



Coastal Sophistication. Commercial Versatility.

Luxury Office, High-Capacity Warehousing, and Executive Living. A Multipurpose Masterpiece in the Heart of Rockport.

1703HWY35S.COM

Location:

1703 Hwy 35 South
Rockport, Texas
78382

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Santa Barbara–inspired design with ICF coastal resilience.

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Unobstructed frontage on Highway 35 with maximum visibility.

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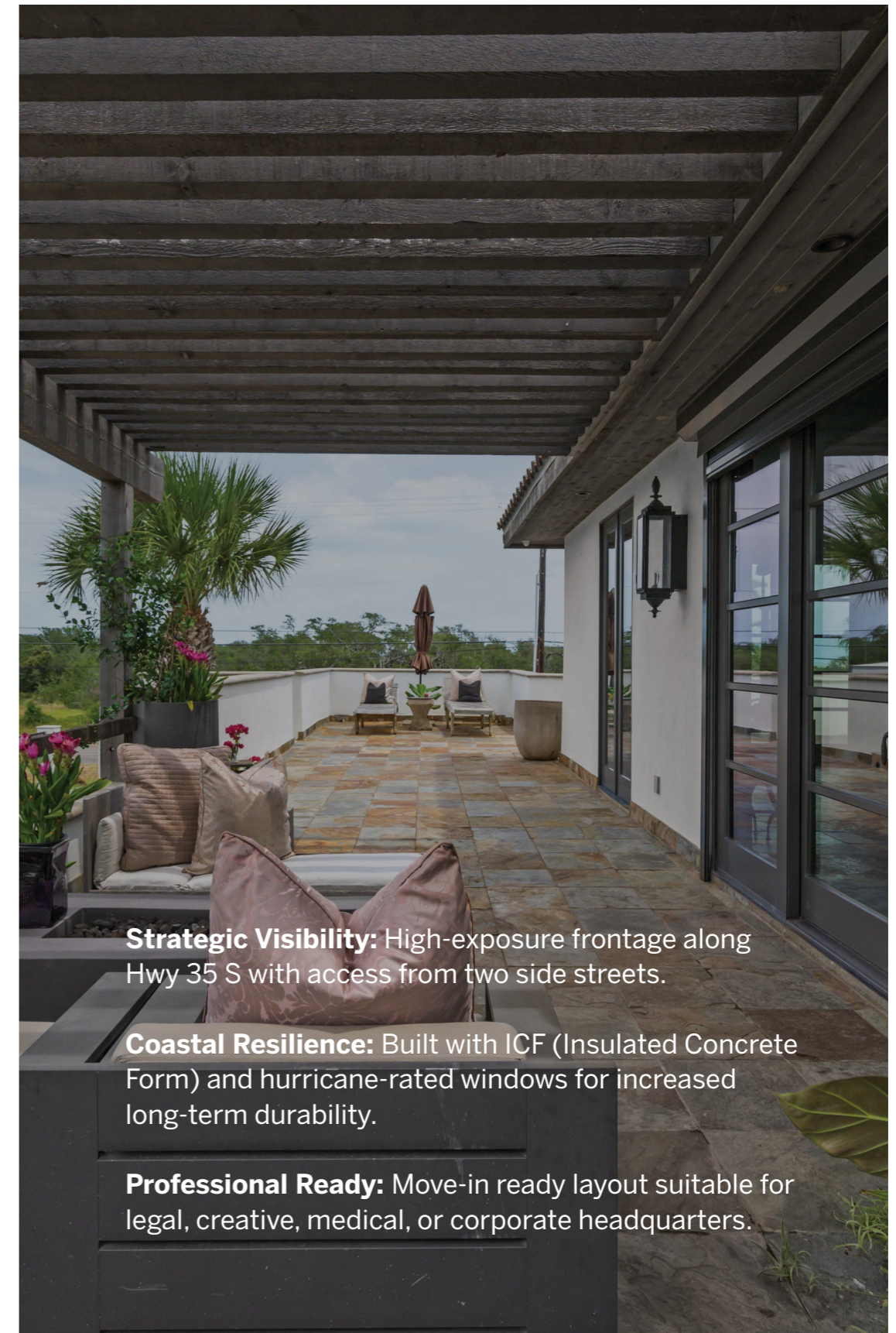
Positioned in a thriving coastal gateway with high tourist traffic.

05 **Architectural Layout**

Over 12,000 SF of functional space across three distinct

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Conclusion and exclusive contact.



