

Holiday Beach Commercial



2308 Highway 35 North
Rockport, Texas 78382
361-729-0544
www.haynes-realty.com
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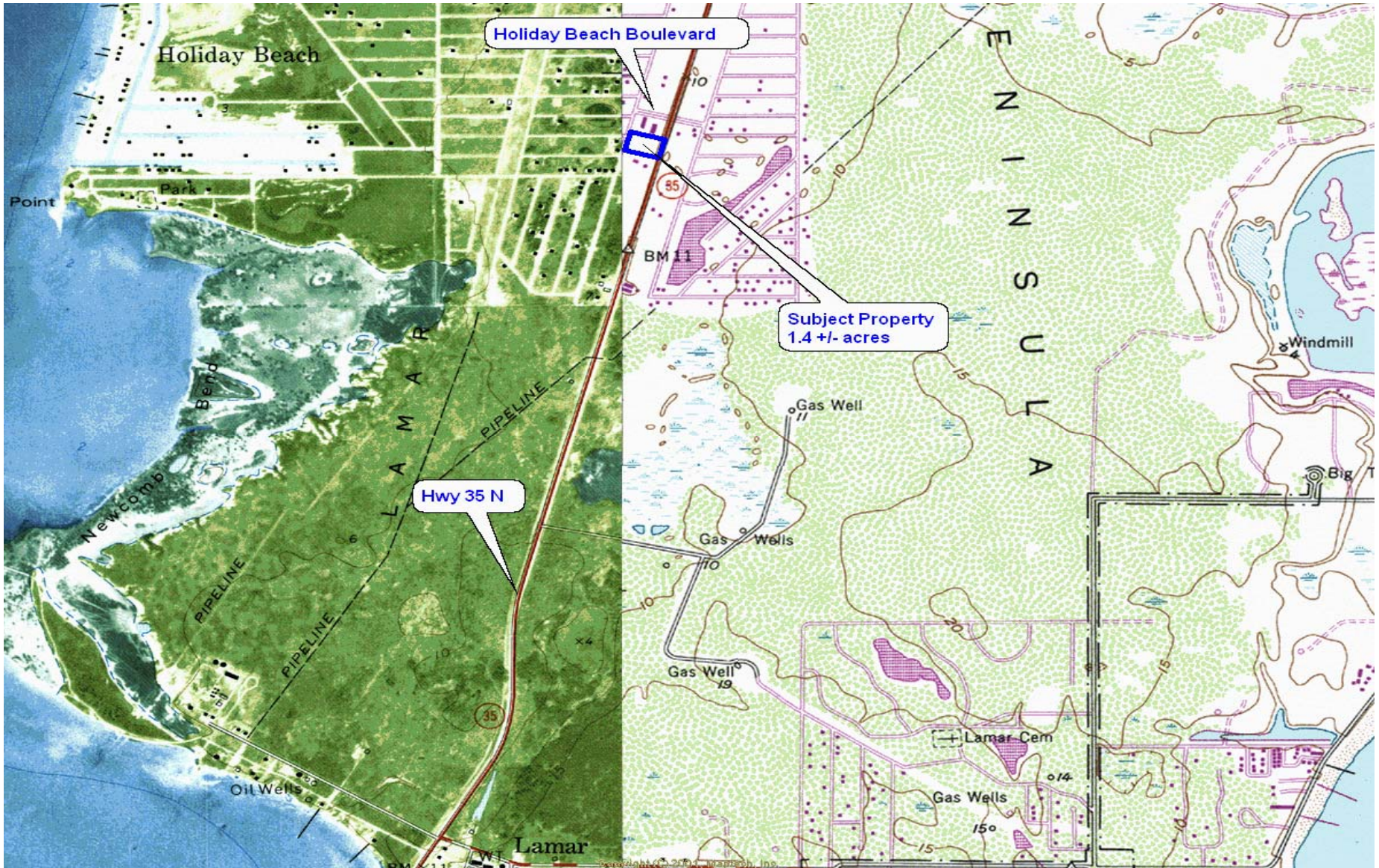
1.4 +/- Acre Commercial Tract

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Site Map



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Topographical Map



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Aerial

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- Acreage:** 1.4 +/- acres
- Location:** 6643 Hwy 35, West side of Hwy 35, just south of Holiday Beach Boulevard
- Frontage:** 200' of Hwy 35
- Utilities:** Water, electricity, 2 Septic tanks
- Zoning:** Commercial
- Legal:** Lots 21 and 22, Sherwood Downs, Holiday Beach Subdivision, Aransas County, TX
- Comments:** Four separate rentals: Dollar Store, Small Office, Restaurant and an Apartment. All four are on 1.4 +/- acres in Holiday Beach. With excellent Highway 35 frontage in an expanding area, this property offers the potential investor great upside potential and a nice rate of return.
- Price:** \$ 389,000.00
- Terms:** Cash to Seller.



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Square Footage Information

Unit	Square Footage	Dimensions
Apartment	1776 sq. ft.	40' x 44.4'
Restaurant	1096 sq. ft.	40' x 27.4'
Office Space	450 sq. ft.	22.2' x 20.4'
Shop (front and back)	1920 sq. ft. front, 1931 sq. ft. back	32' x 60' & 32' x 59'
Total	7173 sq. ft.	



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Square footage provided by owner via survey.