



1220 Ross Ave.

HUGE LOT
 on Ross Ave with unobstructed forever views of the nature preserve & sunset! This 7400 SF lot is zoned for nightly rentals, golf-cart accessible & right in the heart of town! Super close to Port A's dining, shopping & community pool, +you're just a quick golf cart ride down Ave G to the beach! Plans for a 3 bdrm house come with the lot, too! Seller has

done the prep work for you - retaining wall, backfill & wetlands delineation are complete & house plans are ready to go! If you're looking for elbow room this one has it: 40' x 185' & NO wetlands! Ideal for rental, full time or vacation use. Create your island getaway here: You'll have water views for miles, golf-cart access, be right in the heart of town & have TONS of room for your vision! Strong surrounding property values let you build new for less than an existing home. Builders welcome. 1200 SF minimum size but few other restrictions. No HOA! Water/sewer at road.



Build for forever views!

Just!
\$329,000

*Lot size 40'x185'
 for 7400 SF
 2021 taxes \$1318
 No HOA!*

*(Seller to replat,
 removing wetlands)*



Selling Port A Everyday Since 1972

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Port Aransas. We know it. We ♥ it. This information is believed to be accurate at time of printing but cannot be guaranteed. Price, taxes, square footage, fees & availability are subject to change & cannot be guaranteed.