

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SALE

346 S Houston St, Aransas Pass, TX 78336

**RECENTLY
REDUCED
PRICE**

FOR SALE: \$169,000



1,581 SF | 0.40 ACRES | BUILT IN 1965

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OFFERING MEMORANDUM

346 S HOUSTON ST

Aransas Pass, TX 78336

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

346 S HOUSTON ST

Aransas Pass, TX 78336

This property is located in Aransas Pass, a coastal Texas community with ties to tourism, fishing, and regional commerce. The site benefits from proximity to local businesses and residential areas.

The building is suitable for retail, office, or service-oriented uses and offers flexibility for owner-users. Its location supports both local and visitor-driven traffic.

Aransas Pass continues to see activity tied to coastal growth, supporting long-term demand for commercial properties.



MARKET OVERVIEW

Aransas Pass, TX

Aransas Pass is a coastal city in Aransas and San Patricio Counties, positioned along the Texas Gulf Coast just north of Corpus Christi. The city serves as a gateway between inland South Texas markets and the Gulf, with direct access to maritime infrastructure, regional highways, and coastal tourism corridors. The local economy is driven by marine services, fishing and seafood processing, petrochemical support, logistics, and light industrial activity, supplemented by tourism and hospitality tied to sport fishing and nearby barrier islands. Proximity to the Port of Corpus Christi and regional energy assets supports demand for industrial, yard, flex, and service-oriented commercial real estate. Culturally, Aransas Pass blends working-waterfront utility with laid-back coastal living. Residents and visitors are drawn to Conn Brown Harbor, charter fishing, birding, and easy access to Port Aransas and Mustang Island. Its coastal identity, combined with lower costs than neighboring resort communities, makes it an attractive base for both workforce housing and service-oriented businesses.



DEMOGRAPHIC SUMMARY

ARANSAS PASS, TX

POPULATION

Aransas Pass

8,300

State: Texas 30.3 Million

MEDIAN AGE

Aransas Pass

38.1 Years

State: Texas 35.5 Years

MEDIAN HOUSEHOLD INCOME

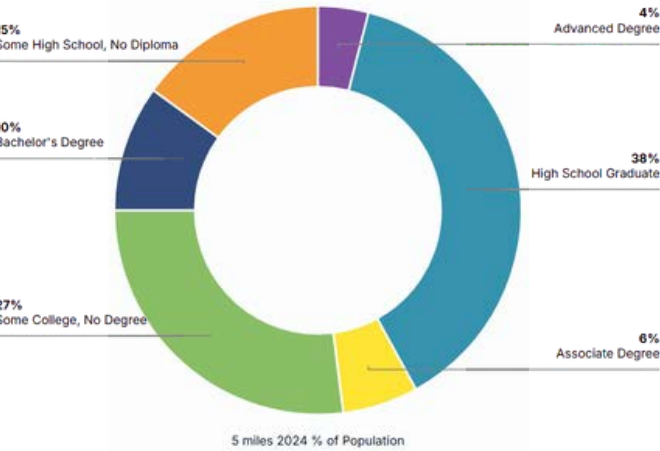
Aransas Pass

\$58,000

State: Texas \$76,292

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



2024 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2024	10,320	24,112	47,301
Total Households	4,098	9,113	18,515
Avg Household Size	2.4	2.6	2.5
Avg Household Income	\$70,098	\$73,922	\$85,556

