

**4.935 Acres on S. Allister St. (SH 361) - Mixed Use Zoning**

**\$2,625,000 (\$12.21 PSF) Port Aransas, TX 78373**

**Walk to Golf & A Golf Cart Ride to Your Beach, Boat & Plane!**



**ONE OF THE TOP 10 COURSES YOU CAN PLAY IN TEXAS - GOLFWEEK**

- 894 Feet Frontage on SH 361
- Unobstructed View of the Wetlands
- Adjacent to Palmilla Beach Resort & Golf Club - Arnold Palmer Signature Design
- Port Aransas is almost entirely rebuilt new
- Zoned TR-3 (See Page 5)
- Airport with hangers/fuel down the Street
- Boat Access to the Gulf can be dredged
- Walk or Bike to Golf, Marina & Airport
- Legal: Edward Hall Land Script 227 Survey

Almost 5 acres of perfectly located residential/mixed use land across from a beautiful resort golf course tucked between Mustang Island and Corpus Christi Channel offering the best of the Texas Coast in one location. Fly in, play golf, dinner & entertainment across the street (Black Marlin Bar & Grill), golf cart to the beach, deep sea or bay fishing. You have arrived.

**Randall Turner [Rturner@HarvardCo.com](mailto:Rturner@HarvardCo.com) Direct (214) 231-0100**

The information contained herein has been secured from sources deemed reliable. However, Harvard Companies, or its associated companies, employees, or representatives make no guarantees, warranties, or representations as to the completeness or accuracy thereof. References to square footage or age are approximate only. The buyer/lessee must verify all the information contained herein and bear all risks for any inaccuracies.



