

FOR SALE: COASTAL INN/MARINA/BAIT SHOP

TEXAS OPPORTUNITY ZONE LISTING

701 S 7th St, Port O'Connor, Texas 77982



LOCATION Located on the southwest corner of 7th and Commerce St, and fronting the ICW near the Little Jetties in Port O'Connor.

SIZE ± 4.7914 Acres

IMPROVEMENTS ± 3,688 sf bait shop and former restaurant and ± 2,408 sf and ± 9,408 sf turn-key Coastal Inn buildings.

PRICE \$4,300,000

FLOOD ZONE Located in zone AE. (See enclosed map)

BOAT SLIPS 52 existing

UTILITIES Electricity, Water and Wastewater all available and in use.

PHOTOS For more property photos click [here](#)

VIDEO For a property video click [here](#).

COMMENTS: One of Port O'Connor's iconic Coastal Inn, Marina and Bait Shop properties located on the Gulf Intra Coastal Waterway of Matagorda Bay. This approx. 4.79 acre property includes 2 recently remodeled Coastal Inn buildings, a bait shop/marina and a former restaurant. This Property has 52 existing slips and frontage along 3 streets. With the Powderhorn Wildlife Management Area (WMA) (approximately 15,000 acres) and future Powderhorn State Park (approximately 2,200 acres) entrances located about two miles (and one mile as the crow flies) from this iconic property, these are sure to be economic drivers for this area as they each roll out independently of each other in the months and years to come.

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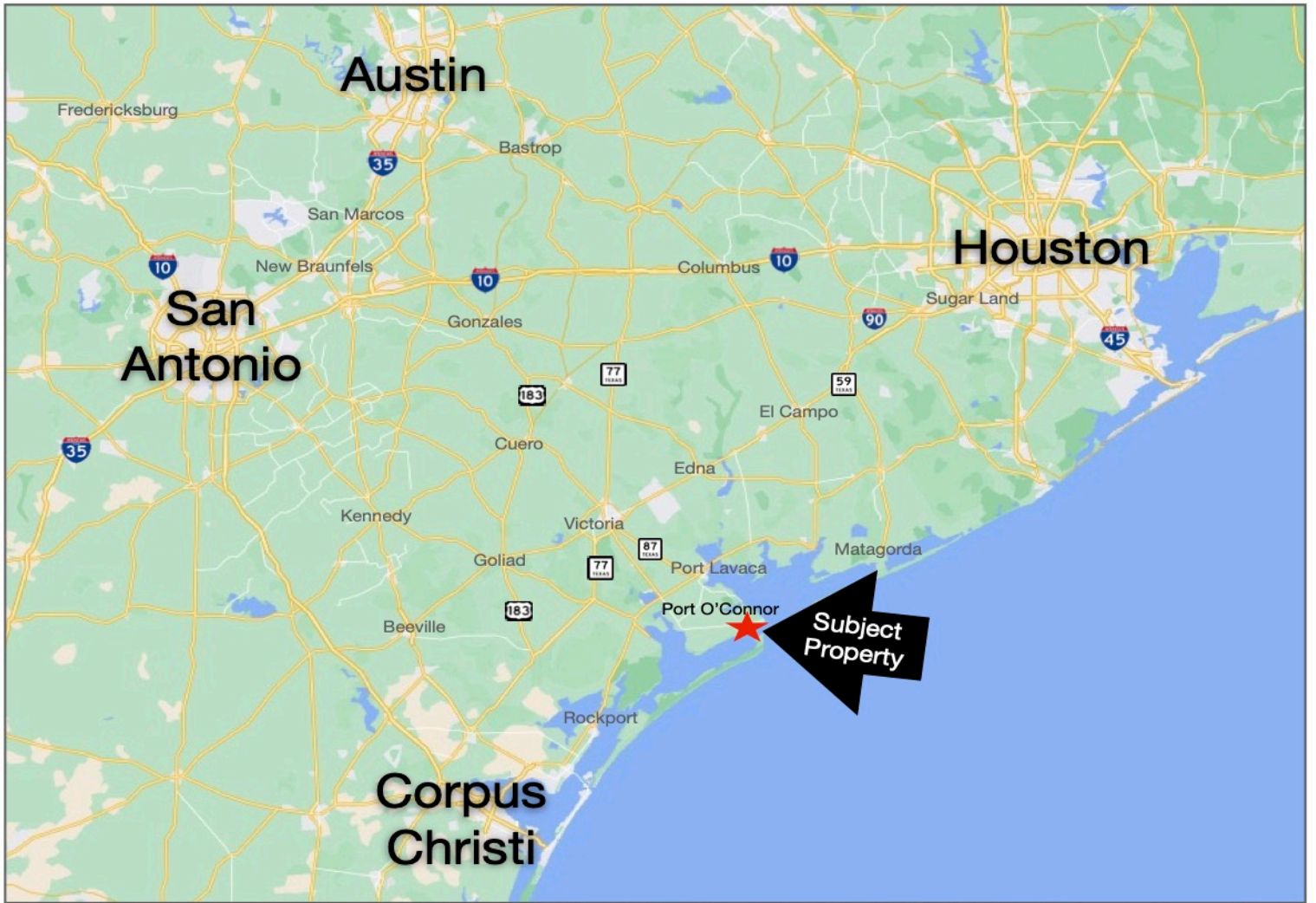
bill@matexas.com

