

# Waterfront, Palacios

Texas

Palacios, Texas 77465



**805-ACRE WATERFRONT RESIDENTIAL DEVELOPMENT OPPORTUNITY**

**CBRE**

# Waterfront, Palacios Tx

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# Waterfront, Palacios Texas

## COMPLETE OFFERING SUMMARY



### WATERFRONT, PALACOIS TEXAS

Palacios, Texas is a beautiful coastal town on the Gulf of Mexico in Southeast Texas. The town is well located with in a short drive from the major metropolitan areas of Houston (1 hr. 20 min), San Antonio (2.5 hrs.), and Austin (2.5 hrs.) which makes the town an ideal seaside getaway. Palacios was originally founded in 1822 and named after the governor at the time Jose Felix Trespalacios. As the town grew into the twentieth century, camp Hulen, (subject property) was established and housed the 36th Infantry of the Texas National Guard. During World War II, Camp Hulen was leased to the US War Department and became a training facility housing up to 15,000 personnel as well as a number of German prisoners of War.

Camp Hulen closed in 1946, the population of Palacios began to decrease and this quaint, sleepy town became home to many immigrants from Mexico and Vietnam. These new residents have helped Palacios establish itself as a quiet fishing village on the South Texas Gulf Coast. Which makes Palacios the perfect place for new, coastal development. A place folks can go, to escape the stress of Big City Life.

### PROPERTY HIGHLIGHTS

- Located within designated Opportunity Zone
- Excellent residential resort development opportunity
- Will subdivide and sell separately
- All utilities to the property
- Adjacent to Beachside Resort Community
- Possible annexation into Beachside Resort Community
- Located very close to part of Palacios allowing for easy access to shopping and fresh seafood
- Former Camp Hulen Military Base during WWII
- 15,000 linear feet of coastline on Turtle Bay
- Close proximity to Palacios Municipal Airport
- Less than a 2 hour drive from Austin/San Antonio
- Peninsula bulkheaded on both sides
- Property is closer to Sugar Land than Galveston
- Over \$20 Million in existing capital improvements on adjacent property including new roads, curb and gutter, clubhouse with swimming pool, and other amenities



# Waterfront, Palacios Tx

WATERFRONT COMMUNITY

805 acres available adjacent to Beachside waterfront community with direct access to Turtle Bay, Tres Palacios Bay and Gulf of Mexico

## 805 ACRES

Of leisure on the Texas coastline

## IDEAL LOCATION

Palacios, Texas is within 2.5 hour drive of three major metropolitan areas of Houston, Austin and San Antonio

Making Palacios the perfect leisure getaway location on the Texas Gulf Coast



# At Home in Waterfront, Palacios Tx.

Intimate & Friendly Coastal Community



ENTIRE ± 805 ACRES

± 96 ACRES

± 223 ACRES

± 474 ACRES

Tres Palacios Bay

Turtle Bay

BEACH SIDE BLVD

CT RD 321

CAMP HULEN

SH 35 BUSINESS

SHWY 35

35 TEXAS

## RECREATIONAL DESTINATION

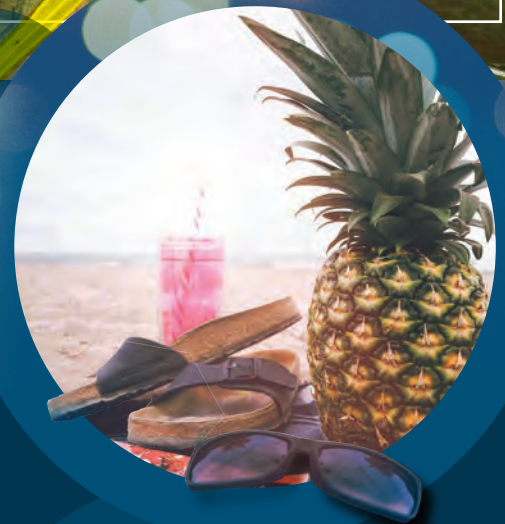
Opportunity for fishing, waterfowl hunting, boating, water sports, camping, hiking, golf, etc.



