibility for businesses seeking a customized development solution.

The surrounding area is experiencing significant growth, including a newly developed RV park, a new residential subdivision, and Tortuga's Restaurant currently under construction nearby. This continued development is expected to further enhance traffic, visibility, and demand along this highly traveled corridor.

With premier Highway 361 frontage, exceptional beach proximity, established cross-access with The Texan Store, and strong surrounding development, this property presents a compelling opportunity for retail, restaurant, hospitality, and service-oriented users seeking a high-visibility location in Port Aransas.



**SCAN TO VIEW
PROPERTY VIDEO**



TERENCE MOELLER, REALTOR®
c. 361.935.5157 | tmoeller@cbharper.com | tmoeller.cbharper.com

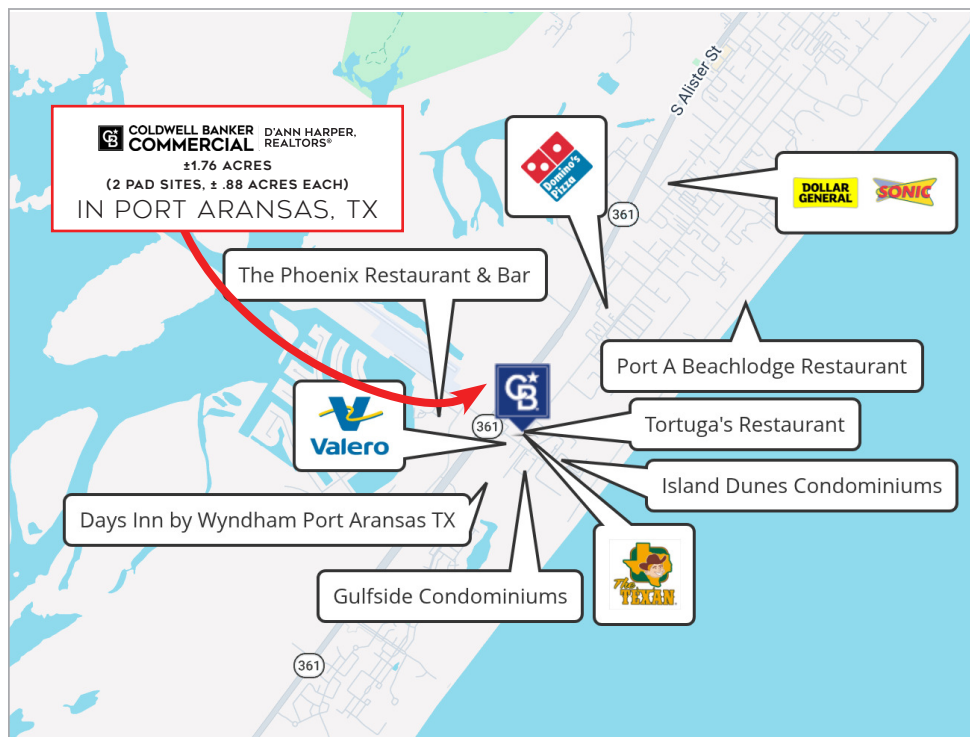


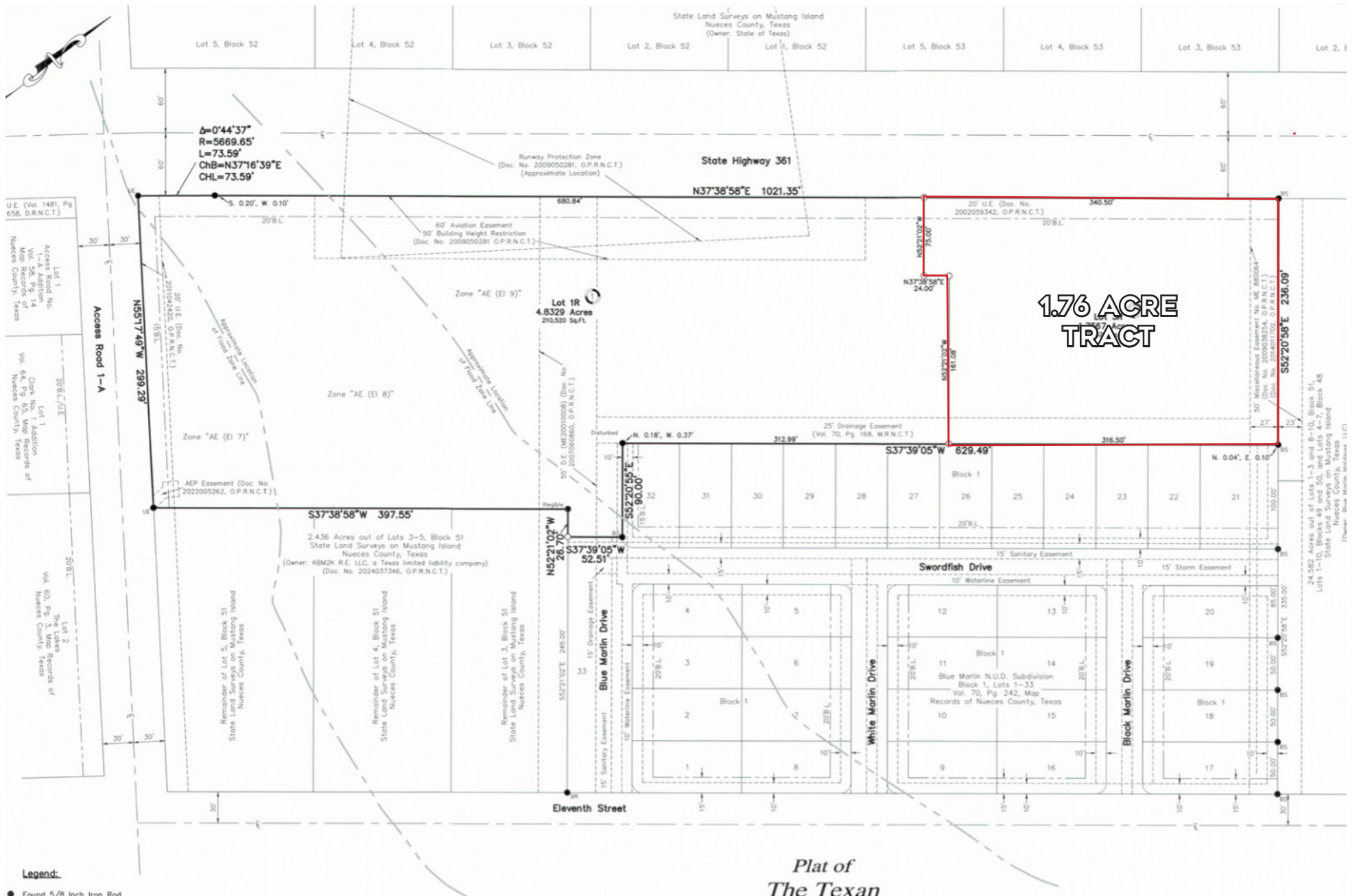
- ±1.76 acres, dividable
- Hwy 361 Frontage
- Best Vacant Tracts on the Island
- Approximately one block from the beach
- Busiest Beach Access in Port Aransas
- Pad Ready Sites
- Can Be Accessed From HWY 361 and Beach Access Road 1-A
