

SOUTH TEXAS COASTAL DEVELOPMENT LAND

AVAILABLE SPACE
± 64.96 Acres



FOR SALE

CBCWORLDWIDE.COM

DEVELOPMENT LAND

Daniel Galvan, SIOR, CCIM
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SOUTH TEXAS COASTAL DEVELOPMENT LAND

FM 510 & Highway 100 , Laguna Vista, TX 78578

SALE



OFFERING SUMMARY

Tract 1: \$2,777,000
ALL OR PART

Lot Size:: 55 +/- AC

Tract 2: \$1,850,000

Lot Size: 9.96 +/- AC

PROPERTY OVERVIEW

This once in a lifetime opportunity is a developer's chance to work with part of South Texas' Laguna Madre. This Laguna Vista acreage is the ideal site for a mixed- use, condo, apartment, or resort project . With frontage on both FM 510 & Highway 100, this intersection has accessibility that is unmatched. Access to tremendous amenities such as City Parks, The South Padre Island Golf Club, and public boat ramps make this site South Texas' premier, coastal development opportunity.

PROPERTY HIGHLIGHTS

- Water Front Property Available
- World Renowned Wildlife and Birding
- Corner Tract
- Proximity to City Parks and Golf
- Tremendous Fishing and Hunting
- Access To Public Boat Ramps

