

A Confidential Investment Memorandum

# BEACHFRONT DEVELOPMENT OPPORTUNITY

12119 Bluewater Hwy, Freeport, TX 77541





# TABLE OF CONTENTS

01

## EXECUTIVE SUMMARY

The Offering  
Investment Highlights  
Property Specifications

02

## PROPERTY & LOCATION

Property Overview  
Photo Gallery  
Location Analysis  
Site Survey

03

## DEVELOPMENT POTENTIAL

Zoning & Permitting  
Conceptual Uses

04

## ADVISOR & DISCLAIMER

Exclusive Advisor  
Confidentiality Agreement

# 01 EXECUTIVE SUMMARY



# INVESTMENT HIGHLIGHTS



## RARE BEACHFRONT ACREAGE

An unparalleled opportunity to acquire a 3.59-acre tract with direct beachfront and highway access, one of the few remaining parcels of this size in the area.



## UNRESTRICTED DEVELOPMENT POTENTIAL

Flexible zoning allows for a wide range of uses, from a private luxury estate to a beachfront condominium, or subdivision for multi-family or single-family residences.



## SIGNIFICANTLY DE-RISKED

The seller has already secured a USACE Approved Jurisdictional Determination and a No Permit Required letter, dramatically expediting the development timeline for a new owner.



## UNPARALLELED PRIVACY

Nestled by the Kelly Hamby Nature Trail Park, the property's location ensures no future neighbors, preserving the tranquil setting and unobstructed views.



# OFFERING SUMMARY

We are pleased to present the opportunity to acquire a rare 3.6-acre beachfront property on the Bluewater Highway, approximately one mile south of the San Luis Pass bridge. This expansive parcel offers both pristine beachfront and direct highway access, presenting a blank canvas for development. The opportunities are endless: develop a tranquil private beach house, a beachfront condominium, or subdivide for multi-family or multiple single-family residences. With key approvals from USACE already in place, this offering represents a unique, fast-track opportunity for investors and developers.

