



Confidential Texas Marina Offering ID_SM36

Marina Overview

Premier marina in a prime location
with a strong competitive edge
and barriers to entry.



For more information please contact:

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Local Broker of Record

Blakely Commercial Real Estate
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Offering Memorandum

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Property Overview



Property Information

This is a premier marina in a prime location with a strong competitive edge and barriers to entry.

Ownership has recently made many improvements, including a new gangway from the shore to the marina, and a new Ship Store that carries fuel, beverage, snacks and various sundries. The marina can accommodate everything from small watercraft to large houseboats.



Property Overview



Investment Highlights

- ✓ Current Slip Count - 183
 - Slips can accommodate boats from 20'-80'
 - All slips have electric and water
 - Some slips have lifts and demand for additional lifts is strong
 - All 183 slips are at full occupancy with a lengthy wait-list
- ✓ In-hand permitted slip expansion upside
 - USACE has granted permission for ownership to build 72 additional slips
 - Current slip expansion plan to maximize wait-list demand
 - 48 slips @ 26'
 - 24 slips @ 40'
 - Owner will provide credit for the cost of the new slips build out
- ✓ Brand new ships store and fuel dock
 - Ship store is classified as a separate entity as it holds liquor and tobacco licenses



Property Overview

Slip Expansion



An owner can build an additional 72 slips and leverage the in-place wait list. USACE has approved a total of 200 boat slip under the current lease and master plan. 55 of the existing 183 slips are occupied by barges which have been built out with floating homes. These 55 barge-occupied slips do not count towards the total slip count, leaving room for an additional 72 slip expansion. There is plenty of excess parking to support the slip expansion

Based on the current wait list, ownership believes that the following additional slips are in high demand.

- 48 slips @ 26'
- 24 slips @ 40'

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