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Site From SH 361



Site



Palmilla Beach Golf Club - Across The Street

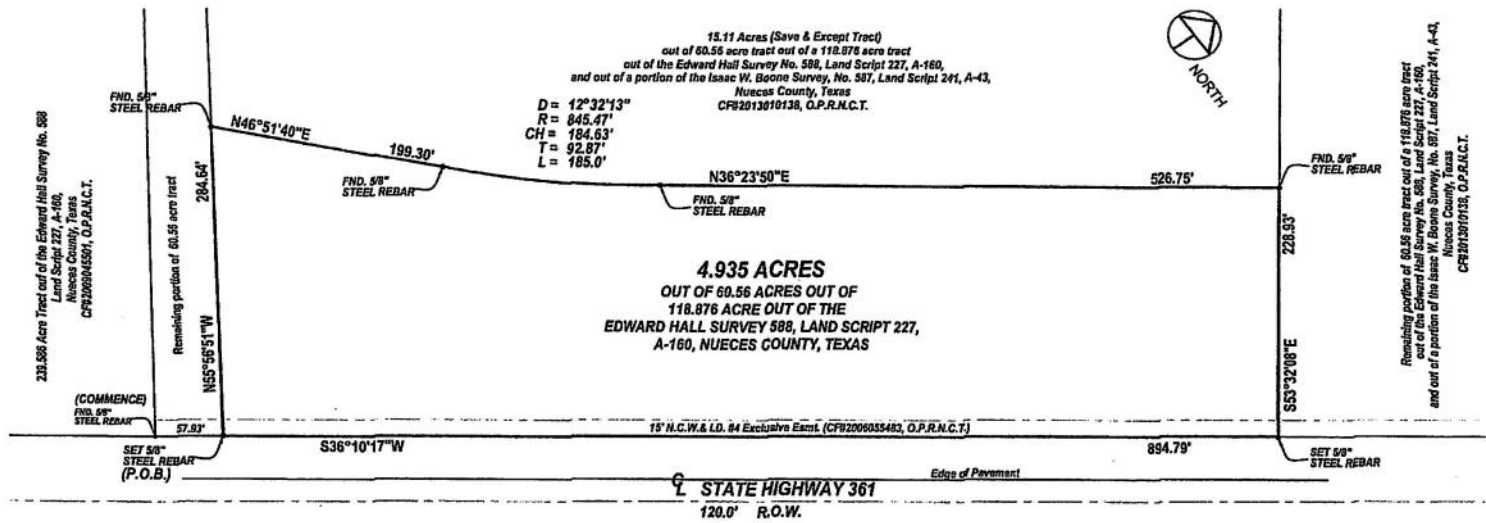


Black Marlin Bar & Grill - Across The Street



Black Marlin Bar & Grill - Live Entertainment

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\*\*SEE ACCOMPANYING FIELD NOTES DESCRIPTION\*\*  
\*\*SET 5/8\"/>

CURRENT PARTY	NOTES:	LEGAL DESCRIPTION OF PROPERTY	SURVEYOR CERTIFICATION
Prepared For: <b>CHARLES CASTOR, JR.</b>	1. Deed bearing used for directional control unless otherwise shown. 2. This survey is in violation of "Copyright Laws" if not accompanied by original seal and signature.	<b>4.935 ACRES OF LAND</b> OUT OF A 60.56 ACRE TRACT, OUT OF A 118.876 ACRE TRACT, OUT OF THE EDWARD HALL SURVEY 588, LAND SCRIPT 227, A-160, AND A PORTION OF THE ISAAC W. BOONE SURVEY 587, LAND SCRIPT 241, A-43, NUECES COUNTY, TEXAS, AND SAID 118.876 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 2013010138, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.	I, J. L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat correctly shows a survey on the ground of the foregoing property and that I have no viable exceptions, improvements or probative interests in the property.
FIRM NAME AND ADDRESS <b>J. L. Brundrett &amp; Brundrett</b> Surveying & Engineering, Inc. 411 S. Pearl St., P.O. Box 2322 Rockport, Texas 78181 Tel: 361-296-6479 Fax: 361-229-7933 jbrund@jlsurveyors.com www.jlsurveyors.com	<b>COPYRIGHT NOTICE</b> This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within six (6) months from the date of this survey. Copyright JUNE 26, 2016	<b>FLOOD DATA</b> This is to certify that I have consulted the Federal Flood Hazard Map dated 8-30-92 and that the property described herein is <u>X</u> (or) is not located in a "Special Flood Hazard Area." Zone <u>AE</u> Base Flood Elevation <u>7</u> Panel <u>6005E</u> Community No. <u>488483</u> This information is based on scaling the location of this survey on the above referenced map and is to be used to determine insurance rates only and not to identify specific flooding conditions. FILE NAME: 160620BB1	



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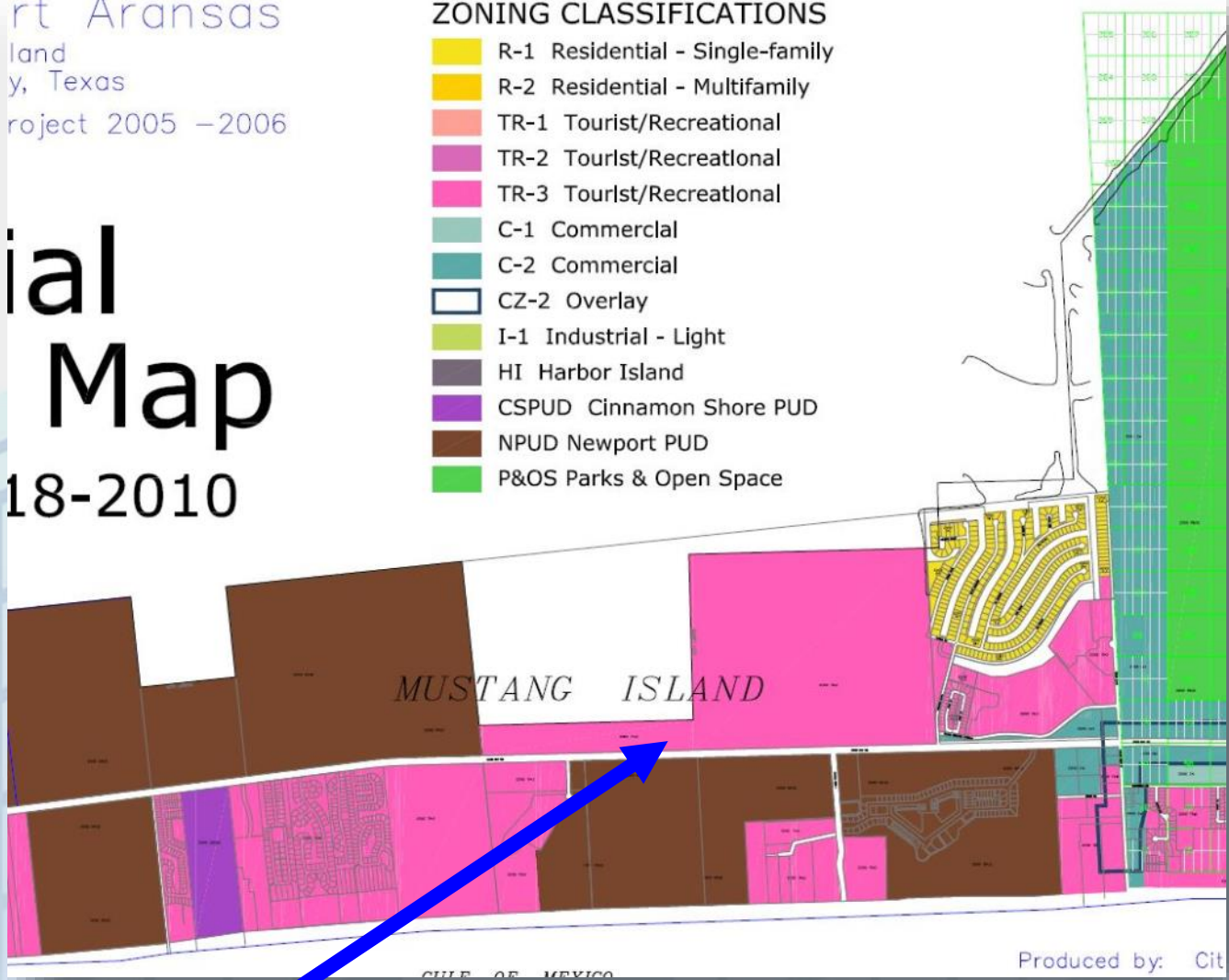
roject 2005 –2006