**Property Name** Beach Front 12119 Bluewater Hwy

---

**Address** 12119 Bluewater Hwy, Freeport, TX 77541

---

**Property Type** Land (Commercial, Hunting/Recreational)

---

**Acreage** 3.59 Acres

---

**Zoning** Unrestricted (Residential / Commercial)

---

**Price Per Acre** \$661,619

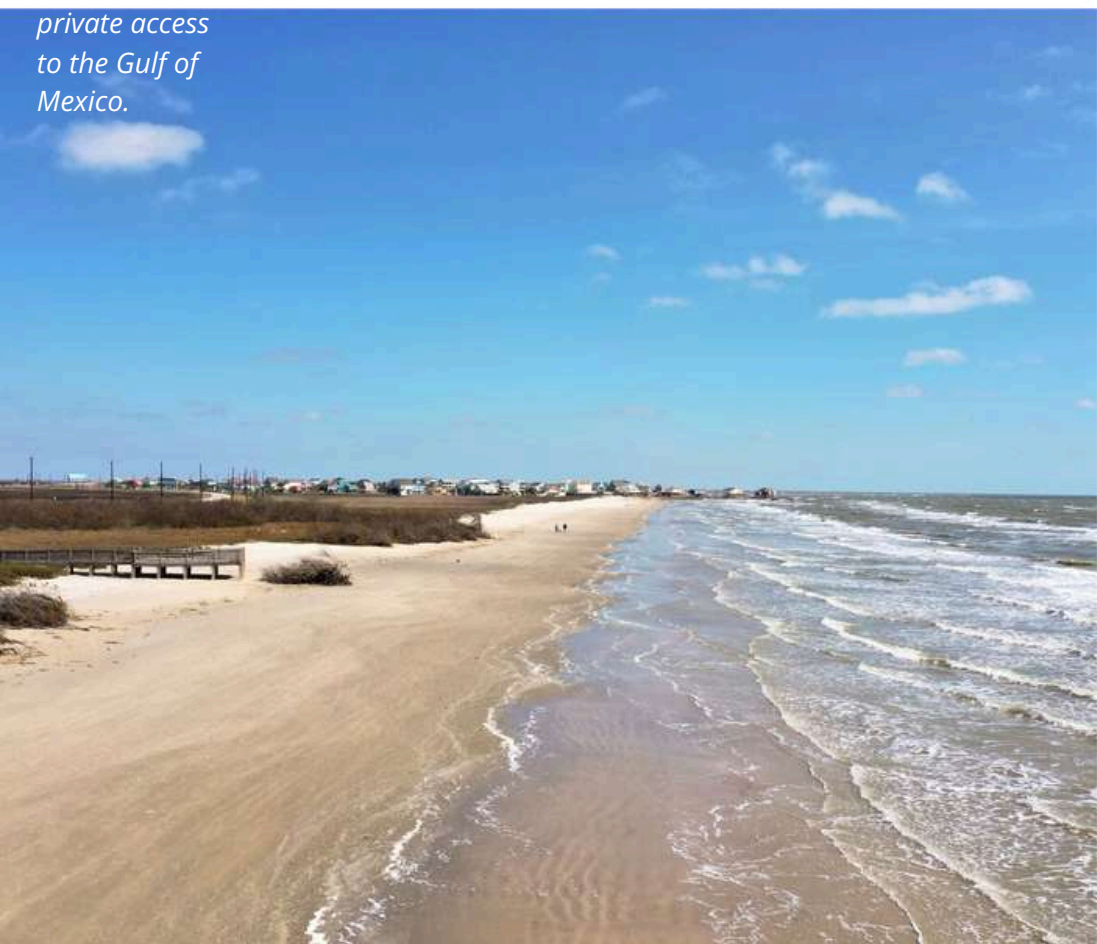
---

The seller has a USACE Jurisdictional Determination letter and a full property survey, both of which are available to prospective buyers.

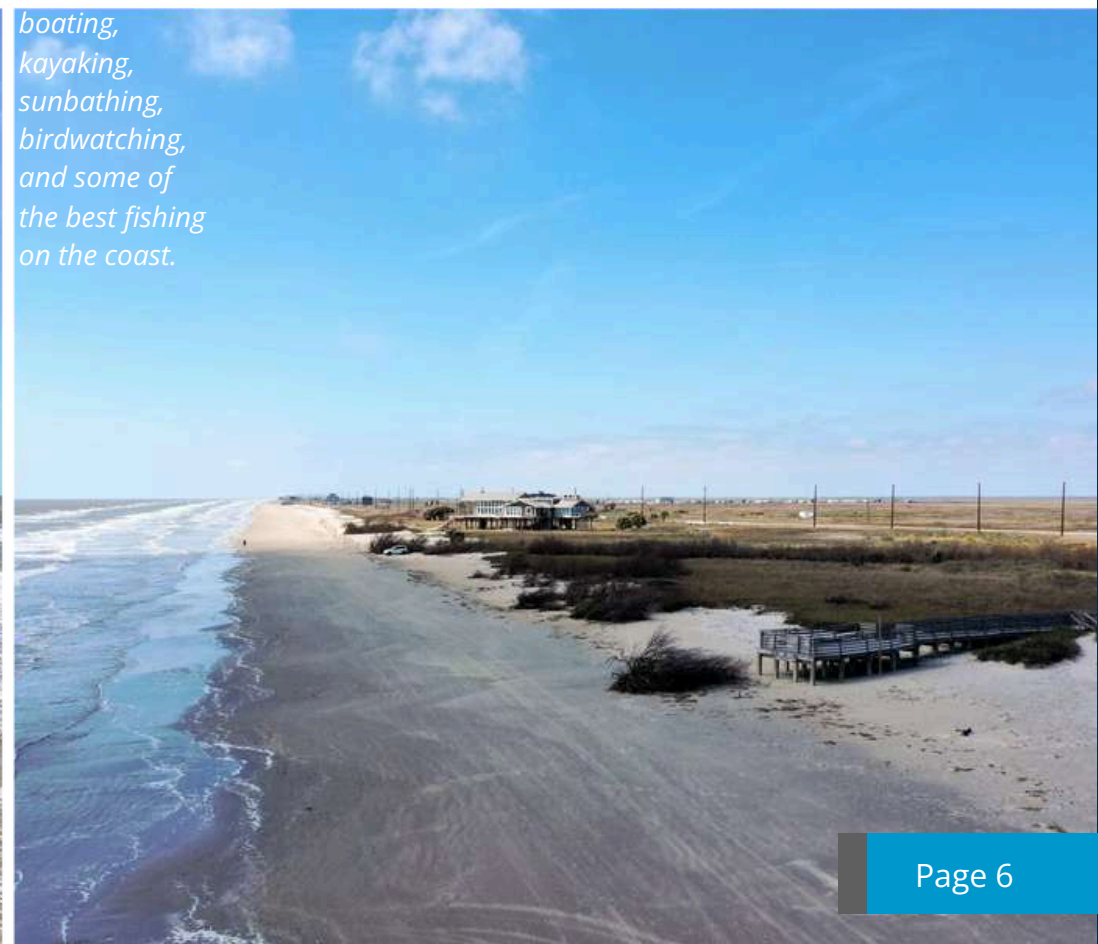
*beautiful  
coastline at  
your doorstep.*