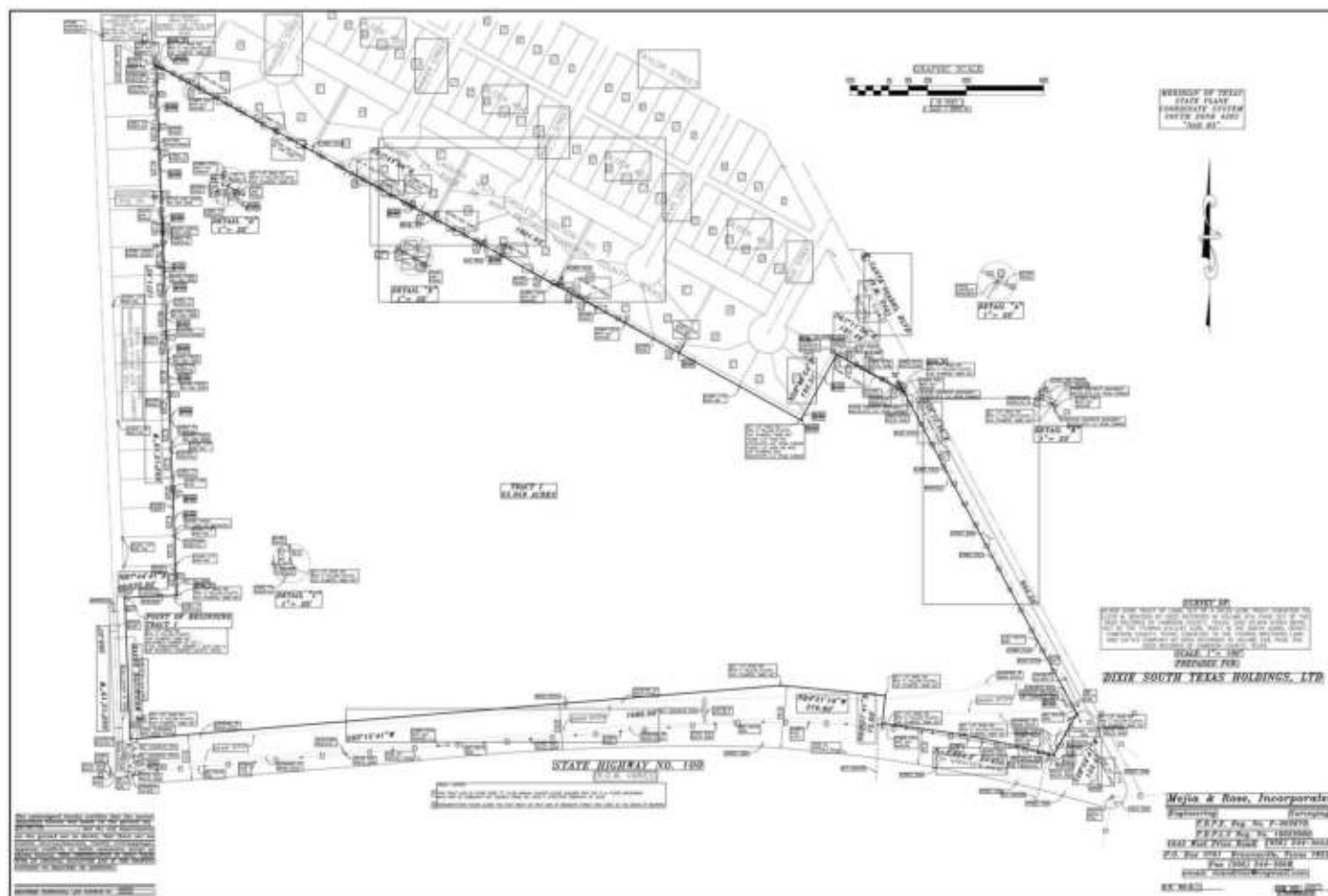
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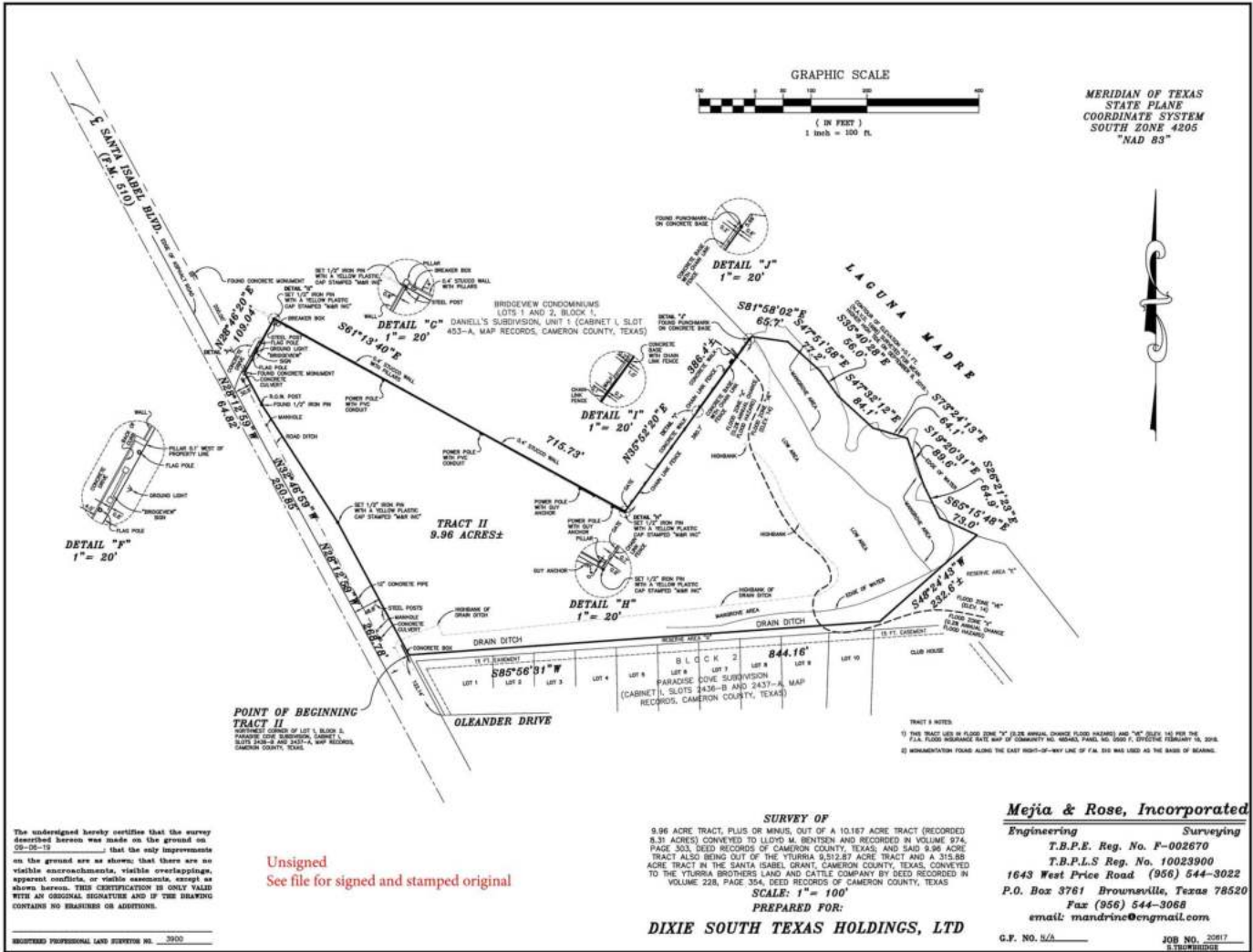
RIO GRANDE VALLEY



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Survey - 9.96 +/- AC

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Your complete guide to the town of Laguna Vista



