

PREMIER BEACHFRONT DEVELOPMENT OPPORTUNITY

11203 Termini-San Luis Pass Road, Galveston,
Texas



A 45-ACRE UNRESTRICTED COASTAL DEVELOPMENT SITE WITH 1,000 FT OF GULF FRONTAGE



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OFFERING SUMMARY

An exceptional opportunity awaits to acquire a significant tract of undeveloped beachfront land in Galveston, Texas. Located at 11203 Termini-San Luis Pass Road, this offering consists of approximately 45 acres of prime coastal real estate. Comprised of three adjoining parcels, the property boasts roughly 1,000 feet of direct frontage on the Gulf of Mexico and another 1,000 feet of frontage on Termini-San Luis Pass Road, representing one of the few remaining large-scale development sites in a rapidly growing area.

ADDRESS	11203 Termini-San Luis Pass Road, Galveston, TX
TOTAL LAND SIZE	45.01 Acres
PARCELS (APN)	7206-0000-0001-000, 7206-0000-0020-000, 7205-0000-0501-002
GULF FRONTAGE	Approx. 1,000 feet
ROAD FRONTAGE	Approx. 1,000 feet on Hwy 3005
ZONING	Unrestricted (Commercial, Residential, Multi-family)
FLOOD ZONE	VE (Velocity Hazard) - Standard for beachfront construction

Asking Price: \$7,900,000 for 45.01 Acres of Unrestricted Beachfront Land.

INVESTMENT HIGHLIGHTS



RARE AND STRATEGIC LOCATION

One of the last significant undeveloped beachfront parcels in Galveston, just one mile from the Seawall ,offering a perfect balance of serene beach access and proximity to city attractions.



UNMATCHED DEVELOPMENT POTENTIAL

Unrestricted zoning provides a blank canvas for a visionary developer. Ideal for high-rise condos, a beachfront home community, a destination resort, or retail space.



PROVEN MARKET & DEVELOPMENT PRECEDENT

The immediate area is a hotbed for new construction, with major projects like Tiera High Rise and Roseate Beach demonstrating strong market confidence and a clear path for permitting.



EXTENSIVE DUE DILIGENCE AVAILABLE

A comprehensive Wetland Delineation Report is available ,allowing a new owner to immediately begin site planning and mitigation strategies, saving significant time and resources.