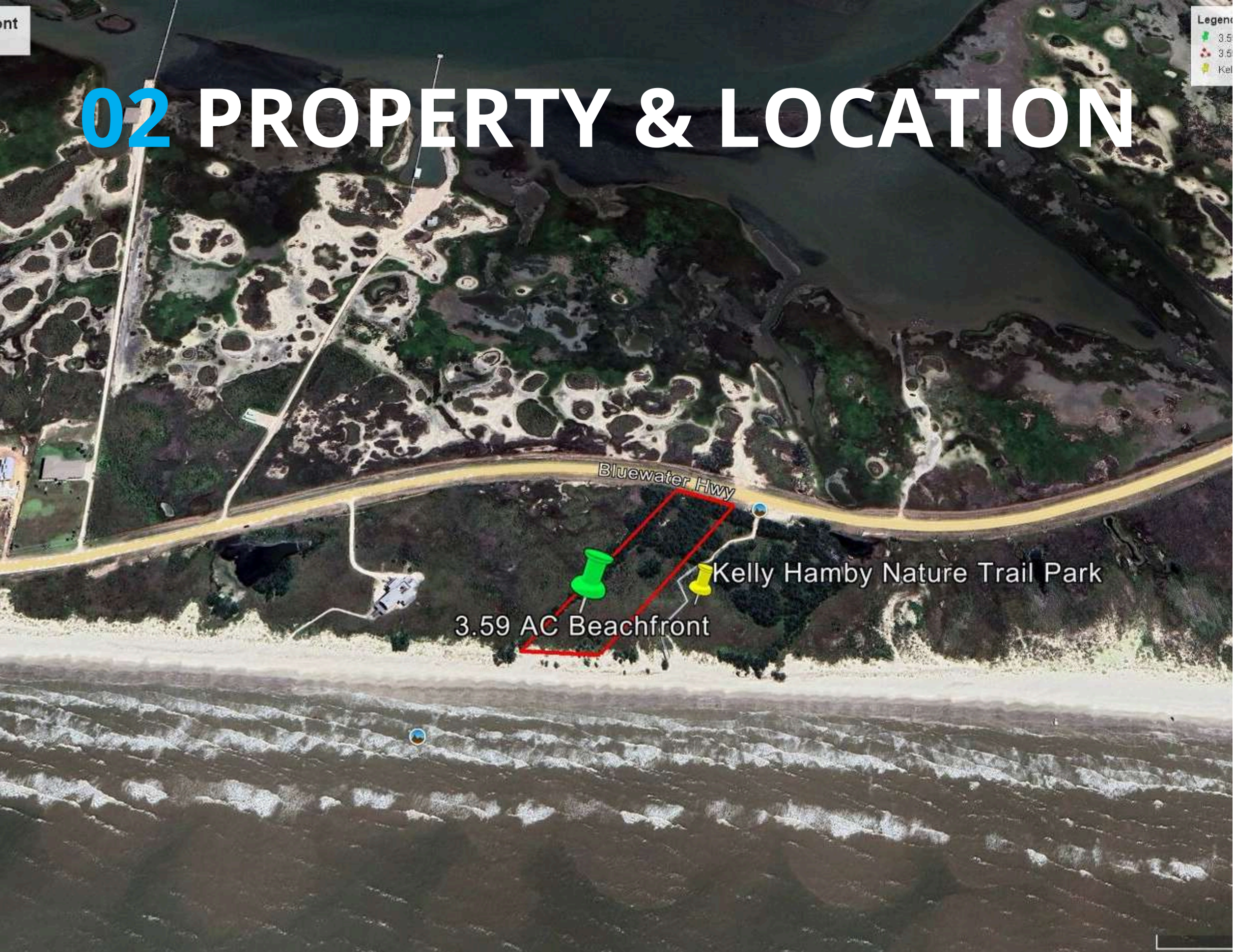
*private access  
to the Gulf of  
Mexico.*