- Cross Access With The Texan
- Existing driveway in place
- New RV Park Being Built Next Door
- New Subdivision Behind It
- Utilities Along Hwy 361
- Some Restrictions Apply for Intended Use
- Owner May Build to Suit with the Right Terms & Conditions
- Landfilled and compacted to build ready elevation



©2025 Coldwell Banker D'Ann Harper, REALTORS® All rights reserved. Each office independently owned and operated. An Equal Housing Opportunity Company.
CBCALAMO.COM | 210.483.6250 | CBHARPER.COM | 210.483.7070







- Legend:**
- Found 5/8 Inch Iron Rod
 - Found 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX"
 - Found 5/8 Inch Iron Rod with plastic cap stamped "BRISTER SURVEYING"
 - Found 5/8 Inch Iron Rod with plastic cap stamped "BRUNDRETT"
 - Set 5/8 Inch Iron Rod with orange plastic cap stamped "URBAN DCCM"

Plat of
The Texan
Block 1, Lot 1R
Blue Marlin Subdivision
Block 1, Lot 3R

being a re-plat of Lot 1, Block 1, The Texan, a map recorded in Volume 69, Pages 669 and 670, Map Records of Nueces County, Texas and Lot 3, Block 1, Blue Marlin Subdivision, a map recorded in Volume 70, Page 168, Map Records of Nueces County, Texas.