



**STRANSKY
PROPERTIES**

**0.761
Acres**

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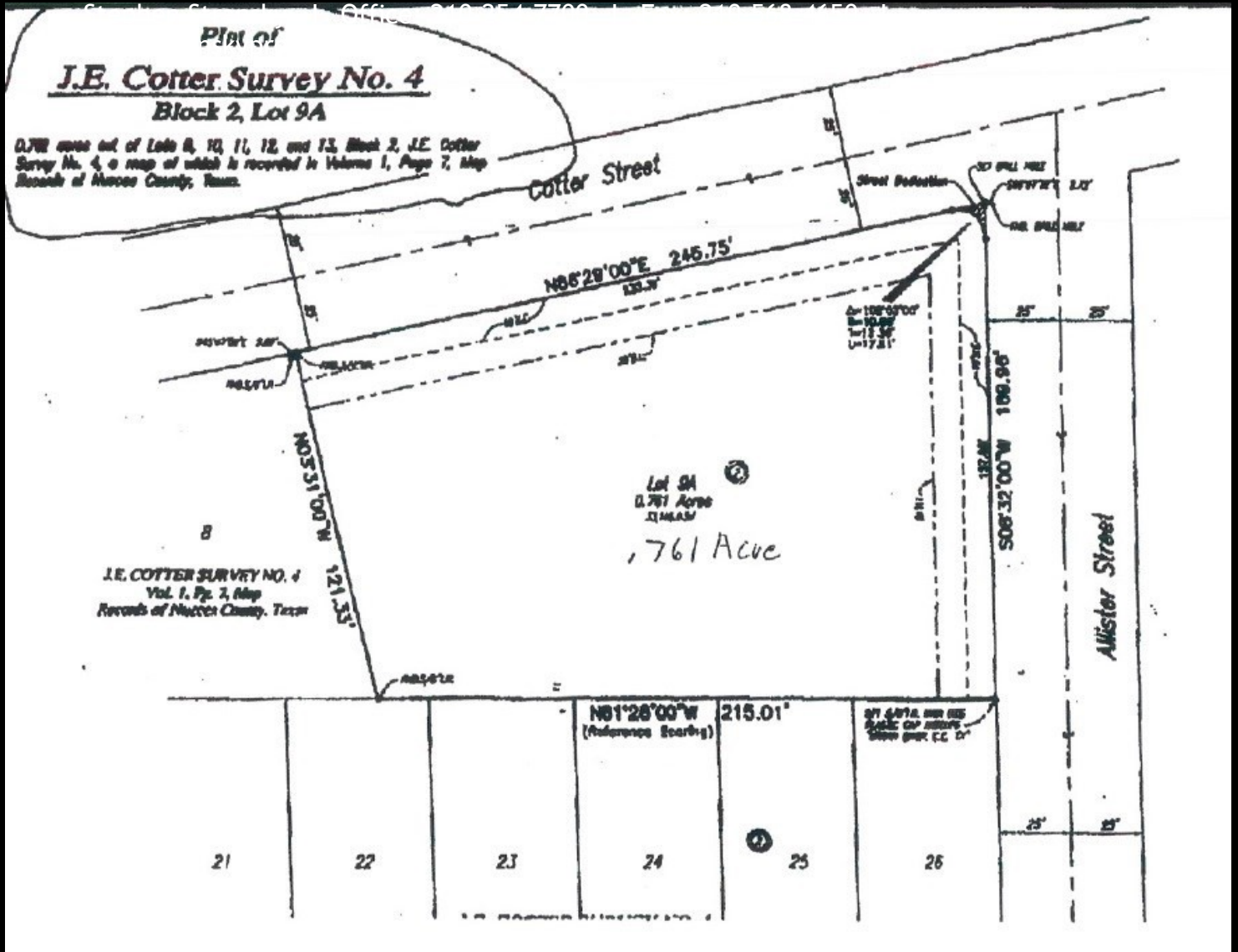
+/-34,000 sq. ft. Hard Corner Near Downtown Port Aransas



The property is in the heart of downtown Port Aransas and near many tourist attractions. The property is located at the southwest corner of the intersection of West Cotter Avenue and Alister street. The property is across from Trout Street restaurant and less than 1/2 mile from the Ferry. Conveniently located near the waterfront with views of the harbor and ship channel. Great location for restaurants, retail, or other commercial uses.