*boating,  
kayaking,  
sunbathing,  
birdwatching,  
and some of  
the best fishing  
on the coast.*



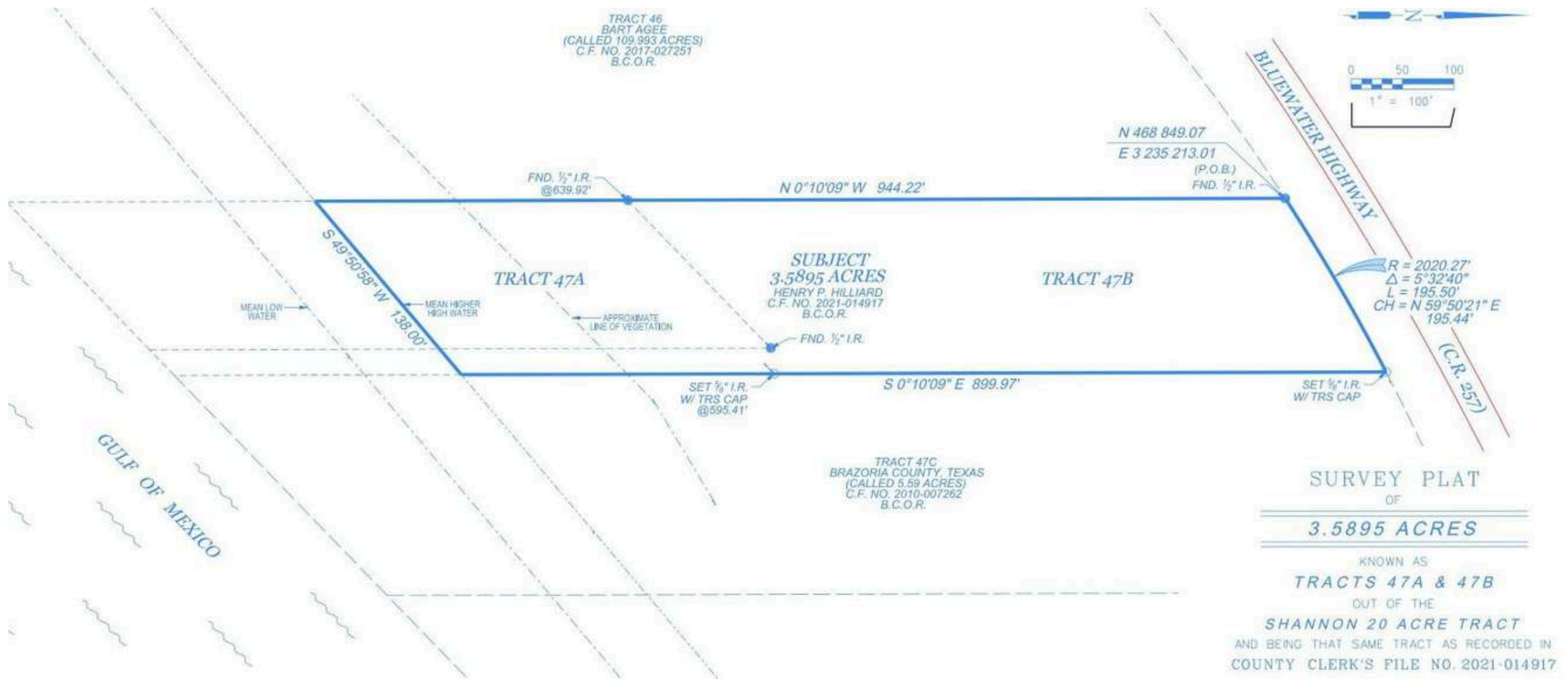
# 02 PROPERTY & LOCATION



3.59 AC Beachfront

Bluewater Hwy

Kelly Hamby Nature Trail Park



## THE SITE SURVEY

A complete survey of the 3.59-acre property confirms the site's dimensions and legal boundaries, providing a crucial tool for any development planning. The survey clearly delineates the property lines along both the Bluewater Highway and the mean high water line of the Gulf of Mexico, ensuring clarity for architects, engineers, and developers. This documentation is a vital component of the due diligence package and is available for review.