# ial Map

18-2010

## ZONING CLASSIFICATIONS

-  R-1 Residential - Single-family
-  R-2 Residential - Multifamily
-  TR-1 Tourist/Recreational
-  TR-2 Tourist/Recreational
-  TR-3 Tourist/Recreational
-  C-1 Commercial
-  C-2 Commercial
-  CZ-2 Overlay
-  I-1 Industrial - Light
-  HI Harbor Island
-  CSPUD Cinnamon Shore PUD
-  NPUD Newport PUD
-  P&OS Parks & Open Space



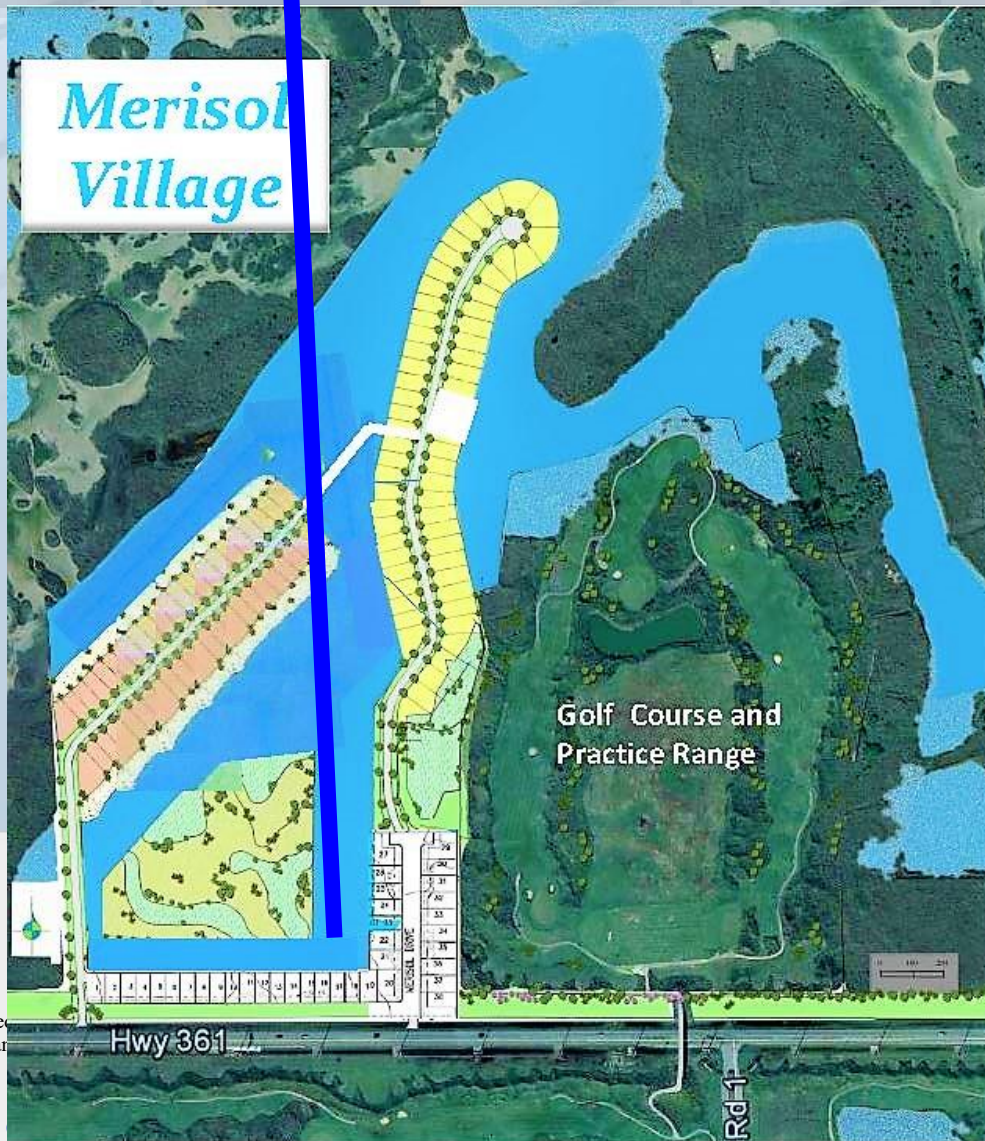
### Zoning Regulations. - TR-3 tourist/recreational district regulations.

