

# Lot 3, Mustang Island Estates



## HUGE LOT! BEACH ACCESS!

Just one lot back from beachfront, this lot offers awesome view potential! One of only 11 lots in this exclusive beachfront addition with oversized tracts, beach walkover, pond features, private road and plans for gated entry!

Located on Mustang Island just 10 miles from downtown Port Aransas and about 15 miles from Corpus Christi.

.806 acre/35,110 sq. ft. 2011 taxes: \$2,474.53 Annual HOA dues: \$300



## DON'T MISS THE BOAT!

### Build for Gulf views! \$325,000

Selling Port A Everyday Since 1972

**Mark Grosse**  
(361)  
749-6603  
Real Estate

Port Aransas. We know it. We ♥ it.

155 West Cotter Avenue, Port Aransas, Texas 78373

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

© 2012 Mark Grosse Real Estate Brokerage

This information is believed to be accurate at time of printing but cannot be guaranteed. Price, taxes, fees & availability are subject to change. Square footage is approximate & cannot be guaranteed