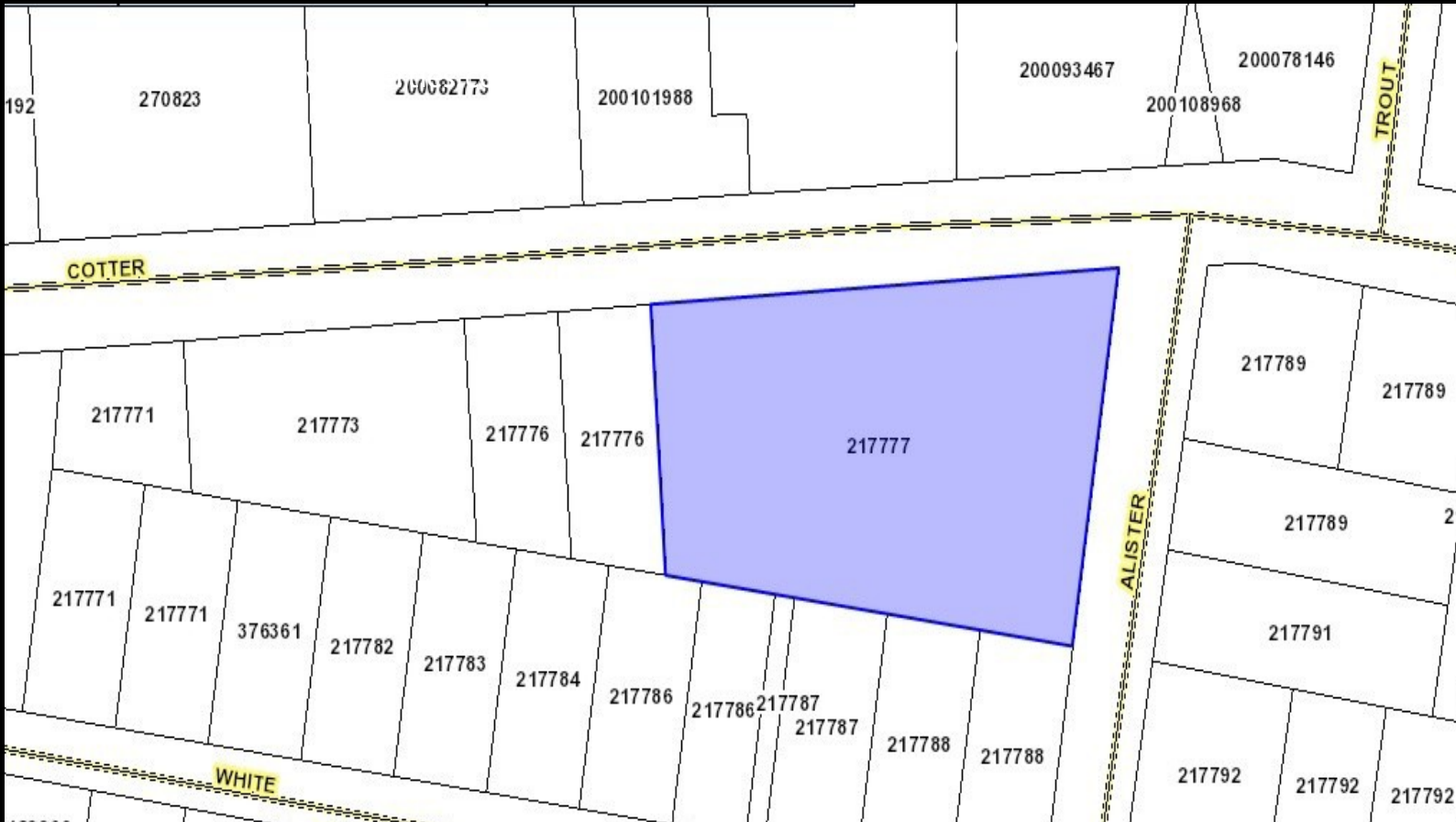
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Attached is the most recent survey showing approx. 33,149 total square feet. The property is close to some of the major Port A hotspots including Bernies nightclub, Inferno restaurant, Virginia's restaurant, and Trout Street Bar & Grill.



0.761 Acres



- Sewer & Water available
- Located at a traffic light intersection
- Approximately 245' of frontage on W Cotter Avenue
- Approximately 159' of frontage on North Alister Street
- Located less than 1/2 mile from ferry with 5,500 vpd
- Property zoned as Commercial 2 with CZ2 Overlay
- Call for pricing.