

\$2,180,000 - 205 Mustang Boulevard, Port Aransas

MLS® #385608

\$2,180,000

0 Bedroom, 0.00 Bathroom,
Land on 4.31 Acres

Island Moorings, Port Aransas, TX

Amazing opportunity to own a substantial piece of paradise in the highly desirable Island Moorings subdivision!! Build your dream home, investment property & beyond! 4.31 acres w/expansive, unobstructed panoramic water views! Gorgeous palm tree bordered Mustang Blvd! Zoned Tourist Recreational TR3, which includes residential, multifamily uses & more. Buyers need to contact City of Port Aransas, Zoning Department & confirm restrictions & allowable uses in TR3. Pictures attached show proposed designs for Marina Del Vista Townhomes and/or Garden Homes! Subdivision features an airport, marina, restaurant & boat barn! Minutes to Palmilla Beach Resort & Golf Community! Excellent location to enjoy a peaceful beach life & a short distance to Port Aransas proper! A GRAND & PROMISING INVESTMENT IN WHAT HAS BECOME ONE OF THE COUNTRY'S...AND DEFINITELY TEXAS' FINEST COASTAL & BEACH LOCATIONS! "Waterway not included on Lots #1 and #2." LEGAL DESCRIPTION: ISLAND MOORINGS 6 LT 1 BLK 1; ISLAND MOORINGS 6 LT 2 BLK 1



Essential Information

MLS® # 385608
Price \$2,180,000
Bathrooms 0.00

Acres	4.31
Type	Land
Status	Pending

Community Information

Address	205 Mustang Boulevard
Subdivision	Island Moorings
City	Port Aransas
County	Nueces
State	TX
Zip Code	78373

Amenities

Utilities	Sewer Available, Water Available, Natural Gas Available, Underground Utilities
View	Beach, Water

School Information

District	Port Aransas ISD
Elementary	Olsen
Middle	Brundrett
High	Port Aransas

Additional Information

Date Listed	July 7th, 2021
Days on Market	90
Zoning	TR3
HOA Fees	0.00

Listing Details

Listing Agent	Brenda Marshall
Listing Office	TexStar Realty

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