

2020 W MARKET ST. ROCKPORT, TX 78382
ARANSAS COUNTY

15± ACRES | \$799,000



PROPERTY DESCRIPTION.

A rare opportunity to acquire nearly 15 acres along West Market Street in Rockport, offering a large, contiguous land position within an established area of commercial and residential activity. The property extends from West Market Street toward Sipe Street, creating a long footprint with strong visibility and convenient access along an established corridor.

With its substantial acreage and location within the Rockport community, the property offers a sizable commercial land position in an area surrounded by existing activity. The expansive footprint provides a notable opportunity for a buyer seeking a larger tract along West Market Street.

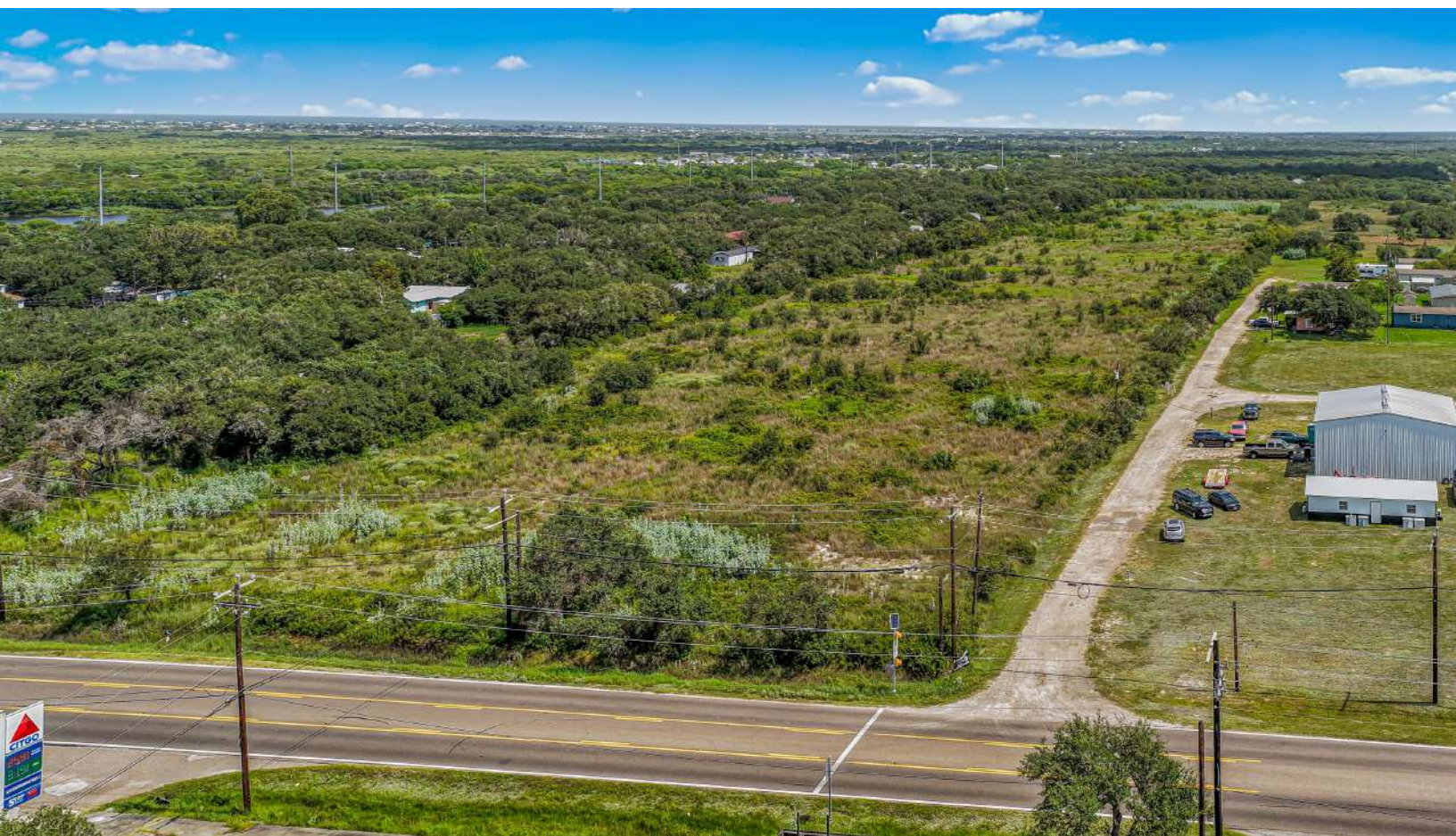
THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.

LOCATION

Located along West Market Street in Rockport, the property sits within an established area with commercial and residential activity already surrounding the site. The combination of road frontage and nearly 15 acres gives the property a scale that is well suited for a larger commercial development within the community.

The property also benefits from its location in Aransas County, providing access to Rockport's established neighborhoods, businesses, services, and Gulf Coast market.

THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



COMMERCIAL DEVELOPMENT OPPORTUNITY

The property's size, frontage, and in town location create a strong setting for commercial development. The long configuration extending toward Sipe Street provides flexibility for site planning and could accommodate a variety of commercial concepts or a phased development plan.

THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.

