

\$1,800,000 - 2190 Highway 35 Byp, Aransas Pass

MLS® #1614986

\$1,800,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 87.00 Acres

N/A, Aransas Pass, TX

A rare opportunity to own an unimproved tract of land in Aransas County just minutes from Aransas Pass. Located within the opportunity zone, this property boasts over 1,280 ft of frontage on Interstate 35 Bypass, with an additional 420 feet of frontage on Armstrong Rd. These 87.45+/- acres can also be accessed via Smith Rd, a 40-foot-wide unimproved road that branches off of FM 1069. While essentially a blank canvas, the property is filled with oak motts and native grasses which can be cleared and sculpted to one's own desires for their intended use. One of the unique features of this property is that a small portion falls within the Aransas Pass ETJ and is conveniently located within minutes of major retailers such as Walmart, Lowe's, Tractor Supply, Walgreens, and Starbucks. With major industrial growth taking place in Ingleside, Portland, and the surrounding area, this property provides great long-term investment and development potential. Due to its close proximity to Aransas Pass, Ingleside, Rockport, and boat ramps such as Conn Brown Harbor and Ransom Park Boat Ramp, this property also possesses great development potential for Boat Storage, an RV Park, or a combination of both.



Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1614986

List Price	\$1,800,000
Sale Price	\$1,386,637
Sale Date	August 4th, 2023
Bathrooms	0.00
Acres	87.00
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	2190 Highway 35 Byp
Subdivision	N/A
City	Aransas Pass
County	Aransas
State	TX
Zip Code	78336

Amenities

Utilities	Electricity
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School Information

District	Aransas County ISD
Elementary	Live Oak