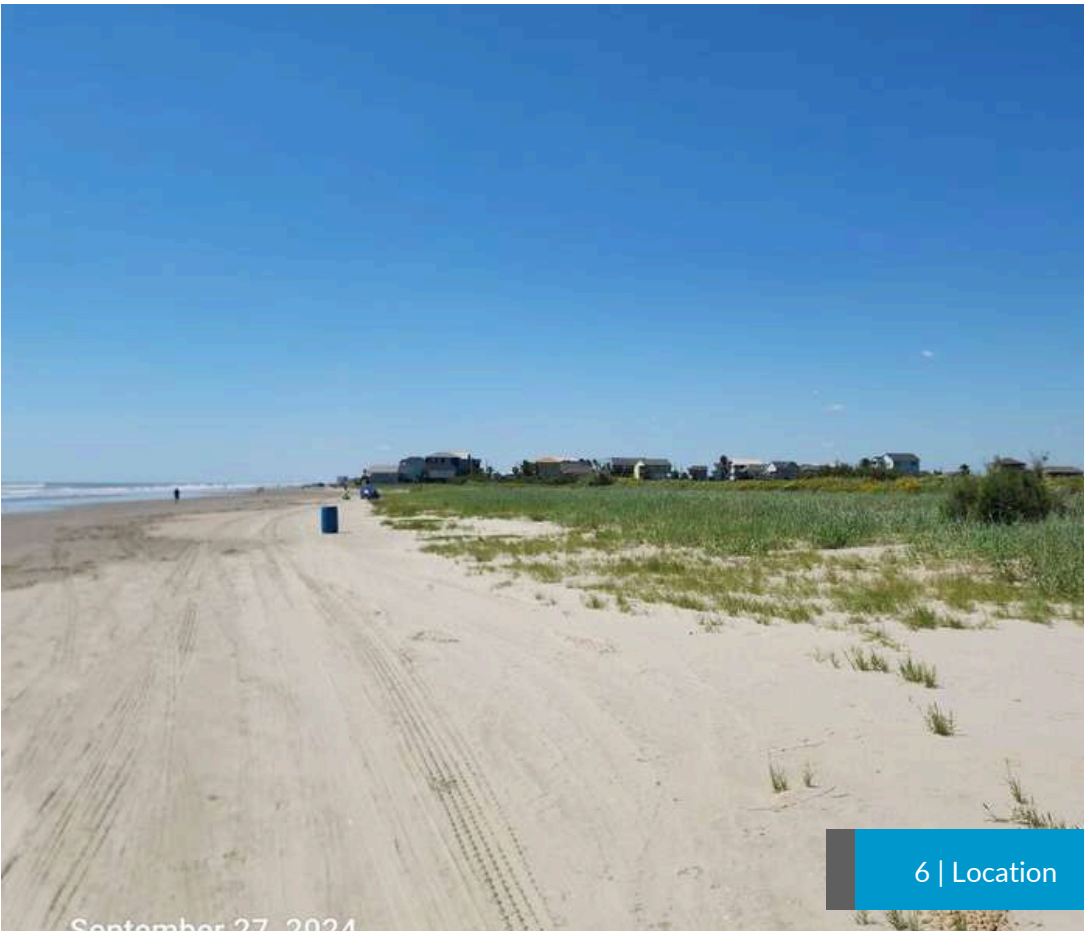
EXCEPTIONAL PHYSICAL ATTRIBUTES

The property features direct, walkable beach access and spectacular, unobstructed views of the Gulf of Mexico, offering a unique 'beachfront haven' feel.





LOCATION & OVERVIEW



02 PROPERTY & LOCATION

A landscape photograph showing a wide, green field in the foreground. In the middle ground, there are several trees and a utility pole. The background is a clear blue sky. The text '02 PROPERTY & LOCATION' is overlaid on the image in a large, white, sans-serif font. The number '02' is highlighted in a bright blue color.

Environmental & Permitting



Clear Path to Development

The available environmental report provides crucial clarity on the land's characteristics. An investigation of a 16.53-acre portion of the property identified approximately **9.71 acres of developable uplands** and 6.82 acres of jurisdictional wetlands. This known environmental baseline is critical for efficient site planning and navigating the well-defined regulatory path.



City of Galveston Permitting

Construction within 1,000 feet of the mean high tide line requires a Beachfront Construction/Dune Protection permit. This process involves a review by the Texas General Land Office and, potentially, the Galveston Planning Commission. The success of neighboring projects demonstrates a manageable path to approval.



(USACE)

The USACE Galveston District regulates activities within jurisdictional wetlands. The availability of the delineation report and a Jurisdictional Determination will streamline the USACE permitting process for any required dredge or fill activities.



The Location: Proximity to Premier Attractions

Situated just one mile west of the famous Galveston Seawall, the property offers an unparalleled location that combines the tranquility of a private beachfront with convenient access to the island's premier entertainment and recreation hubs. Future residents or guests will be minutes away from Moody Gardens, Schlitterbahn Waterpark, the Galveston Country Club, and a variety of dining and retail options, making it an ideal site for either a primary residence or a vacation destination.

LOCAL HIGHLIGHTS & DEVELOPMENT PRECEDENT



Surrounded by successful luxury developments.



Strong market confidence in new coastal construction.



Clear and established path for obtaining development permits.



Area commands premium pricing for beachfront properties.

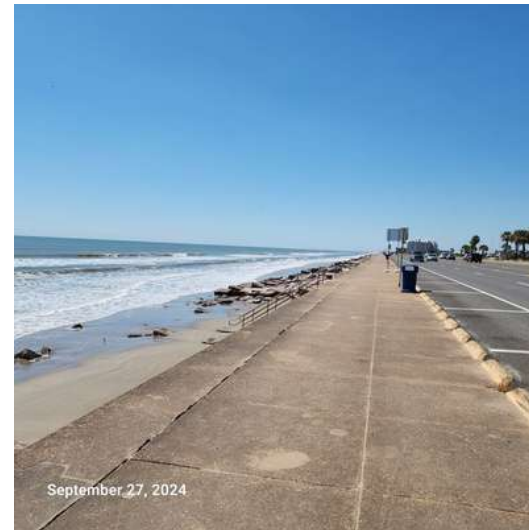




A close-up, ground-level photo of the natural sand dunes and sparse beach grass on the property, showing the authentic coastal environment under a vast blue sky.



A view from the Galveston seawall on a bright, sunny day, looking down the coastline with a long fishing pier in the distance.



A perspective from the seawall promenade, capturing the local ambiance.

DISCLAIMER

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement (the This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement (the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information. It is being given to you for the sole purpose of evaluating the possible investment in the subject property and is not to be used for any other purpose or made available to any other party without the prior written consent of the owner or its exclusive broker. This Memorandum was prepared based primarily on information supplied by the owner. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The information contained in this Memorandum is believed to be reliable; however, no guarantee is made as to its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. The owner and its broker reserve the right to reject any offer, to terminate any negotiations with any party at any time with or without written notice.



An aerial photograph of a coastal development site. The foreground shows a paved road with a T-junction. Beyond the road is a large area of vibrant green grass. To the right, a body of water is visible, and further back, a sandy beach and the ocean under a clear blue sky.

Premier Beachfront Development Opportunity

11203 Termini-San Luis Pass Road, Galveston, Texas

**A 45-Acre Unrestricted Coastal
Development Site**

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