



**TWO CHOICE RESIDENTIAL / COMMERICAL LOTS  
1903 MATHIS ST AT LOOP 70 ROCKPORT, TEXAS**



**For Additional Informaton Contact:**

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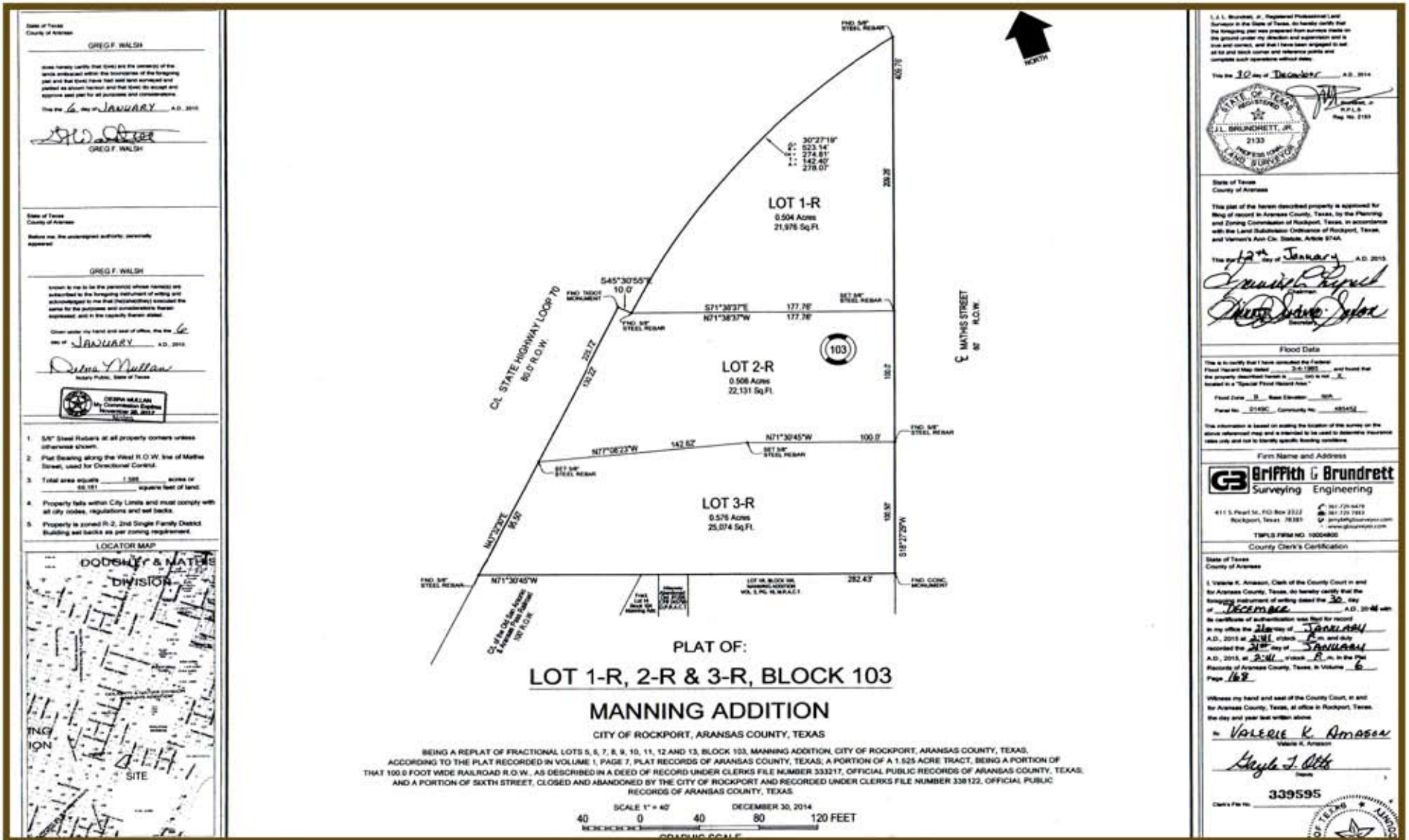
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**ADDRESS:** 1903 MATHIS STREET AT LOOP 70, ROCKPORT, TX

**LEGAL DESCRIPTION:** LOT 1-R, BLOCK 103, MANNING ADDITION, ARANSAS COUNTY, ROCKPORT, TX 78382  
LOT 2-R, BLOCK 103, MANNING ADDITION, ARANSAS COUNTY, ROCKPORT, TX 78382

**LOT SIZES:** LOT 1-R, BLOCK 103, MANNING ADDITION  
\*\*0.504 ACRES / 21,976 SQ.FT. / 278+ FT ON LOOP 70 X 209+ FT. ON MATHIS ST X177+ FT.  
(SEE SURVEY IN BROCHURE).  
LOT 2-R, BLOCK 103, MANNING ADDITION  
\*\*\*0.508 ACRES / 22,131 SQ. FT. / 100 FT ON MATHIS X 142+ FT. X 130+ FT. X 177 FT.  
(SEE SURVEY IN BROCHURE).

**UTILITIES:** ELECTRICITY, CITY WATER, SEPTIC SYSTEM PERMIT WITH REQUIREMENTS ARE IN FILE  
AND AVAILABLE UPON REQUEST.

**ZONING:** MIXED USE LOTS. RESIDENTIAL, SHOPS, GARAGES, BOAT STORAGE, ETC.

**PRICES:** LOT 1-R , BLOCK 103 \$87,900 LOT 2-R, BLOCK 103 \$99,600

**TERMS:** CASH TO SELLER

**FLOOD PLAIN:** NO

**COMMENTS:** TWO GREAT ½+ ACRE LOTS LOCATED ON MATHIS STREET AT LOOP 70. BOTH EXCEED  
½ ACRE IN SIZE (SEE SURVEY) WITH LARGE SCATTERED OAKS & MESQUITES AND BOTH LOTS HAVE GREAT  
FRONTAGE BOTH ON MATHIS STREET AND LOOP 70. THE LOTS ARE PRIME FOR RESIDENTIAL NEW CONSTRUCTION  
AND BOTH LOTS ARE SUITED FOR AN ADDITIONAL SHOP OR STORAGE FACILITY TO BE BUILT IN CONJUNCTION  
WITH A NEW HOME. UTILITIES INCLUDE ELECTRICAL SERVICE WITH CITY WATER AVAILABLE. ON SITE SEWER  
SERVICE IS PERMITTED AND SEWER SYSTEMS REQUIREMENTS ARE AVAILABLE UPON REQUEST.

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