# LOCATION HIGHLIGHTS



Direct access to premier fishing at San Luis & Cold Pass.



Minutes from the TX Parks Boat Ramp for easy water access.



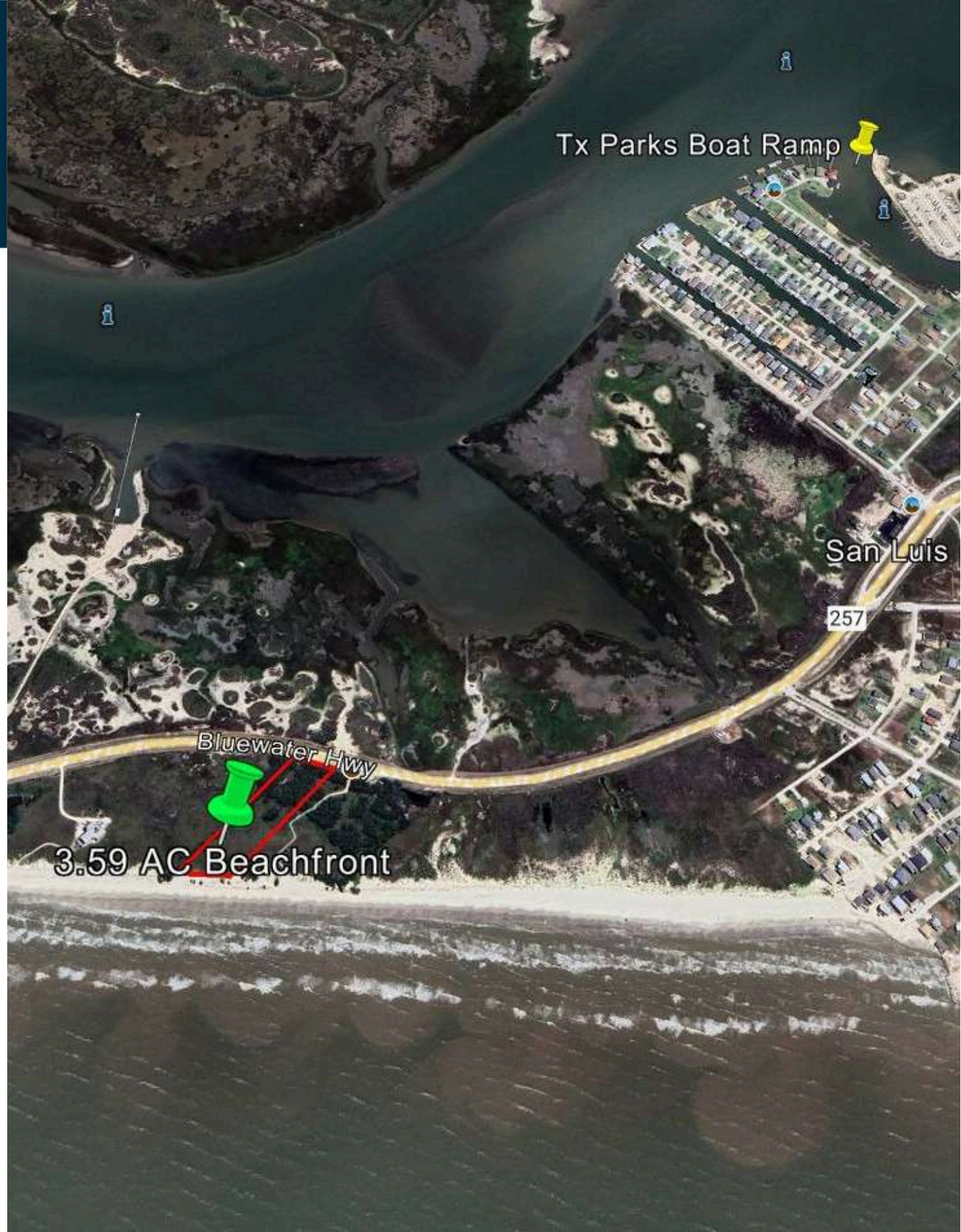
Just 1 mile south of the San Luis Pass bridge, offering convenient travel to Galveston.