Strategic Visibility: High-exposure frontage along Hwy 35 S with access from two side streets.

Coastal Resilience: Built with ICF (Insulated Concrete Form) and hurricane-rated windows for increased long-term durability.

Professional Ready: Move-in ready layout suitable for legal, creative, medical, or corporate headquarters.

Executive Summary

Refined Showrooms. Industrial Scale. Multiple Revenue Streams.

Exceptional commercial opportunity in the heart of Rockport, Texas, offering a rare blend of luxury office, retail, warehouse, and residential space within a beautifully designed Santa Barbara–inspired property. Featuring a timeless white stucco exterior and tile roof, the architecture creates an upscale coastal presence that stands apart from typical commercial buildings.

The primary 4,281-square-foot office/showroom features an impressive layout with two executive offices, six additional support offices, a conference room, file room, break room, two restrooms, and an elegant reception and waiting area designed to create a refined first impression for clients. The flexible floor plan is well suited for a variety of professional uses including attorney or consulting firms, architectural or design studios, custom home builders, boutique offices, medical or wellness practices, or a high-end med-spa concept.

Built with durability and efficiency in mind, the structure features ICF (Insulated Concrete Form) construction and hurricane-rated windows, providing superior strength, energy efficiency, sound insulation, and long-term resilience—an exceptional advantage for coastal properties.

Every office is finished with upscale details including slate flooring, designer doors, expansive windows, premium fixtures, recessed lighting, and track lighting throughout, reflecting the property's fully custom construction and attention to quality. The inviting entry patio showcases two tranquil ponds with a circulation system, surrounded by mature palms and natural landscaping, creating a distinctive and welcoming setting rarely found in commercial spaces.

The site offers ample parking with decorative inlaid slab rock and convenient access for clients and staff. In addition to the main office space, the property includes approximately 1,922 square feet of attached storage



Property Specifications

Structure

ICF (Insulated Concrete Form) construction providing superior strength, energy efficiency, and sound insulation.



Exterior

Timeless white stucco exterior and tile roof creating an upscale Santa Barbara-inspired coastal presence.



Built for Elegance.
Engineered for Resilience.