Spence Collins, Broker
(512)789-0909

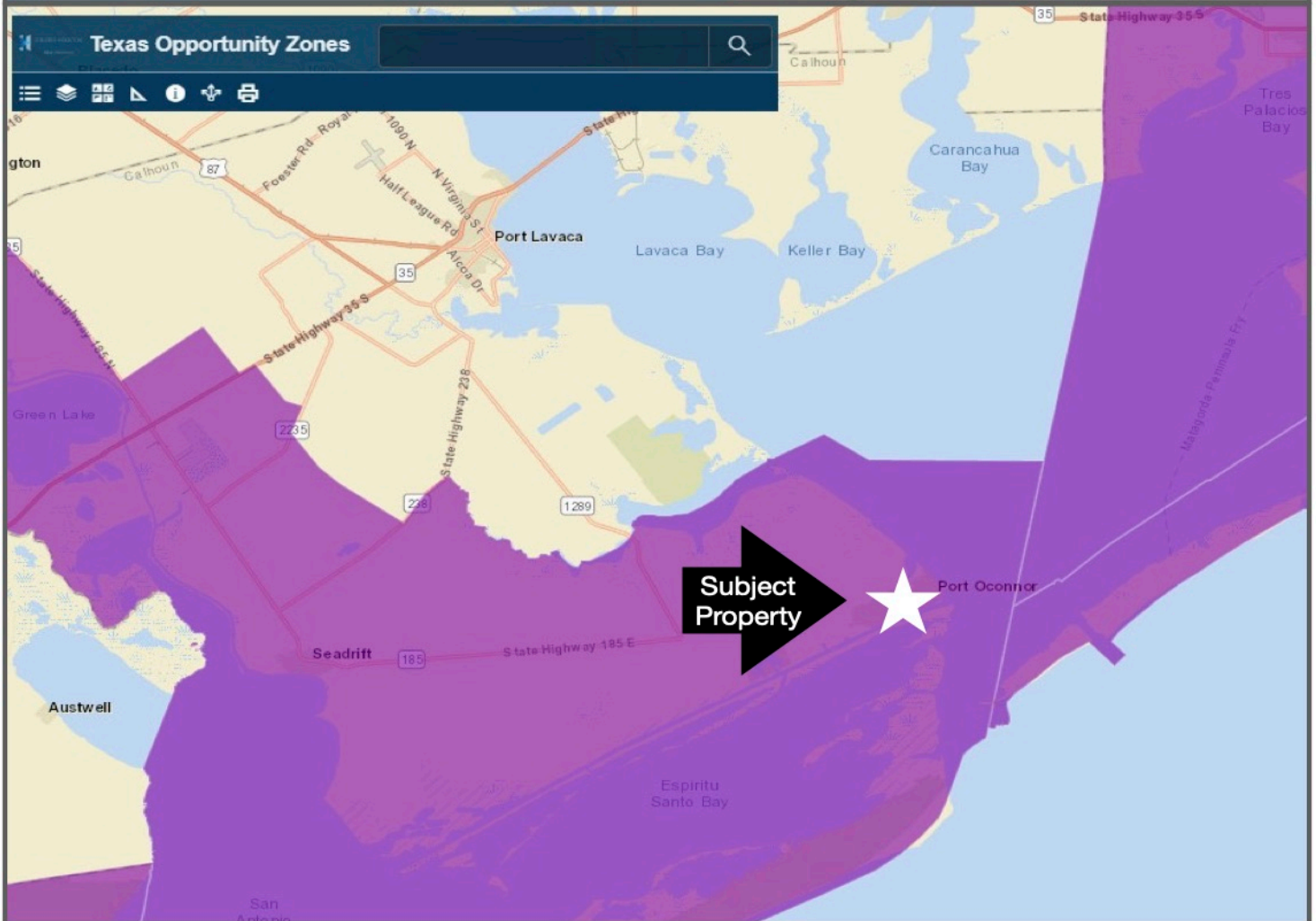
