



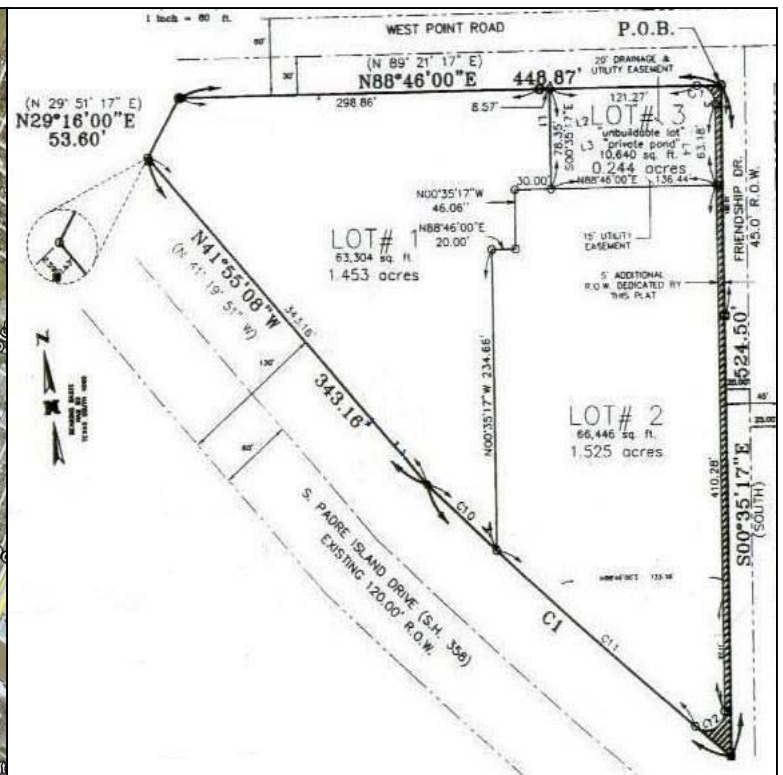
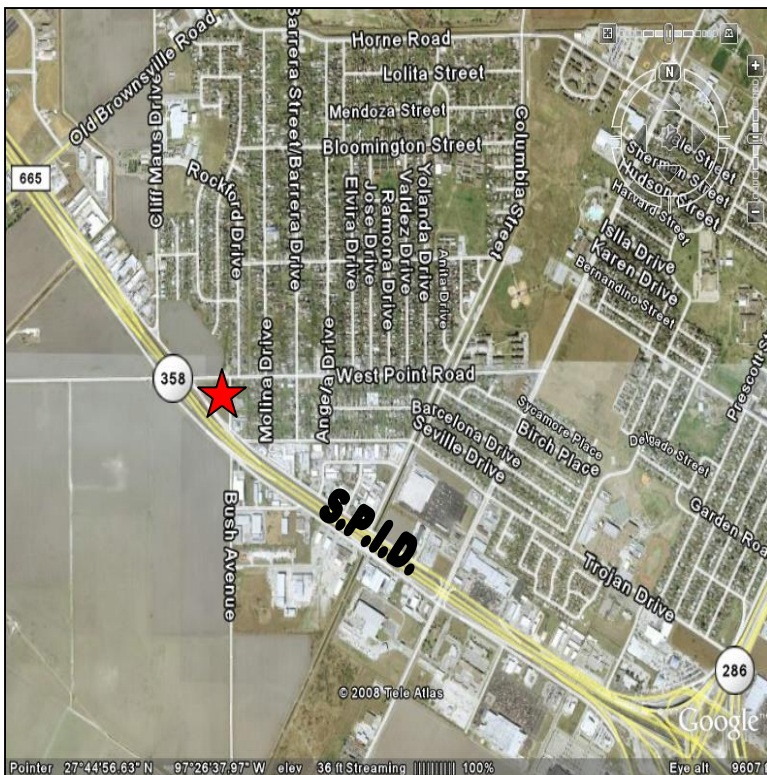
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COMMERCIAL, INDUSTRIAL,  
 FARM & RANCH PROPERTIES

## 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 ±
- ZONING:** Lot 1 zoned B-4 (General Business)
- PRICE:** \$791,162.00 or \$12.50/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](mailto:Hutch@CLArealtors.com)



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