## THRIVING ARTS & CULTURE

A strong artistic and cultural identity

- Local art center
- Variety of galleries
- Downtown museums
- Cultural institutions



## NATURAL PARADISE

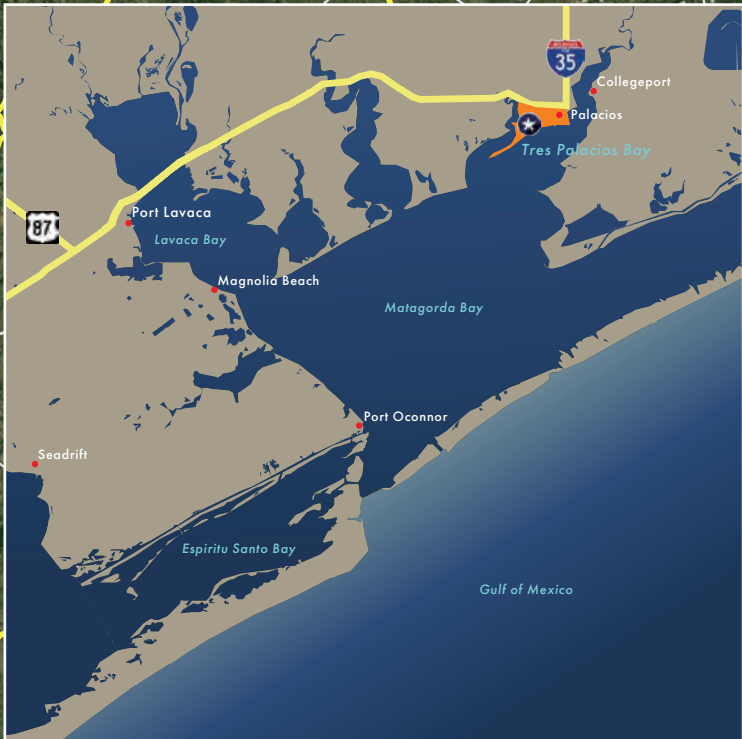
Featuring some of the best birdwatching in the U.S. Home to Aransas National Wildlife Refuge, a protected haven for the endangered Whooping Crane and many other bird and marine species.



## MILD WINTERS & WARM SUMMERS

Destination for "Winter Texans," those seeking reprieve from colder climates.





**AUSTIN**  
2.5 HOURS  
170 MILES

**HOUSTON**  
2 HOURS  
110 MILES

**SAN ANTONIO**  
2.5 HOURS  
180 MILES

**SITE**

VICTORIA

**CORPUS CRISTI**  
2 HOURS  
120 MILES

**NOTE: DRIVETIME TO PALACIOS FROM SUGAR LAND, TX IS SHORTER THAN DRIVE TIMES TO GALVESTON**





# Waterfront, Palacios Texas DEVELOPMENT READY

Gated, waterfront community conveniently located on the Gulf Coast about halfway between Houston and Corpus Christi. It is connected to both cities by State Highway 35.

## DEVELOPMENT FEATURES

- Underground Utilities
- Curbed and Guttered Monument Entry
- Bulk Headed Waterfront
- Private Marina Area & Boat Slips

A portion of Beachside, Palacios has been designated for a bird sanctuary and wetland



## DRIVE TIMES:

- 3 hours to San Antonio (180 miles)
- 2 hours to Houston (110 miles)
- 3 hours to Austin (170 miles)
- 2 hours to Corpus Christi (120 miles)

## An Oasis for fishing and nature enthusiasts

ENTIRE 805 ACRES - \$X,XXX,XXX



Seconds away from Estes Flats, home to world-class redfish and Speckled Trout fishing

Less than 79.26 nautical miles to the Port Aransas jetties for access to deep sea fishing in the Gulf of Mexico.

Peaceful views of the protected wetlands areas and bountiful, wildlife-populating wetlands.