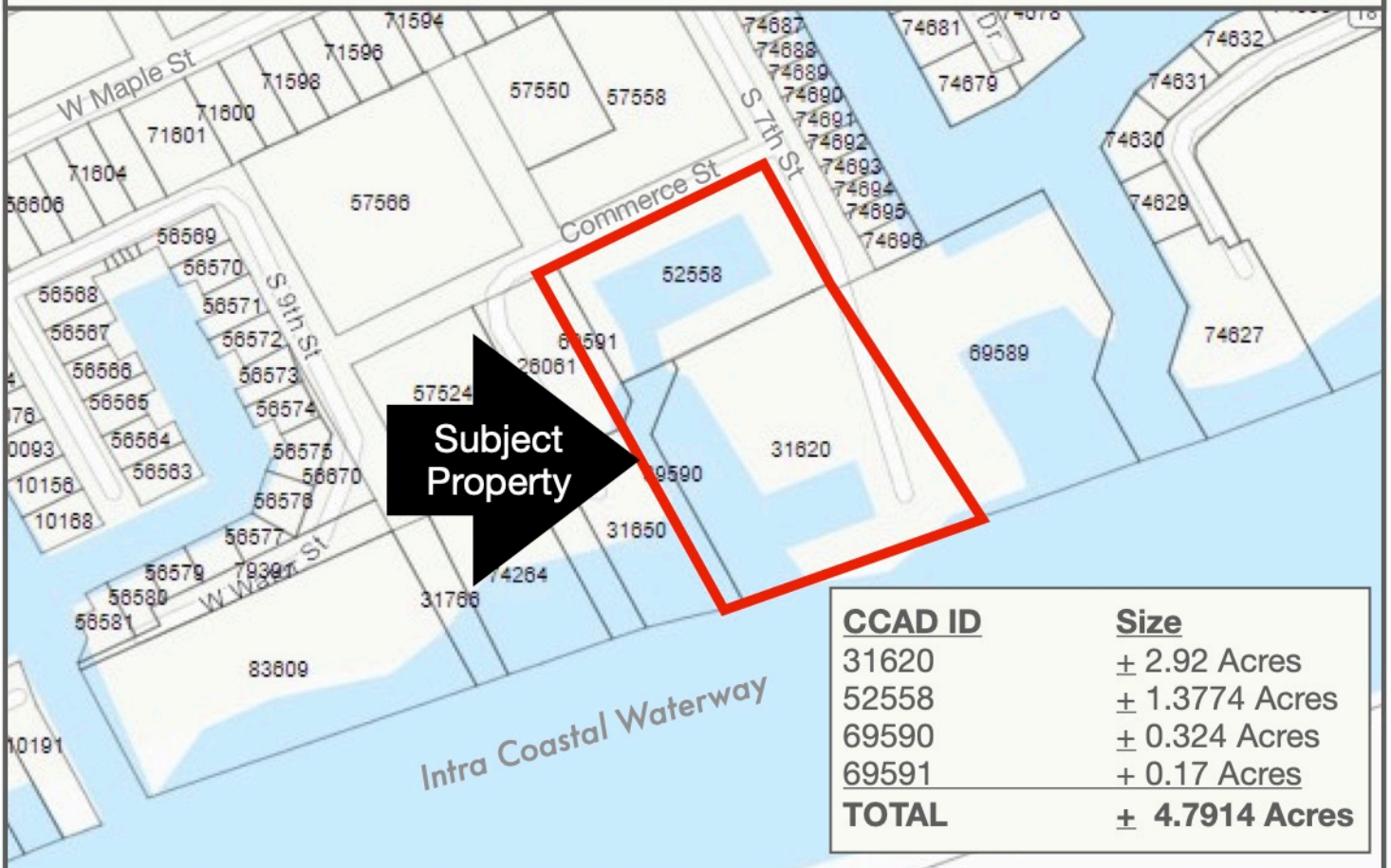
spence@matexas.com