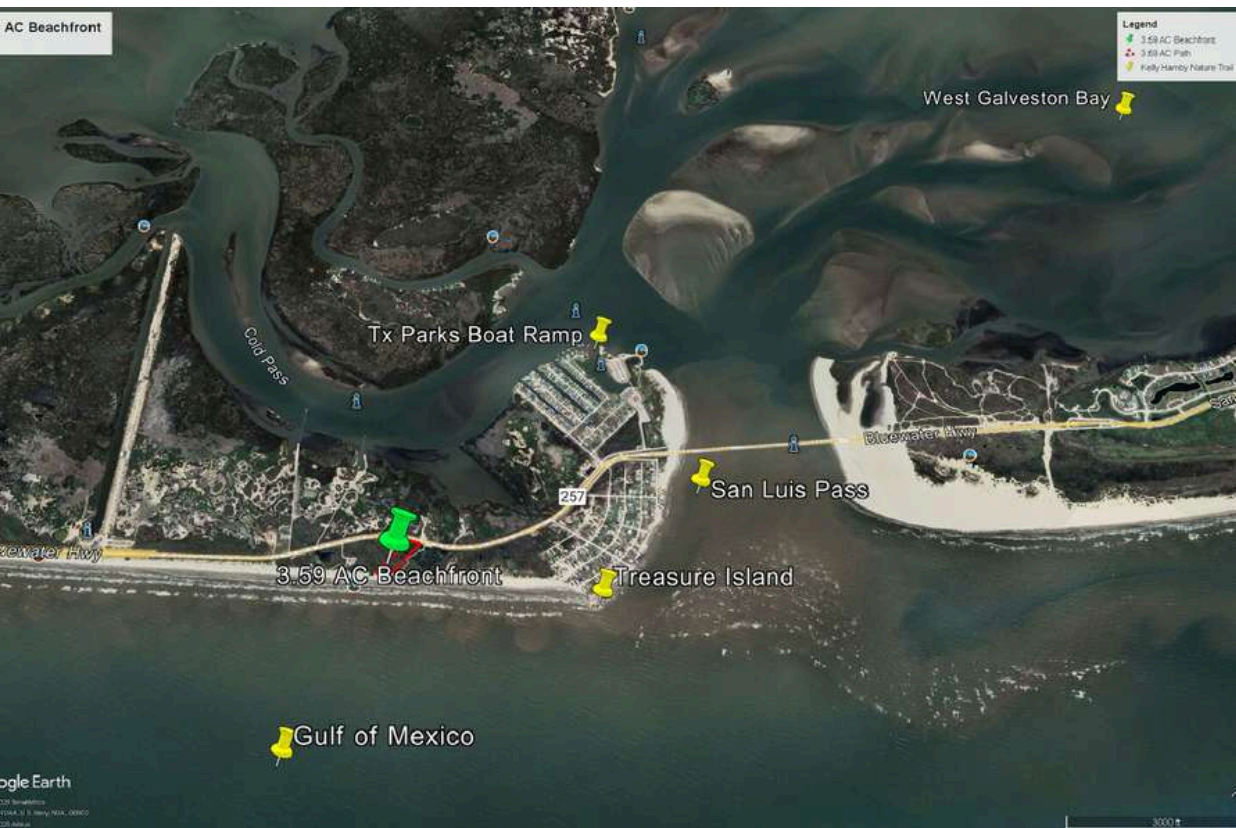


Close proximity to the communities of San Luis Island and Treasure Island.