Landscape

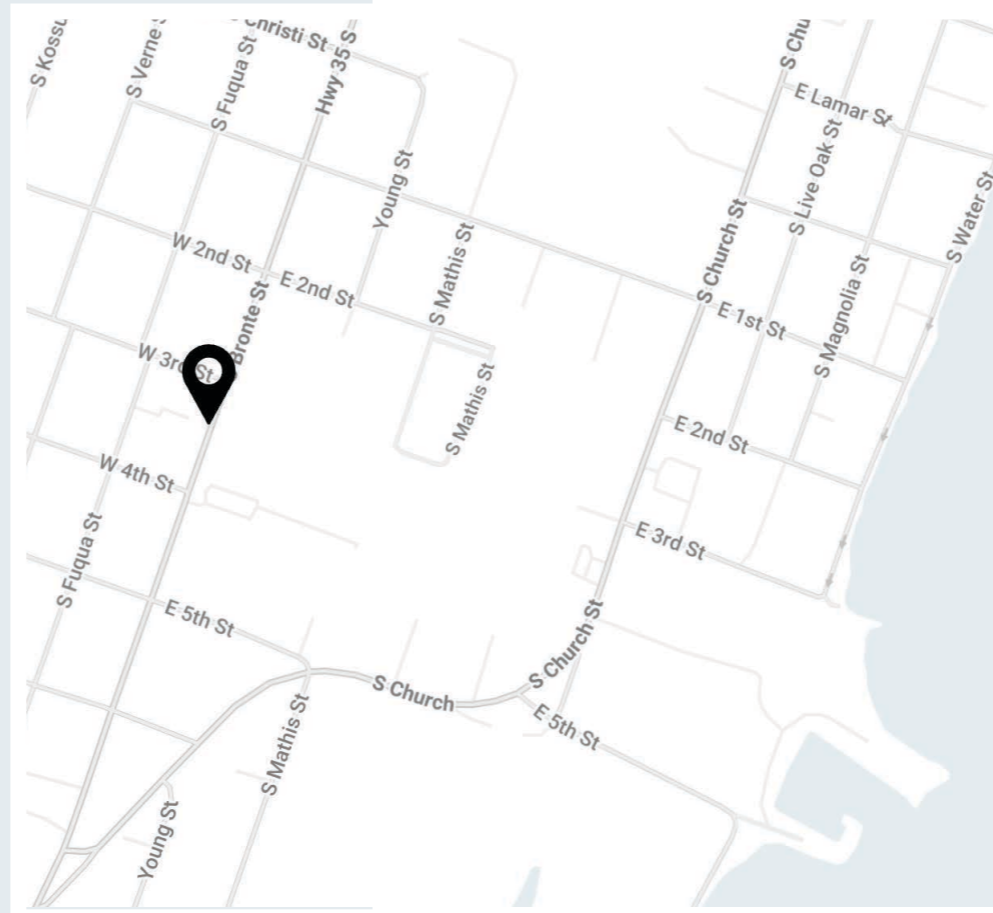
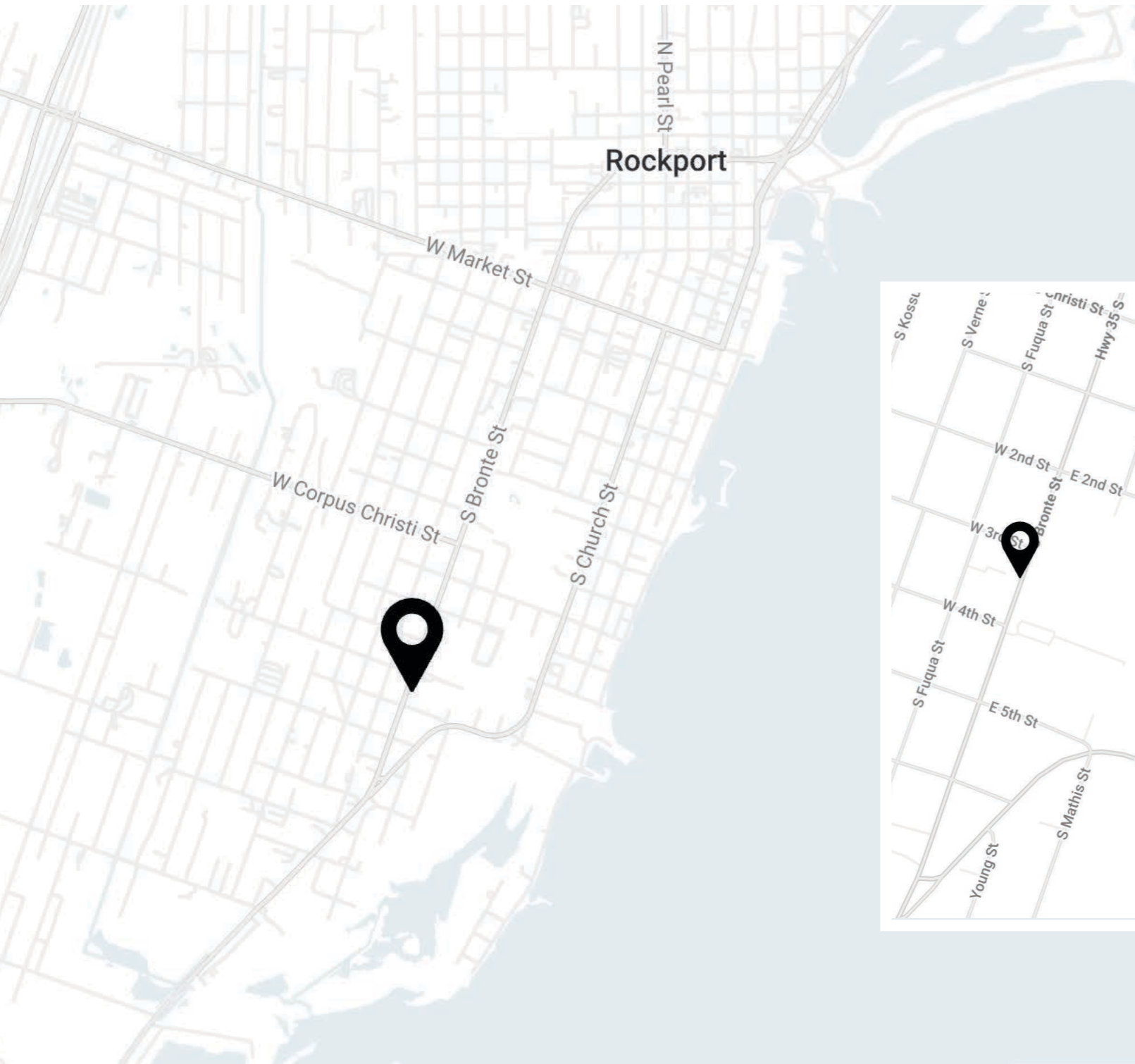
Entry patio featuring two tranquil ponds with circulation, mature palms, and natural landscaping.