- ◆ Residential, Churches, Schools & Parks
- ◆ Bed and breakfast;
- ◆ Multifamily uses, attached or detached, not exceeding four (4) dwelling units per lot and commercial operations included in the complex for the benefit of occupants, such as coin-operated laundries and vending machines. Temporary, transient rental of multifamily
- ◆ Hotels, motels and multifamily dwellings and commercial operations included in the complex for the benefit of the occupants, such as, coin-operated laundries and vending machines;
- ◆ Outdoor recreational facilities, such as swimming pools, athletic tracks, tennis courts, and sport fields;
- ◆ RV parks, RV subdivisions, HUD-Code manufactured home parks, and HUD-Code manufactured home subdivisions
- ◆ Cafes and Restaurants, provided they are an attendant business of a hotel, motel, or multifamily dwelling and are located in the complex primarily for the benefit of occupants and without alcohol sales, except in-room sales
- ◆ Golf courses;
- ◆ Assisted living complexes;
- ◆ Accessory uses and buildings which are accessory to the uses expressly allowed in this district including bars, retail sales, rental facilities, cosmetology, hair salons, spas, massage, and game rooms, provided they are located in a hotel, motel or attached multifamily

(Ord. No. 97-8, § 1, 7-17-97; Ord. No. 2010-05, § 1, 3-18-10)