ECONOMIC INDICATORS

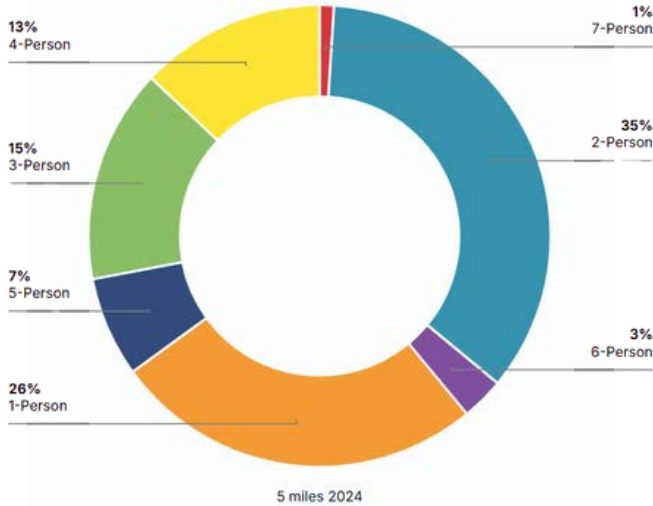
4.2%

Aransas Pass
Unemployment Rate

4.6%

U.S.
Unemployment Rate

HOUSEHOLDS



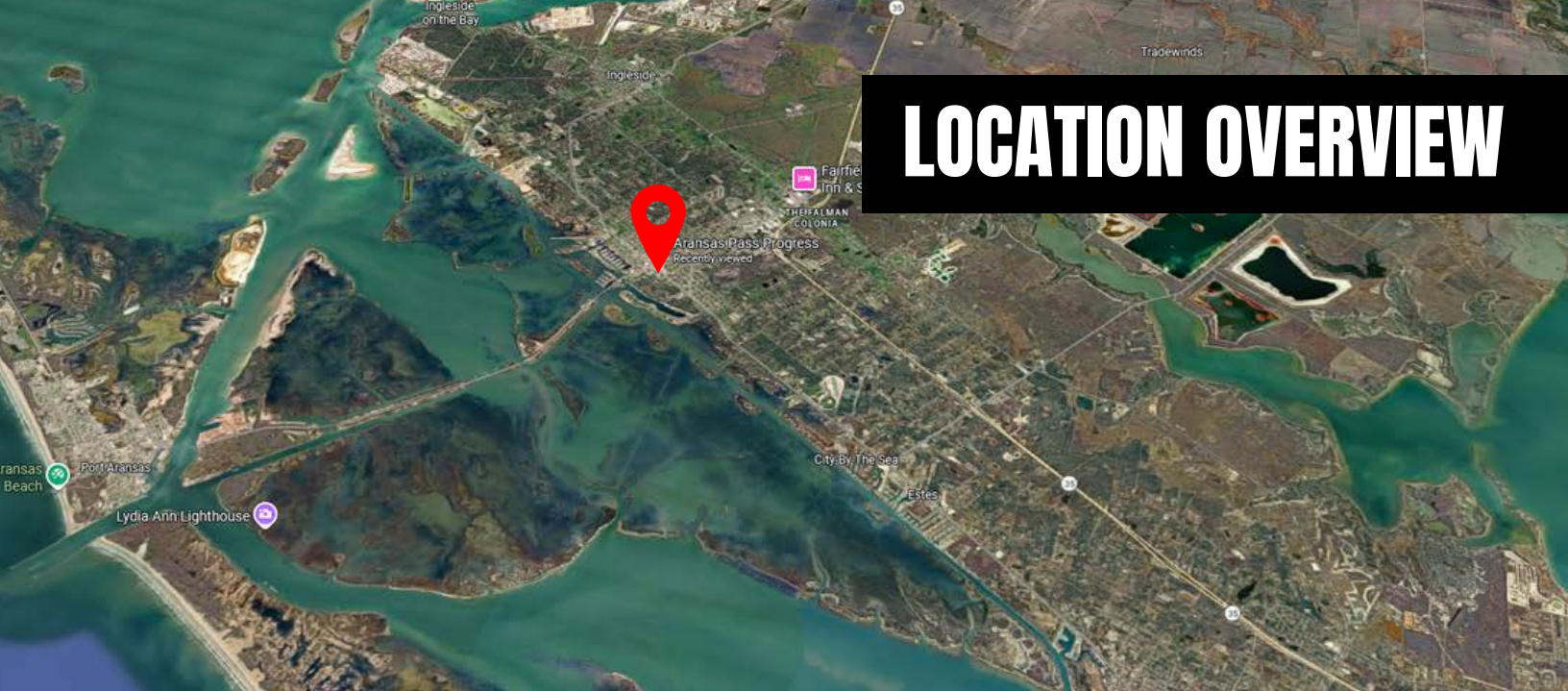
Aransas Pass

3,200

State: Texas 10.75 Million



Average
Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

- **TX-35** – Primary north–south coastal highway; connects Aransas Pass to Rockport to the north and Corpus Christi to the south, serving tourism, port traffic, and regional commuting.
- **TX-361** – Key coastal connector linking Aransas Pass directly to Port Aransas and Mustang Island; critical for tourism flow and service logistics to the barrier islands.
- **US-181** – Major regional corridor west of the city; provides direct access to Corpus Christi, the Port of Corpus Christi, and inland South Texas markets.
- **I-37** – Located approximately 20 miles southwest; north–south interstate linking Corpus Christi to San Antonio and the broader Texas interstate network.



AIRPORT PROXIMITY

- **Corpus Christi International Airport (CRP):** Located approximately 20 miles southwest, CRP is the primary commercial airport for the region, offering domestic service and direct connectivity to major Texas hubs. It is easily accessible via TX-35 and US-181.
- **Aransas County Airport (RKP):** Situated about 15 miles northeast in Rockport, this airport supports general aviation and private aircraft, commonly used for business and recreational travel along the coast.
- **San Antonio International Airport (SAT):** Located roughly 145 miles north, SAT provides extensive domestic and international flight options and serves as a secondary major air gateway for the Coastal Bend region.

SITE OVERVIEW

SITE

Property Type:	Office
Year Built:	1965
Class:	C
Total SF:	1,581 SF
Acres:	0.40 AC
Stories:	1
Parking:	11 Surface Spaces

OPERATING EXPENSES

Taxes:	\$3,495.17
Insurance:	\$3,020.00
Utilities:	\$3,120.00
TOTAL	\$9,635.17







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