Location & Connectivity

Situated directly along the primary regional connector between Corpus Christi and Rockport's central business district.

At the Nexus of Coastal Commerce

1703 Highway 35 S occupies a high-profile position along Rockport's most vital commercial artery. Situated directly on the primary regional connector, the property serves as a gateway for traffic flowing between Corpus Christi, Aransas Pass, and the Rockport central business district. This strategic placement ensures your business is anchored at the center of the region's economic pulse, capturing the attention of both daily commuters and the seasonal influx of Texas Gulf Coast visitors.



Travel & Tourism Spending

Texas continues to be a top travel destination, attracting a record 62 million travelers in 2024 and supporting 1.3 million jobs across the state.

Major Employment Sectors

The region is supported by robust employment in Construction (6.64%), Government (8.82%), and Retail/Food Services (11.6%+), ensuring a stable and high-spending local consumer base.

High-Exposure Frontage

With direct frontage on Hwy 35, the site benefits from maximum visibility to thousands of daily vehicles, capturing the attention of the region's affluent 45–64 age demographic which commands a median household income of over \$101,000.

Economic Growth & Synergy

Coastal Economic Gateway

The City of Rockport is currently experiencing a period of significant expansion, growing at an annual rate of 2.02% with a population increase of 13.45% since 2020. This strategic location along Highway 35 South places your business at the center of this momentum, serving as a mandatory waypoint for traffic moving between the Corpus Christi metro and Rockport's thriving central business district.

13.45%

Population Growth Surge

Population Growth Surge: Rockport is expanding at a rapid 2.02% annual rate, vastly outpacing surrounding coastal peers.

\$97.5B

Tourism Powerhouse

Record-breaking visitor spending in Texas continues to drive growth in local retail and hospitality sectors.

