

# 2611 Hwy 35 North

## Just south of Traylor



**For additional information contact:**

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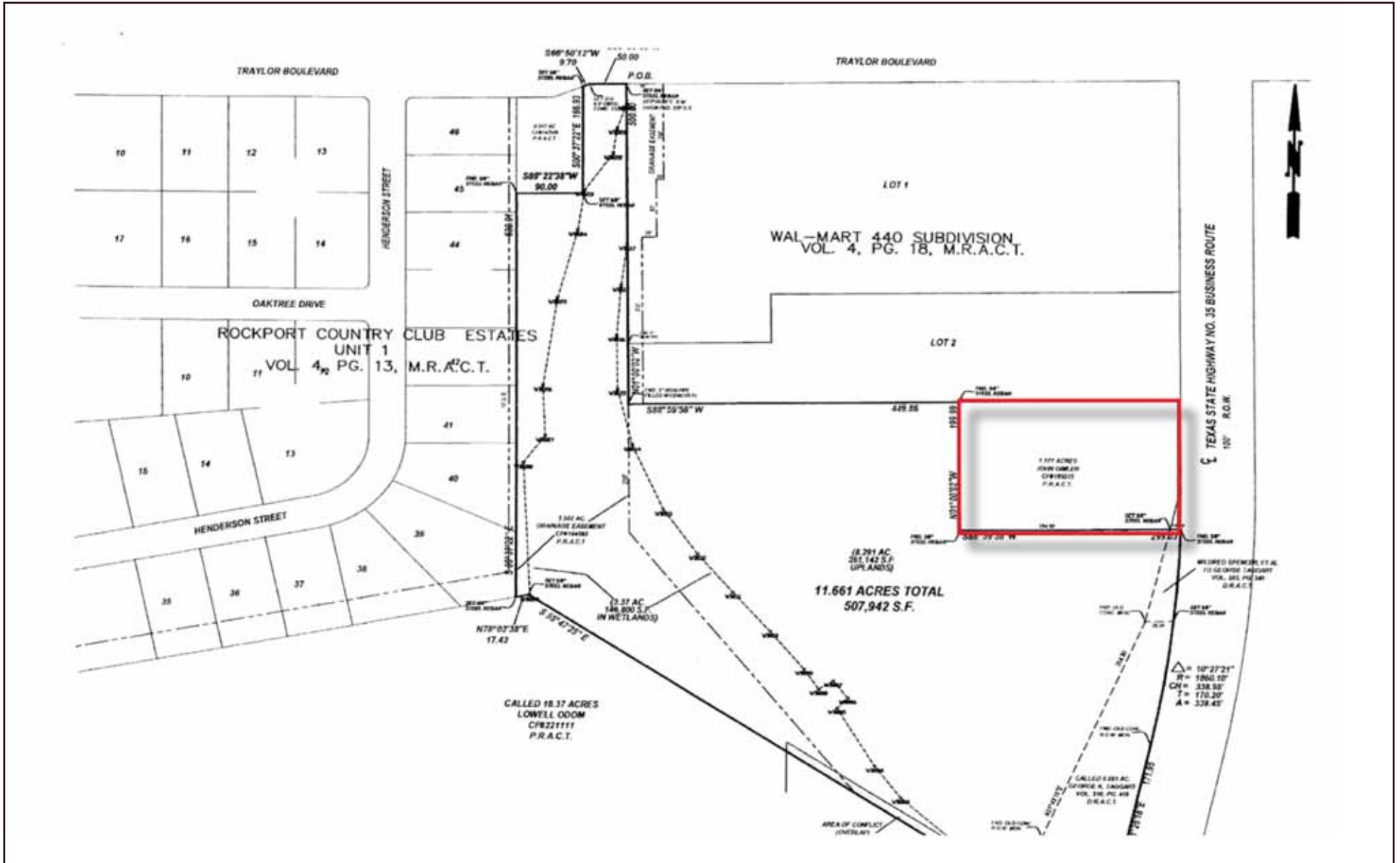
# Rockport, Texas



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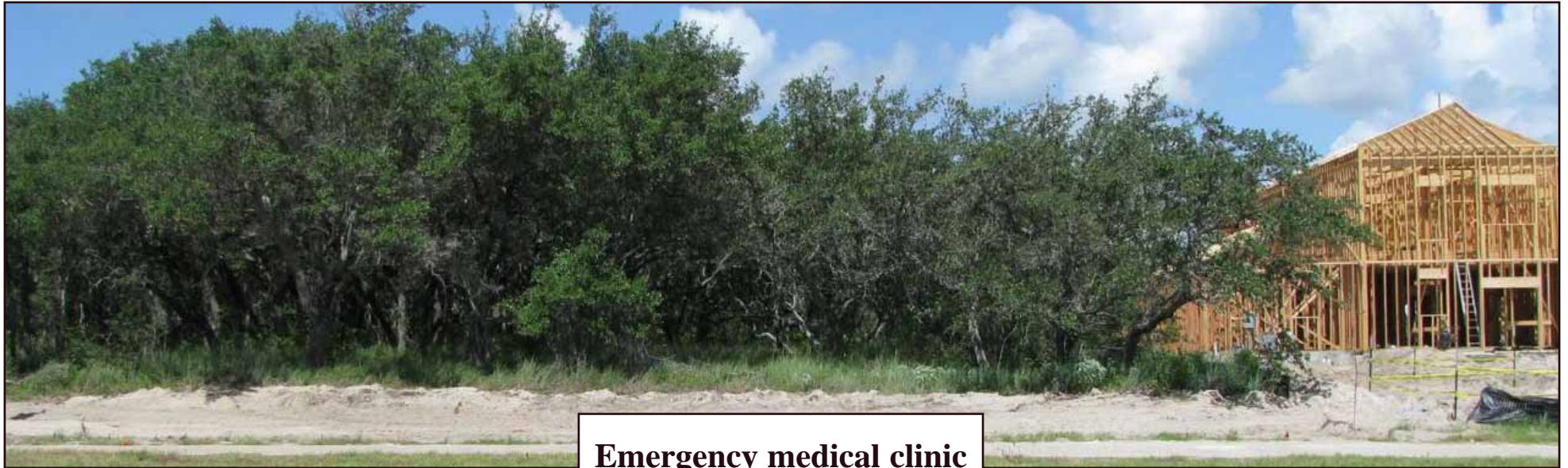
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# Location map



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# Site Survey



**Emergency medical clinic  
being built next door**



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**Acreage:** 1.377 Acres

**Location:** Property is located on west side of Hwy 35 North just south of the Old Wal Mart and adjoins the new Emergency Health Clinic being built. (See Location Map)

**Tract Dimensions:** 200 ft. Hwy 35 North X 300 ft. deep

**Utilities:** All city utilities available

**Zoned:** Commercial Zoning

**Price:** \$580,000.00 / \$9.66 sf

**Comments:** Directly to the south of the old Wal Mart location and Traylor Blvd. is a choice 1.377 acre commercial tract with 200 ft. of Hwy 35 North frontage and has 300 ft. of depth. With all city utilities available to the site and adjoining the new Emergency Medical Clinic currently under construction, this choice commercial site is prime for related medical facilities, office, retail or any use requiring commercial zoning. Located directly across from IBC Bank, major shopping centers, car care facilities and other commercial users, this is one of Rockport's finest small acreage tracts.

To view simply drive by. For additional information visit our web site at [www.haynes-realty.com](http://www.haynes-realty.com), drop by our office for information or call Harold Haynes at 361-946-9600© or 729-0544



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