This property is presented subject to prior sale, change in price or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by the brokers or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of all aspects of this property. This report is for your use if you have need of it, but always remains the property of the brokers. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of the brokers.



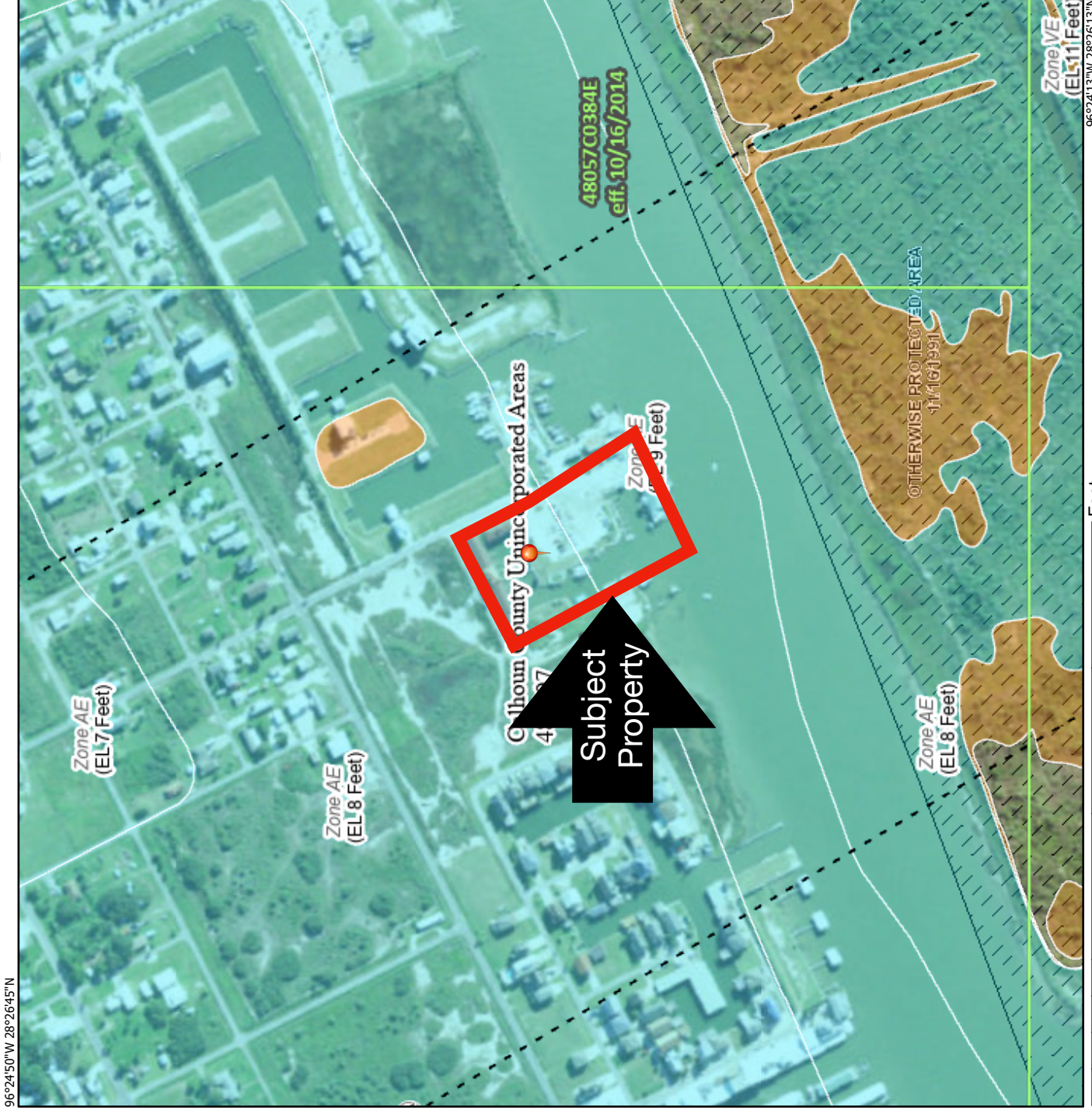
Calhoun County Appraisal District



National Flood Hazard Layer FIRMette



96°24'50"W 28°26'45"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS



Without Base Flood Elevation (BFE)
Zone A, V, A199
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD