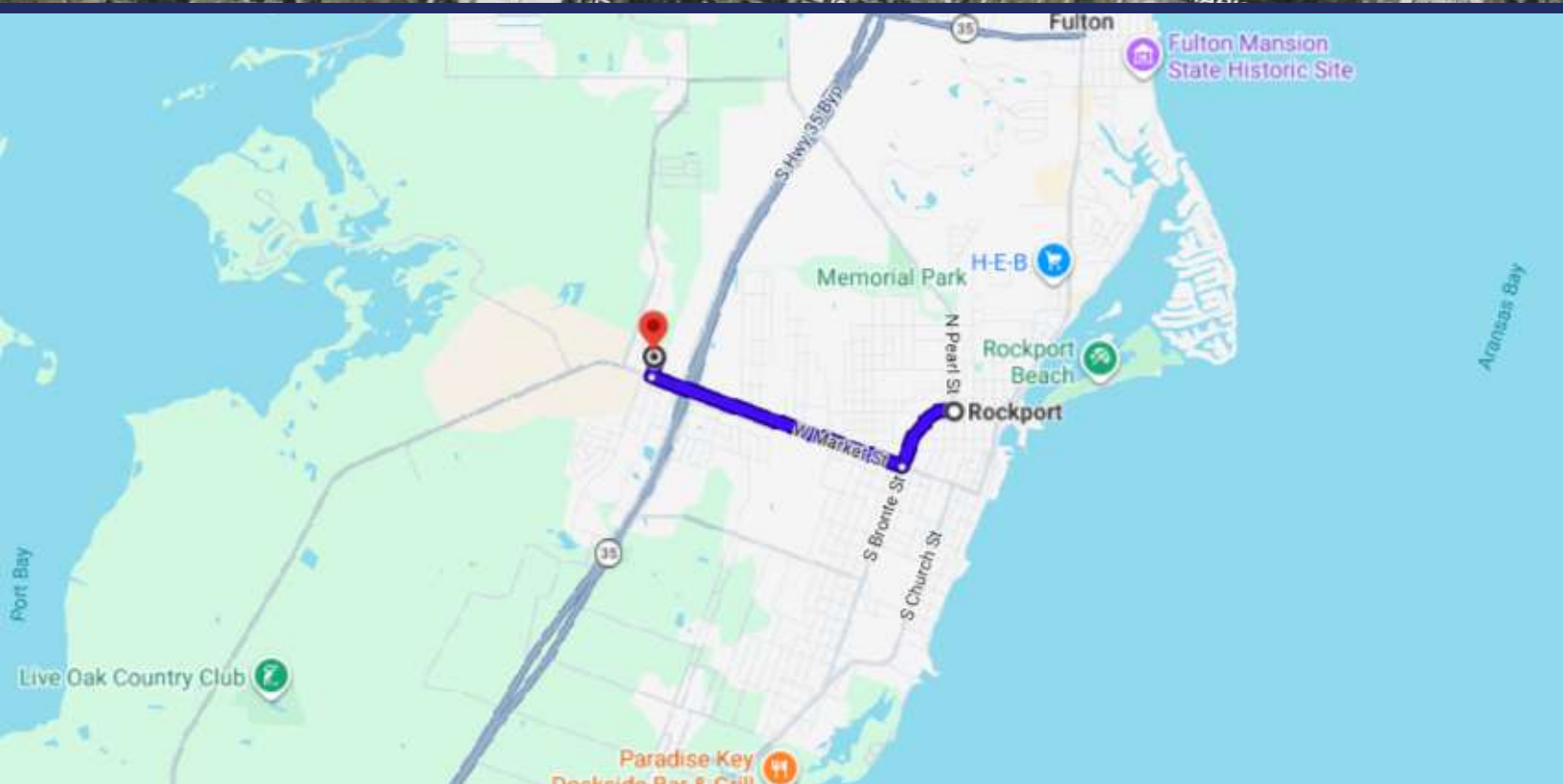


Buyers should independently verify zoning, utilities, access, permitted uses, and all development requirements for their intended project.



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.

CLICK IMAGE FOR
THE INTERACTIVE
MAP



NAVIGATION DIRECTIONS

From Rockport:

Take Hwy 35 N for 0.5 miles. Turn right onto W Market St and continue for 1.7 miles. Turn right and continue 0.1 miles. Property is on the left.

CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

chad@andruslandgroup.com

832-402-9211

www.andruslandgroup.com



ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM ANDRUS LAND GROUP AND ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS. NEITHER ANDRUS LAND GROUP, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, OR AFFILIATES MAKES ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO ACCURACY OR COMPLETENESS OF THE MATERIALS OR INFORMATION PROVIDED, DERIVED, OR RECEIVED. MATERIALS AND INFORMATION FROM ANY SOURCE, WHETHER WRITTEN OR VERBAL, THAT MAY BE FURNISHED FOR REVIEW ARE NOT A SUBSTITUTE FOR A PARTY'S ACTIVE CONDUCT OF ITS OWN DUE DILIGENCE TO DETERMINE THESE AND OTHER MATTERS OF SIGNIFICANCE TO SUCH PARTY. ANDRUS LAND GROUP WILL NOT INVESTIGATE OR VERIFY ANY SUCH MATTERS OR CONDUCT DUE DILIGENCE FOR A PARTY UNLESS OTHERWISE AGREED IN WRITING. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Ranch. financing made simple



WINNIE OFFICE

🏠 NMLS493828 | 409.400.4066 | capitalfarmcredit.com



Anthony Vaughan