

For Sale

654 ACRES – BEACH TO BAY

South Padre Island, Texas



GRUBB & ELLIS.
From Insight to Results

Price Reduced: ~~\$31,900,000~~ \$27,600,000



With over one and a half miles of beach frontage along the Gulf of Mexico and another 1.4 miles on the Laguna Madre Bay, this 654 acre stretch of land in South Padre Island has a rectangular configuration and the strongest dune structure close to the rapidly exploding development of the South Padre Island resort community. This land withstood the direct hit of Hurricane Dolly with minimal impact, further demonstrating the importance of the big vegetated dune barriers which nearly cover this tract.

Located in a non-CBRA zone, this tract is excellent for mixed uses, resort, hotel, condo, residential, and retail development. This land is also the closest large tract available north of existing vertical development on the island.

This could be the most extraordinary development opportunity on the Gulf Coast. The clarity of the water and the purity of white sand is the best in Texas! This location has gigantic appeal, not only to "winter Texans," but its close proximity to Mexico lends another important facet to its viability as a development opportunity.

Visit our site!
www.southpadresands.com

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