

# 9 UNIT HOTEL FOR SALE IN ROCKPORT TEXAS

\$640,000



## 1603 S WATER ST

### REEL EM INN ON THE BAY

9 UNIT HOTEL LOCATED ON HISTORIC WATER STREET IN A QUIET NEIGHBORHOOD WITH AN APPROXIMATE 450' LIGHTED FISHING PIER. THIS PROPERTY HAS CONSISTENT FULL OCCUPANCY WITH MOSTLY REGULARS AND COULD EASILY BE CONVERTED INTO A BOUTIQUE OR HIGH-END HOTEL. EACH UNIT HAS PLENTY OF NATURAL LIGHT, A SMALL KITCHENETTE AND TILE FLOORING. THE PROPERTY FEATURES AMPLE PARKING AND A DEDICATED BUILDING FOR MAINTENANCE, LAUNDRY, AND HOUSEKEEPING SUPPLIES.



**COLDWELL  
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THE RON BROWN  
COMPANY

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## OVERVIEW



## HIGHLIGHTS:

- Guest Only 450' Lighted Fishing Pier
- Close to Hwy 35
- Right on Historic Water St



DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	2,473	12,123	20,210
Daytime Population	1,483	9,650	17,320
Total Households	1,086	4,742	8,849
Average HH Income	\$40,663	\$66,785	\$72,131

\*2016/2017 Demographics provided by Experian through Alteryx. The information contained herein was obtained from sources deemed to be reliable and accurate. However, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.



## INTERIOR PHOTOS OF A UNIT





# 1603 S WATER ST

## AERIAL MAP



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