

Offered By:

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Troy W. Giles
TROY GILES REALTY

5813 PADRE BOULEVARD
SOUTH PADRE ISLAND, TX 78597

2213 PADRE BLVD

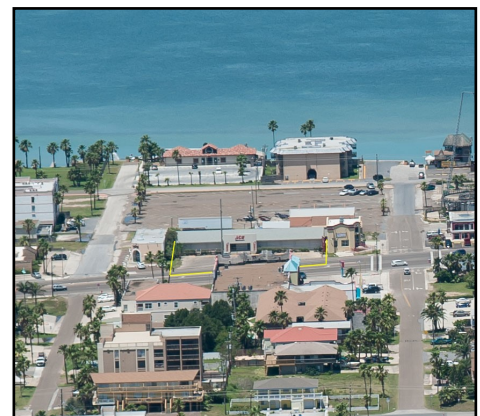
Location, Location, Location!
Building & Land For Sale



LOCATION, LOCATION, LOCATION! That's what this property is all about. Located in the high traffic entertainment district on South Padre Island. This property is surrounded by Island restaurants, beach shops, night life, and a short walk to Gravity Park's mini golf course & go carts. Mixed use zoning makes any number of opportunities possible for this piece of commercial property with 155' Padre Blvd Frontage and 50' of Tarpon Street frontage. Under form based code may be possible to add addition on Padre Blvd with parking in the rear on additional 50' x 125' lot on behind the building on Tarpon. Don't forget about looking at 103 W. Marlin (MLS#87537) as an adjoining property for straight through parking access from Tarpon to Marlin St.

List Price: **\$1,015,500.00**

Listing Agent: Troy Giles (956) 551-2040 Troy@TroyGilesRealty.com



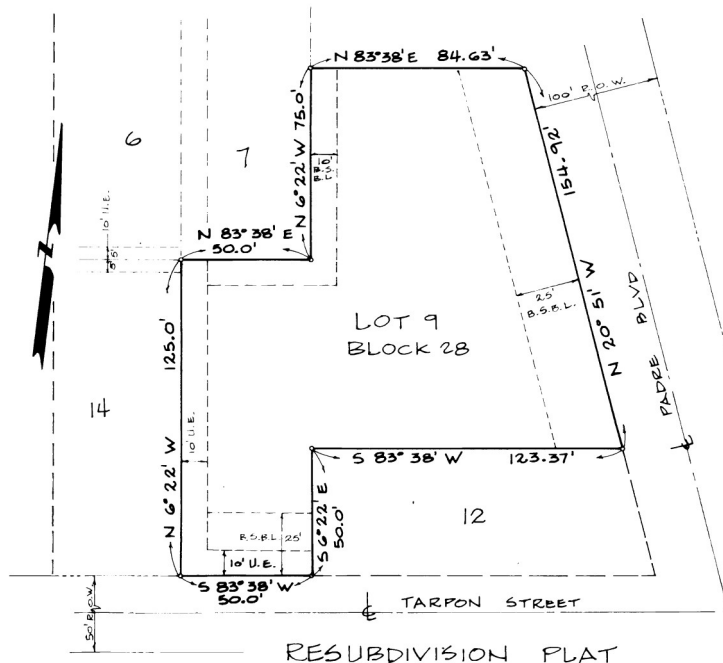
Although this information is believed to be accurate, it can not be guaranteed. Price and terms subject to change without notice.

Principal Broker: Troy Giles

License Number: 0482551

2213 Padre Blvd

LEGAL DESCRIPTION: Lot 9 Blk 28
LOCATION: 2213 Padre Blvd., South Padre Island, Tx
LOT SIZE: 24,705 sq. ft.
BUILDING SQ. FT.: 5472 Sq. Ft.
TAX ID: 67-6400-0280-0090-00
TAXES: \$8,058.23
SHOWING INSTRUCTIONS: Long Term Tenants, Call Troy for Appt.
LIST PRICE: **\$1,015,500.00**
LISTING AGENT: Troy Giles, (956) 551-2040
Email: Troy@TroyGilesRealty.com



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