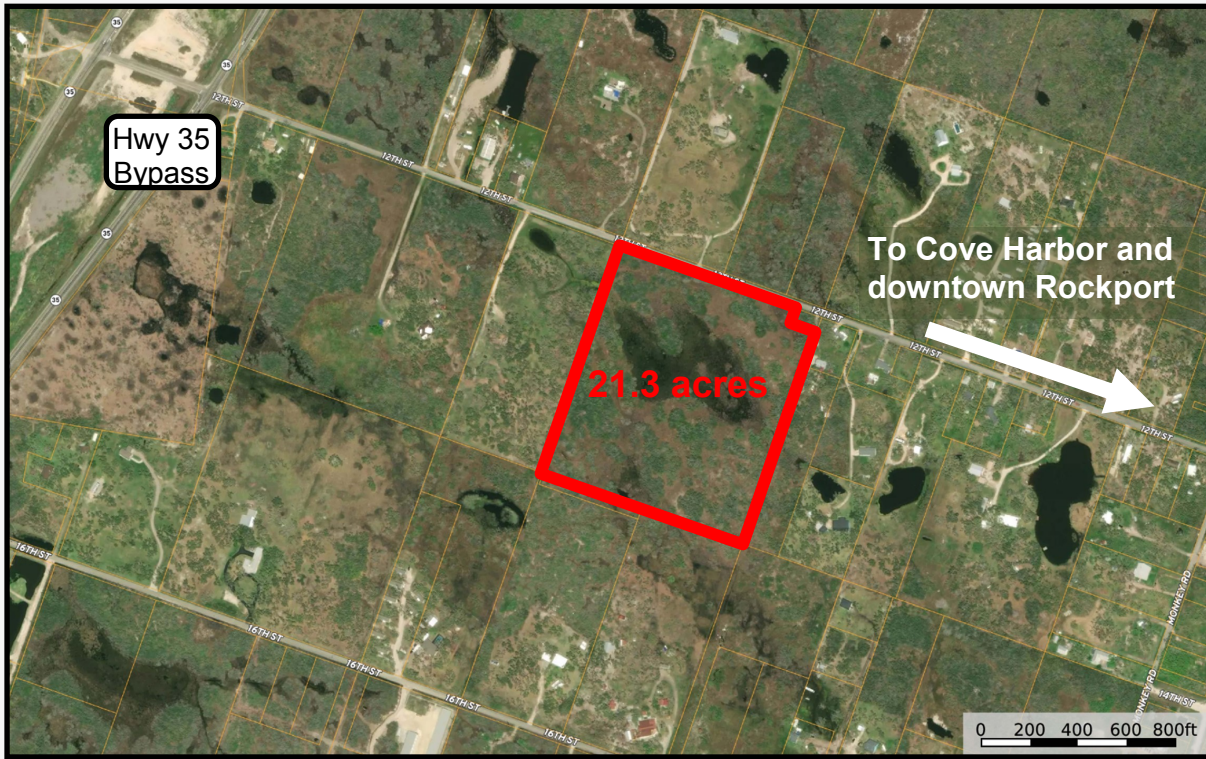


# PRIME ACREAGE FOR SALE

## 1525 W. Twelfth Street Rockport, TX 78382

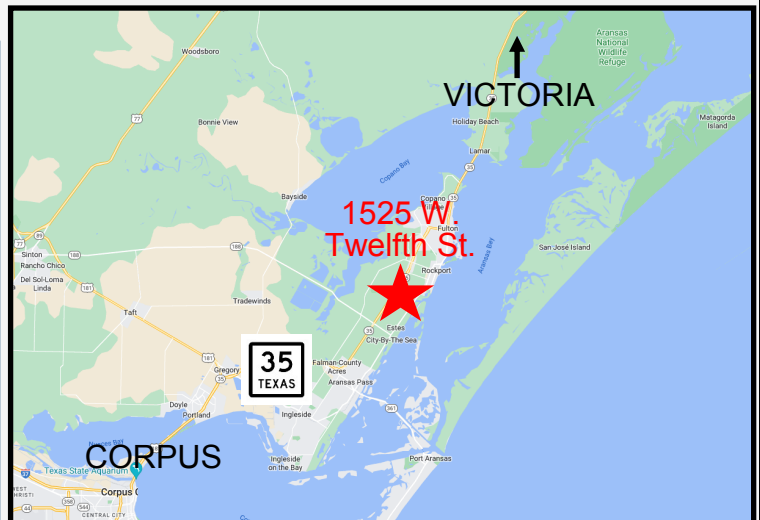


### Property Features

- Total size: Approx. 21.351 acres\*
- Ideal recreational, investment, or private homesite development property
- Approx. 770'+ feet of frontage on Twelfth Street
- Zone X; situated outside flood plain
- Lovely live oaks; excellent habitat for nature lovers
- ACAD #34475
- R1 residential zoning

**LIST PRICE: \$785,000.00**

*\*According to Aransas Co. Appraisal District.*



**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.