

141 WEST COTTER AVENUE

\$1,300,000



## COMMERCIAL ZONING IN THE THRIVING MARINA DISTRICT

Rare opportunity to develop prime commercial land on a major thoroughfare in Old Town Port Aransas! This roughly 12,000 sq. ft. building site directly on Cotter Avenue is ready for a buyer's vision. Just yards from the ship channel and with 140' of street frontage on Cotter Ave this site could have superior water views with a 2nd floor build. So many possibilities! C-2 zone in CZ-2 overlay allows for business, rental or residential use. High-visibility location 1/2 block from Alister & Cotter intersection & just 2 blks from the ferry. Golf cart friendly and close to shopping, dining, and night life! Don't Miss the Boat!



Local Since 1972  
Port Aransas. We know it. We ♥ it.

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

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

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Price, taxes, fees, square footage, and availability are subject to change.