35 TEXAS

TURTLE BAY

NORTHERN TRACT  
± 474 ACRES

CT RD 32

CAMP HULEN

SH 35 BUSINESS

SH 35 BUSINESS

The Good Life



### SITE PLAN - NORTHERN PARCEL



#### NORTHERN TRACT HIGHLIGHTS

- Located within designated Opportunity Zone
- 1 mile of water front on Turtle Bay
- Frontage and access along Hwy 35
- Utilities available from City of Palacios

# TURTLE BAY





TURTLE BAY

BEACH SIDE BLVD

CENTER TRACT  
± 223 ACRES

TRES PALACIOS BAY

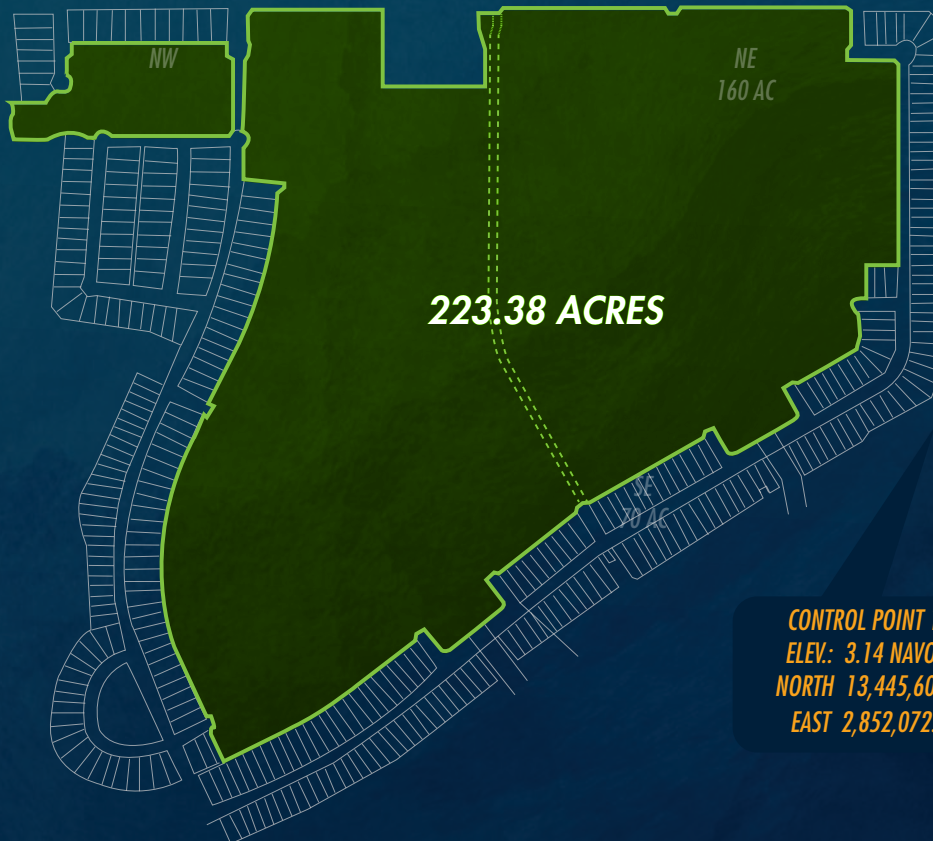


# Beautiful Coastal Town

## SITE PLAN - CENTER PARCEL



10.86 ACRES



NW  
139.79 AC

CAMP HULEN RM 3  
ELEV.: 9.90 NAVO'88  
NORTH 13,446,025.39  
EAST 2,852,103.34

CONTROL POINT 100  
ELEV.: 3.14 NAVO'88  
NORTH 13,445,602.57  
EAST 2,852,072.65

### CENTER TRACT HIGHLIGHTS

- Located within designated Opportunity Zone
- 223 acres within Gated Community of Beachside
- Utilities to the property
- Possible annexation into HOA Beachside community
- Canals partially in place



# TURTLE BAY



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