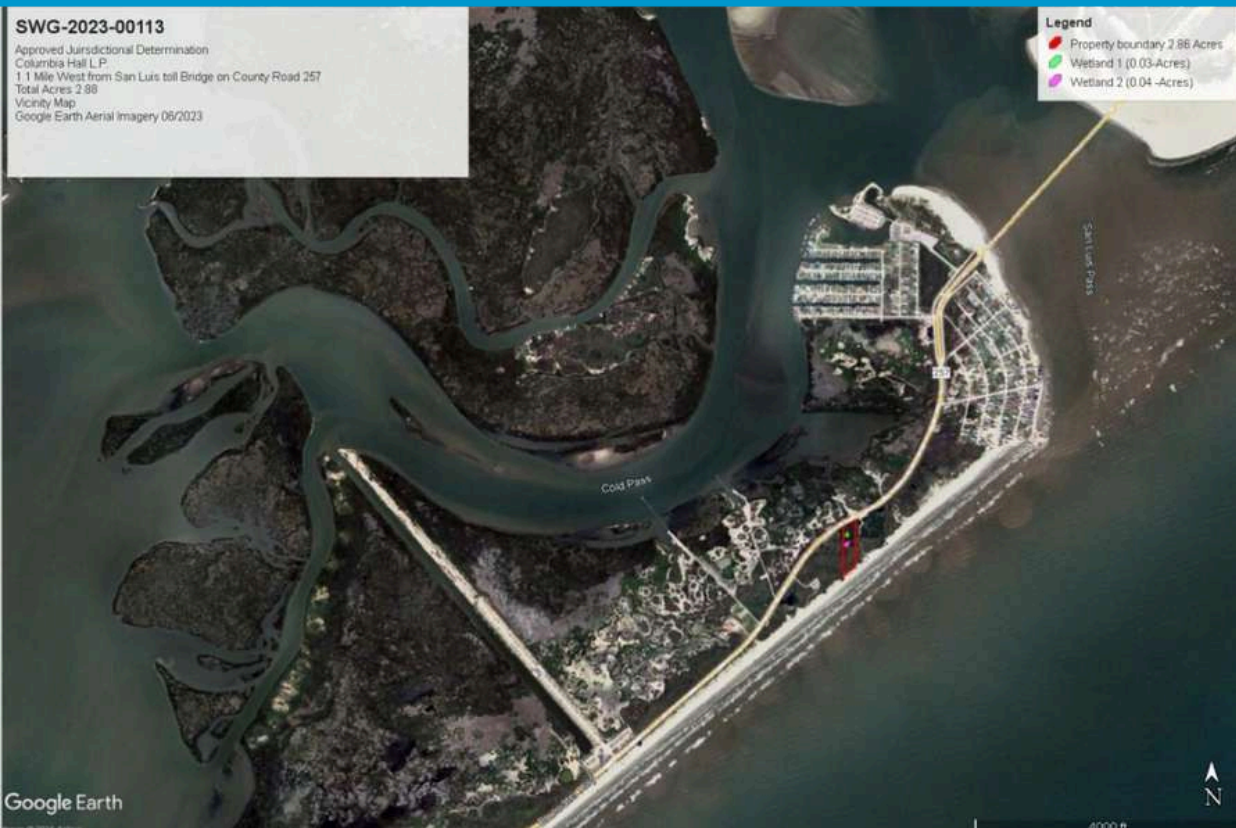
Excellent frontage and access via the scenic Bluewater Highway.





## REGIONAL ACCESS & PERMITTING

The property commands a strategic position on the Texas coast, offering access to the Gulf of Mexico, West Galveston Bay, Cold Pass, and the greater Galveston area. This prime location is a hub for recreational and lifestyle activities. Crucially, the seller has provided the USACE Approved Jurisdictional Determination map, confirming the site is ready for development planning and significantly reducing entitlement risk for the next owner.



# CONFIDENTIALITY & DISCLAIMER

This Confidential Investment Memorandum is being delivered subject to the terms of a Confidentiality Agreement and is intended solely for your limited use in considering whether to pursue negotiations to acquire the property. The information contained herein has been obtained from sources we believe to be reliable; however, the listing brokerage has not verified, and will not verify, any of the information contained herein, nor has the brokerage conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Buyers and their agents must independently verify all restrictions, approvals, and guidelines with USACE, the City of Freeport, Brazoria County, and the GLO. This document is not an offer to sell the property. An offer may only be made by delivery of a signed purchase agreement. All offers require proof of funds.



**RE/MAX**<sup>®</sup>

# BEACHFRONT DEVELOPMENT OPPORTUNITY

12119 Bluewater Hwy,  
Freeport, TX 77541

**EXCLUSIVE ADVISOR**

---

**Mark Coyle**

LIC: TX 711361

713.927.1890