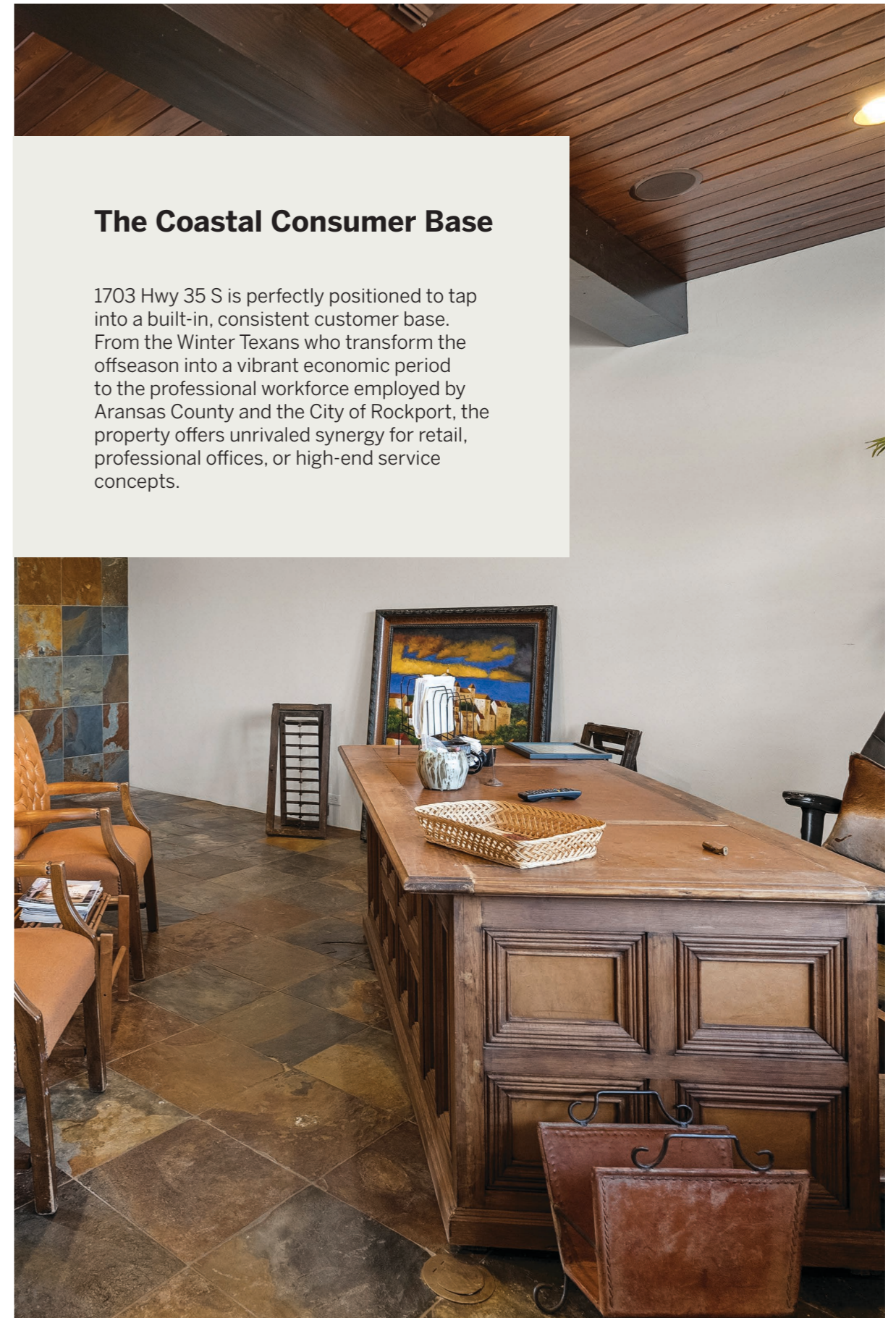
\$101,444

High-Income Demographic

The prime 45–64 age group in Rockport has reached a six-figure median income following a 39% surge.

The Coastal Consumer Base

1703 Hwy 35 S is perfectly positioned to tap into a built-in, consistent customer base. From the Winter Texans who transform the offseason into a vibrant economic period to the professional workforce employed by Aransas County and the City of Rockport, the property offers unrivaled synergy for retail, professional offices, or high-end service concepts.



Multi-Income Stream Potential.



- ✓ **The Ultimate Live-Work-Lease Compound**
1703 Hwy 35 S is engineered for maximum operational flexibility, allowing an owner-user or investor to leverage three distinct square footage components simultaneously.
- ✓ **High-End Commercial Base**
The ±4,281 SF luxury office and showroom is move-in ready for high-impact professional use, from architectural firms and custom home builders to boutique medical or med-spa concepts.
- ✓ **Luxury Residential Income**
A ±2,680 SF executive residence sits above the commercial space, providing a premium primary home, corporate housing, or a high-yield short-term rental opportunity.
- ✓ **Industrial & Operational Scale**
With ±1,922 SF of attached storage and a separate ±3,900 SF warehouse, the site provides the essential “back-of-house” infrastructure required by service providers and contractors.
- ✓ **Mixed-Use Zoning Advantage**
The expansive 1.45-acre site is optimized for “General Commercial” (C-3) use, offering high land-to-building utility and the flexibility to adapt to future market demands.
- ✓ **Strategic Financial Terms**
Diversified income streams are complemented by the availability of Owner Financing, providing qualified buyers with a rare path to acquisition in a prime coastal market.

Architectural Layout

Level 1 - ±4,281 SF

Office/Showroom: Includes 2 executive offices, 6 support offices, conference room, and an elegant reception area.

Level 2 - ±2,680 SF

Residence: 2 bedrooms, 2 bathrooms, expansive closets, terrace deck, designer finishes and lighting.

Storage - ±1,922 SF: Attached storage wing featuring dual half-baths.

Warehouse - ±3,900 SF: Separate detached warehouse providing maximum operational scale.



Rare Mixed-Use Opportunity: Office, Industrial, & Luxury Living.

1703 HIGHWAY 35 SOUTH
ROCKPORT, TX 78382

Located in the heart of Rockport, Texas, this exceptional Santa Barbara-inspired property offers a rare, multi-use opportunity combining luxury office, retail, warehouse, and residential space. The main 4,281-square-foot office/showroom features high-end finishes like slate flooring and designer fixtures, while the ICF construction and hurricane-rated windows ensure coastal durability. The versatile site includes a 3,900-square-foot warehouse, ample parking, and a stunning 2,680-square-foot luxury residence ideal for executive housing or rental income. Boasting strategic Highway 35 frontage and available owner financing, this move-in-ready property is perfectly suited for a boutique firm, medical practice, or corporate headquarters seeking a refined coastal presence.

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Price upon request.



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Adam Rivera

Global Real Estate Advisor

210.872.8683 | adam.rivera@kupersir.com