

# 114 Sea Bird



(Lot 5, Block 1, La Concha Estates)

## Build for forever Gulf views!



Awesome GULF view lot in beachfront La Concha Estates! Build your dream house just steps from the Gulf of Mexico! This large lot is over 6000 sq ft and offers forever views of the water! Just the 3rd lot back from the beach, it has large viewing envelopes on the beach side, and low dune lines for commanding Gulf views. La Concha is a quiet, posh little subdivision with upscale beachfront and cul-de-sac homes, natural ponds and several beach walkovers. This extra large lot is located near the end of cul-de-sac, beach-access Sea Bird Lane on the coveted North side, so you'll have

### Private Beach Walkover



rear afternoon shade when you build! Priced right so you can buy now and build when you like. Create your dream vacation or permanent home in the perfect spot, right between Port Aransas and Corpus Christi! The best of both worlds - Port Aransas' great restaurants, charming shops, marinas, Arnold Palmer Signature golf course and municipal airport are just to the North, with Schlitterbahn & Corpus Christi a few miles to the South. No short-term rentals, and no time requirement to build! 1800 SF minimum build. 2016 taxes \$1505.

# \$109,900

Selling Port A Everyday Since 1972

HOAs \$600/year

54.73' x 111.43'



**155 West Cotter Avenue, Port Aransas, Texas 78373**  
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Port Aransas. We know it. We ♥ it.

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