

**2022**  
*Private  
Road C*



*Build for Ship Channel Views!!!*



Rarely available homesite in the ultra exclusive Private Marina Community. Located in "old town", just steps from the Marina District, this gated community offers an abundance of privacy and security with the convenience of an in-town location. UNBELIEVABLE 270 degree views of Port Aransas channels...nothing like it anywhere. Build for the most spectacular views you can imagine. With water canals circling, you have incredible and once in a lifetime privacy in Port A's most desired boating and channel location community. Nothing compares to the building site and views!!! With approximately 150 feet of bulkhead frontage, you will have ample space for water toys. Enjoy quick access from your backyard dock to the jetties and Gulf of Mexico beyond. Featuring over 6,000 square feet, you will have room to build exactly what you want in the most exclusive location in town.

*Lot size 6043 sq. ft.*

Selling Port A Everyday Since 1972

**Mark Grosse**  
(361)  
**749-6603** Real Estate

*2020 proposed taxes \$8385*

*Annual HOA fees \$4,700*

Don't miss the boat!

**\$1,200,000**

**155 West Cotter Avenue, Port Aransas, Texas 78373**

**361-749-6603 • [www.WeSellPortA.com](http://www.WeSellPortA.com)**

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Port Aransas. We know it. We ♥ it.

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