

\$7,500,000 - 136 W Cotter Avenue, Port Aransas

MLS® #6448600

\$7,500,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 1.59 Acres

n/a, Port Aransas, TX

This 'Port A' landmark site has been home to the legendary Woody's Sports Center for more than 50 years, surrounded by tourist destinations including Fisherman's Wharf, Trout Street Restaurant and Coast House Luxury Condominiums. The Back Porch Bar (lessee) has been serving "beach bums to billionaires" cold drinks and entertainment for nearly two decades, while Harbor Lights Grill (lessee) serves delicious coastal bites from a window inside Woody's next door. The property is Zoned C-2 which is the most favorable zoning you can have in the area, allowing for mixed use, retail, multi-family and restaurant/bars among many other uses. In addition to the property, you also will get the water rights for the Marina and fuel dock. There is a 35-foot height restriction which allows a 3-story development and you are allowed to build out over the water if desired. A historic coastal building is required as well. With 20 million people within driving distance, Port Aransas has long been one of the top tourism markets in the United States. In 2020 Port Aransas became one of the top three vacation rental destinations on Airbnb. In recent years notable upscale communities like Cinnamon Shores, the Moorings at Mustang Beach, and Palmilla Beach Resort have been developed to meet the growing demand for tourism. **PROPERTY HIGHLIGHTS:**
1.588-acres upland / 225 feet of direct water frontage along the Harbor and Turtle Cove / 0.713 acres of submerged land with Littoral



Rights permitted by the Dept. of the Army /
Prime location in the heart of 'Port A' tourism /
IMPROVEMENTS: 2,884 sqft retail building /
1,742 sqft bait house / 907 sqft bar & covered
area / Fully leased 30-boat slip marina, piers,
and fuel dock

***Co-Listed with Keith McMullin, Broker - Port
Aransas Realty***

Built in 1980

Essential Information

ListingFeed	abor_vow
MLS® #	6448600
List Price	\$7,500,000
Sale Price	\$6,750,000
Sale Date	December 29th, 2021
Bathrooms	0.00
Acres	1.59
Year Built	1980
Type	Commercial Sale
Sub-Type	Retail
Status	Closed

Community Information

Address	136 W Cotter Avenue
Subdivision	n/a
City	Port Aransas
County	Nueces
State	TX
Zip Code	78373

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected
Parking	Additional Parking, Concrete, Parking Lot
View	Water

Interior

Interior	See Remarks, Wood
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Heating	Central
Cooling	Central Air

Exterior

Construction	HardiPlank Type
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Additional Information

Zoning	C-2
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RE / Bank Owned	Yes
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