



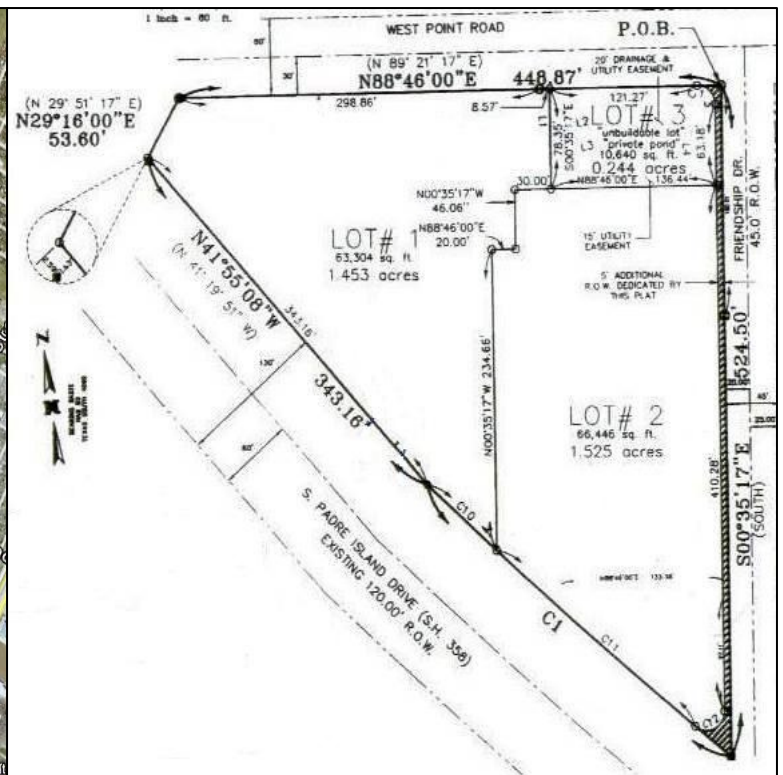
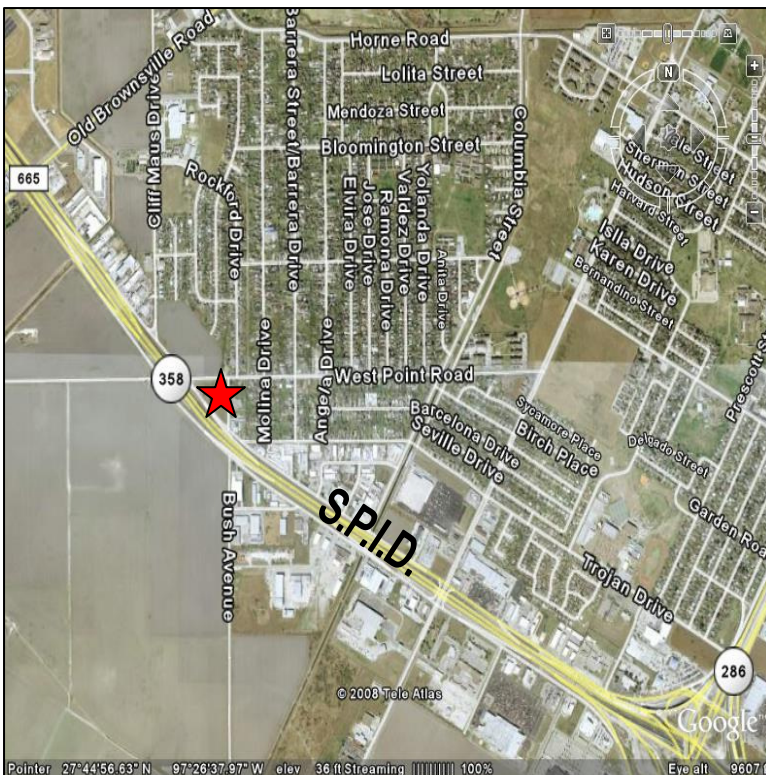
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COMMERCIAL, INDUSTRIAL,
 FARM & RANCH PROPERTIES

FOR SALE COMMERCIAL PROPERTY

- LOCATION:** SE corner of South Padre Island Drive and West Point Road.
- LEGAL DESCRIPTION:** Value Place Subdivision, Lot 1 and Lot 3, out of Lot 2, The Baldwin Moore Farm lots.
- LAND SIZE:** Lot 1 – 1.453 acres ± (63,292 square feet ±)
- ZONING:** Lot 1 CG-2 (General Commercial)
- PRICE:** \$537,982 or \$8.50/psf
- COMMENTS:** Lot 3 has a private pond for drainage. The property is next door to the Value Place Hotel. It would be ideal for a shopping center, fast food, restaurant/bar or convenience store. The tract is platted.
- CONTACT:** HUTCH BRYAN, Hutch@CLArealtors.com



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