

BOLIVAR YACHT BASIN

4295 Highway 87, Port Bolivar, TX 77650



OFFERING SUMMARY

SALE PRICE:	Price Not Disclosed
LOT SIZE:	272 +/- Acres
BUILDING SIZE:	0
MARKET:	Galveston County
SUBMARKET:	Bolivar Peninsula
PRICE / SF:	-

PROPERTY OVERVIEW

Perfect for investors or developers, this property is located along State Highway 87 on Port Bolivar's peninsula is 272 +/- acres of prime bay front development land, of which 212 +/- acres have potential for residential/commercial improvements with expansion of the existing marina, hotel/restaurant, yacht club, storage, RV, etc. This location is across the highway from Bolivar Beach and only 10 minutes from Bolivar Side Ferry Landing taking you into Galveston. The peninsula is tenanted by multiple RV parks, vacation rentals and resorts, as well as retail and restaurants such as Jose's Cantina, Pappy's Seafood, Tiki Beach Bar & Grill, Dollar General, Ace Hardware etc.

PROPERTY HIGHLIGHTS

- Unique Waterfront Development Opportunity
- Existing Permitted and Protected Marina Location
- Direct Access to Galveston Bay and Intercoastal Waterway
- Existing Water Control and Improvement District
- Certified Quantities of Beach Quality Sand and Overburden Exceeding \$5 Million
- Corps of Engineers 404 C Permit for Development and Expansion of Marina in place.

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1220 Augusta, Ste 300
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TRAVIS C. NICHOLS