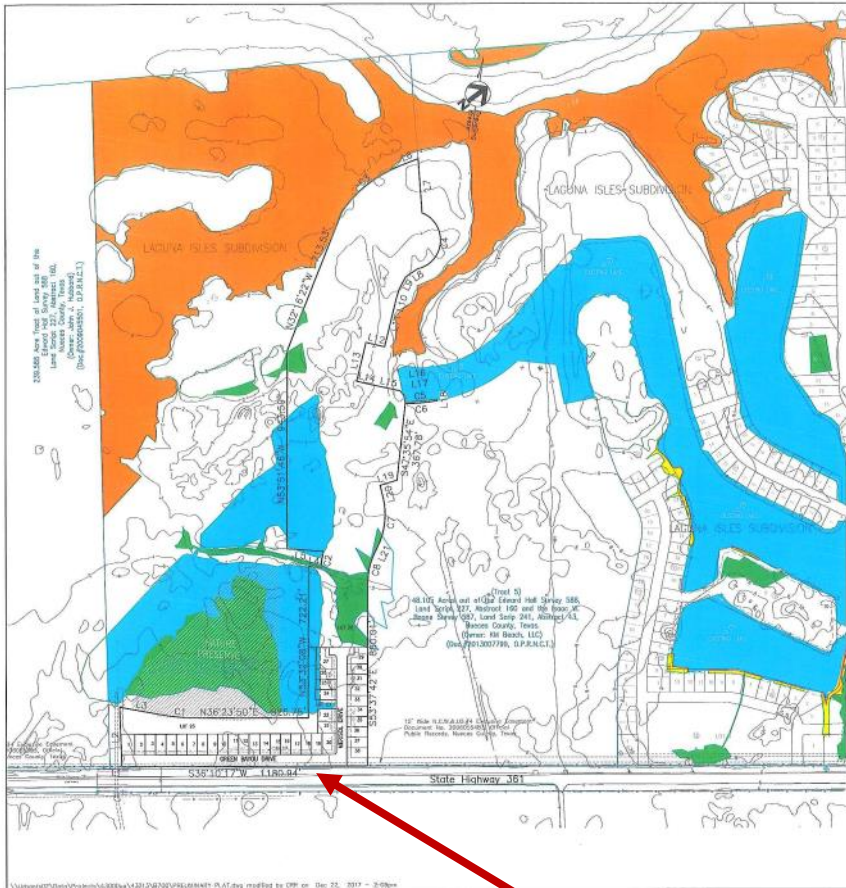
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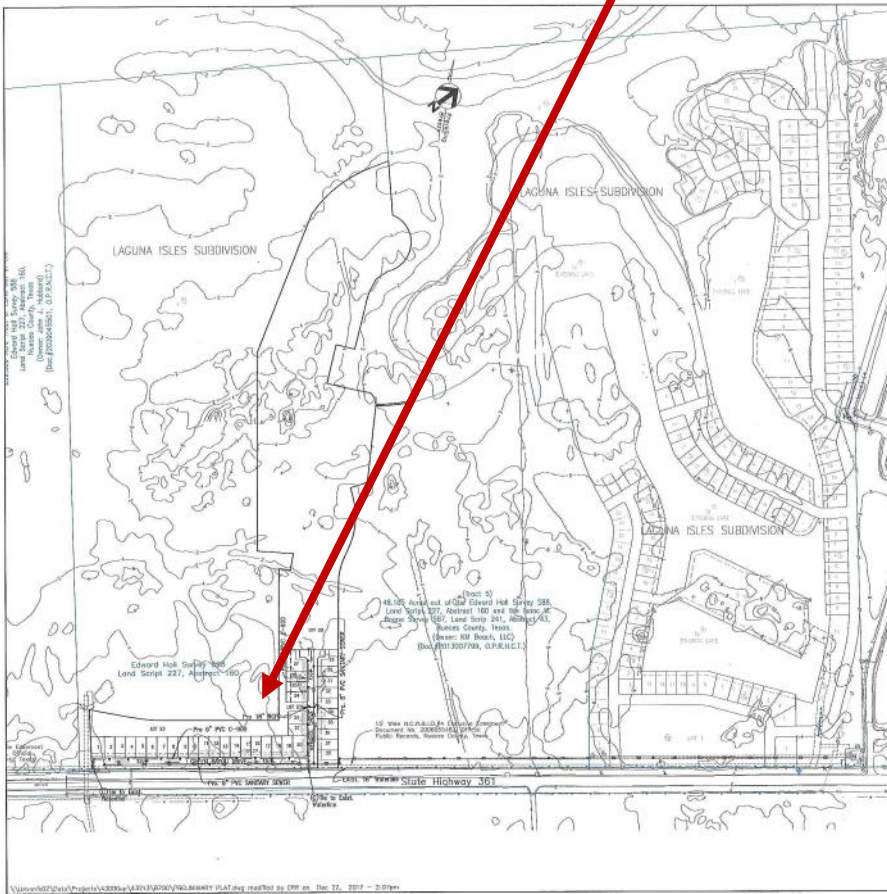


The information contained herein is for informational purposes only. Representatives make no guarantee of accuracy.

These drawings are not to scale. Dimensions, elevations, and materials are approximate only. They are subject to change without notice.



Site





11-2-2015



### Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

02/27/17  
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Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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