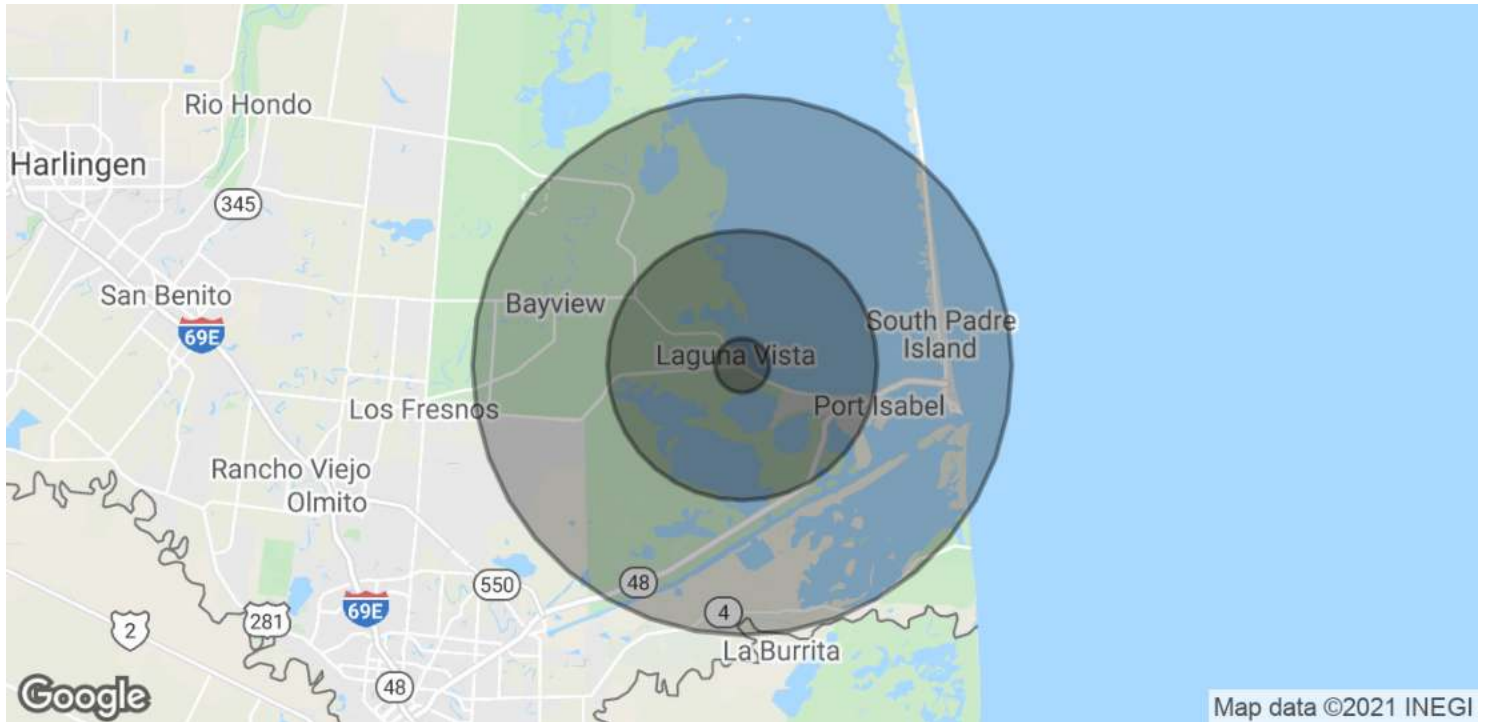
Laguna Vista is a friendly and quiet community with an affordable cost-of-living and a wide range of recreational options including golf, bay and deep-sea fishing, birding, windsurfing, and kiteboarding. Laguna Vista is home to the South Padre Island Golf Club, an 1800-acre gated community of homes, townhomes, villas, and casitas, as well as an 18-hole championship golf course.

Bayfront living, gated communities, safe and family-oriented neighborhoods, and a moderate climate with an average year-round temperature of 72 degrees are only a few of the reasons Laguna Vista is the perfect place to visit for a long weekend, a month or two, or even a lifetime.



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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 64 | 2,979 | 12,343 |
| Average age | 24.4 | 27.4 | 27.7 |
| Average age (Male) | 20.3 | 23.1 | 24.8 |
| Average age (Female) | 28.4 | 31.4 | 30.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 16 | 856 | 3,414 |
| # of persons per HH | 4.0 | 3.5 | 3.6 |
| Average HH income | \$36,181 | \$35,133 | \$36,948 |
| Average house value | | \$141,907 | \$117,630 |

* Demographic data derived from 2010 US Census

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