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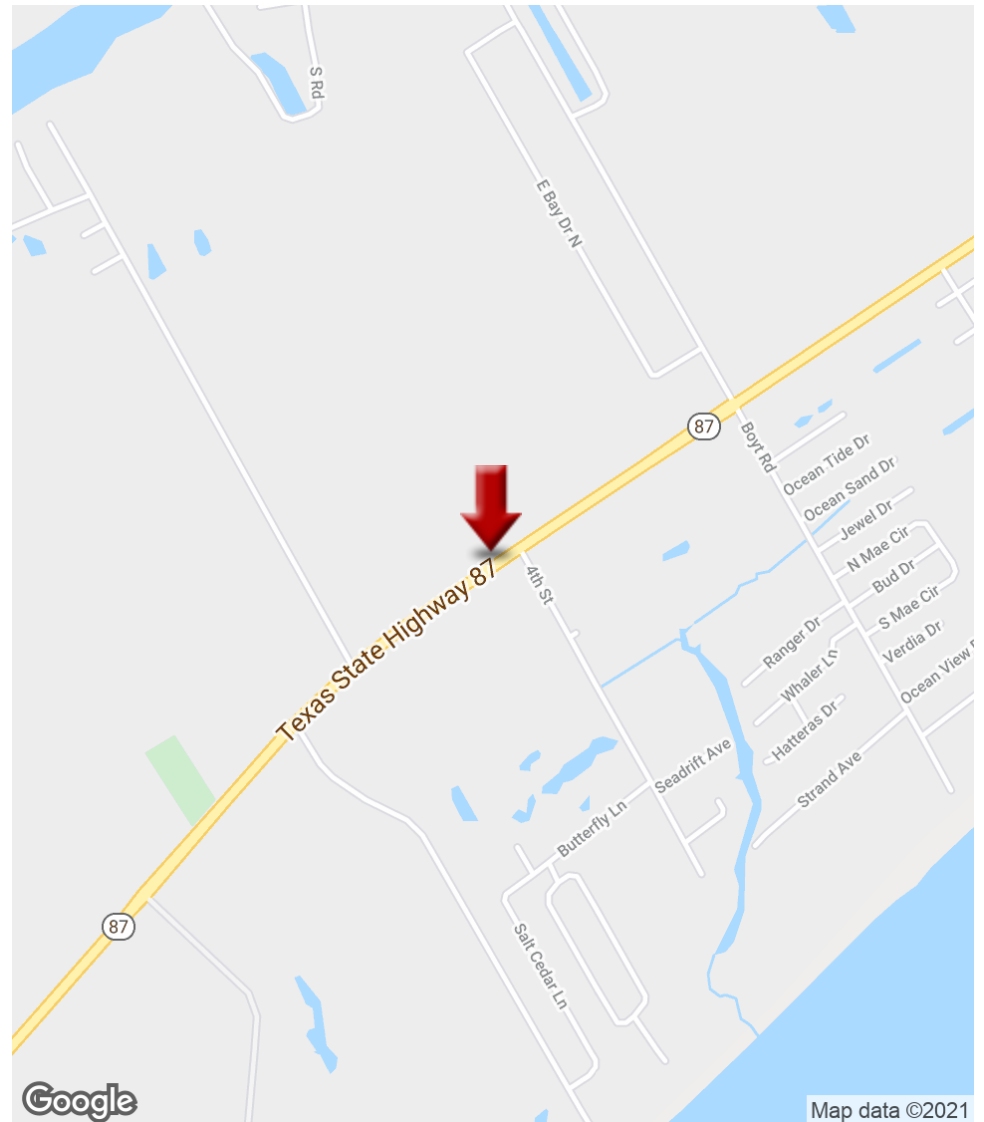
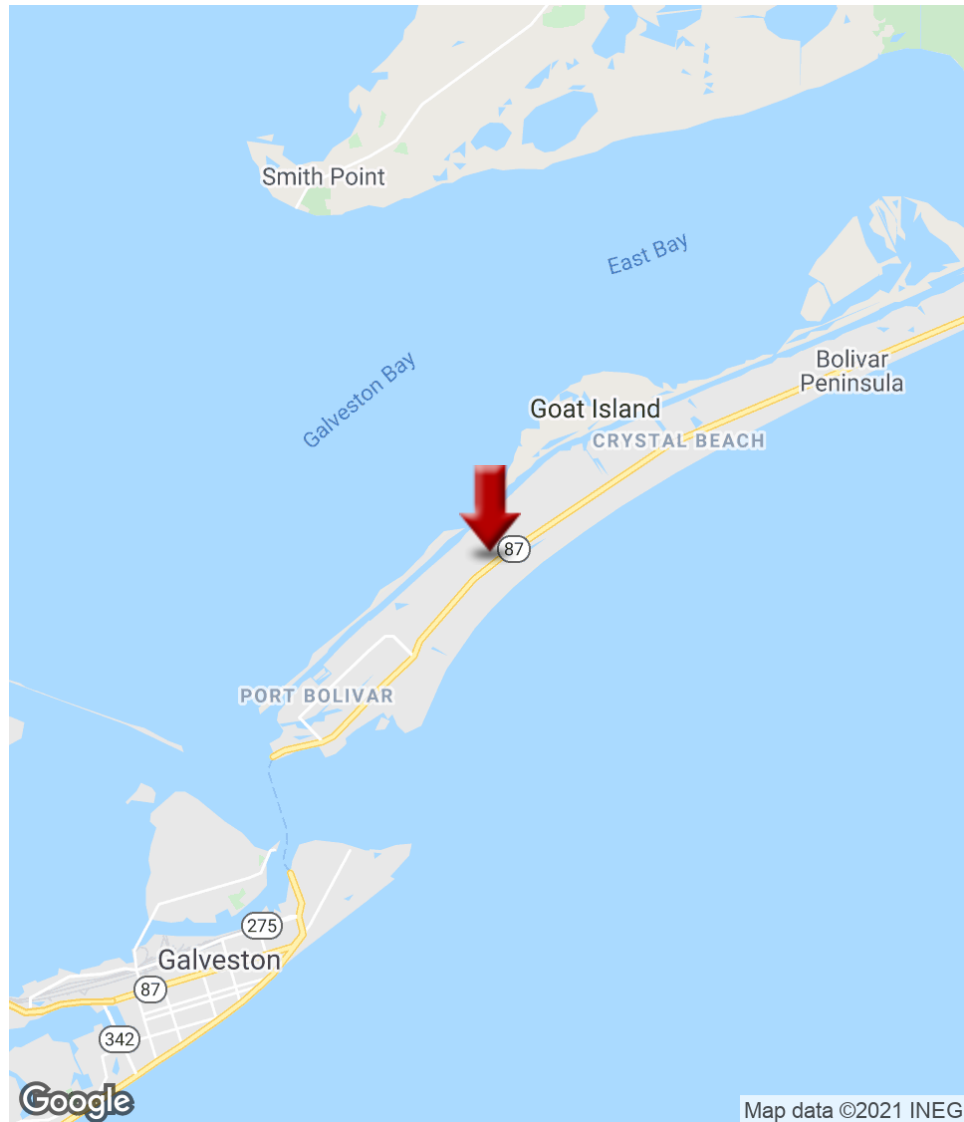
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