0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 4% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee, See Notes, Zone X
Area with Flood Risk due to Levee Zone D

OTHER AREAS



NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES



Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES



Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS



Digital Data Available
No Digital Data Available
Unmapped

OTHER



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

OTHER INFORMATION

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/5/2022 at 4:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

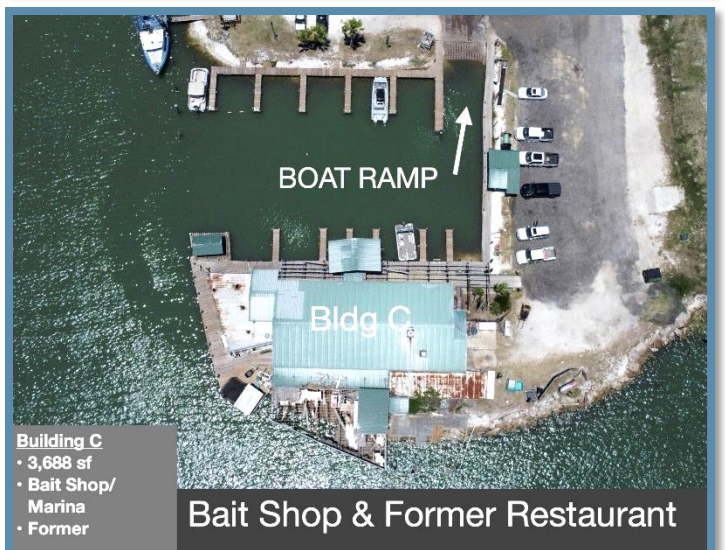
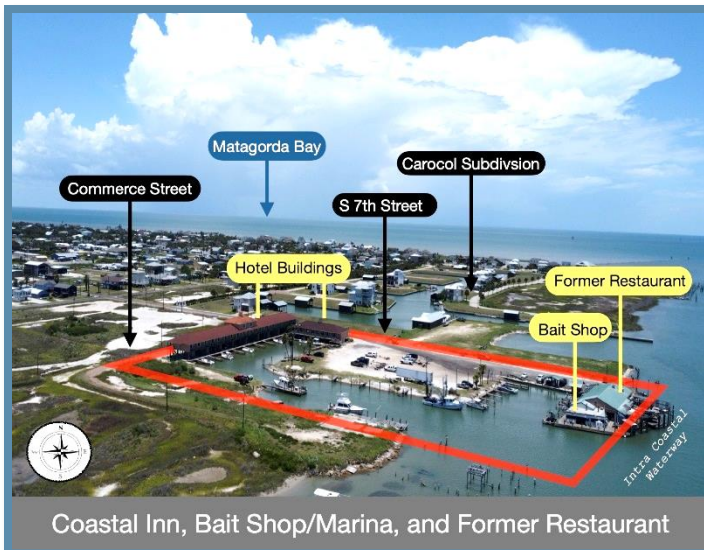
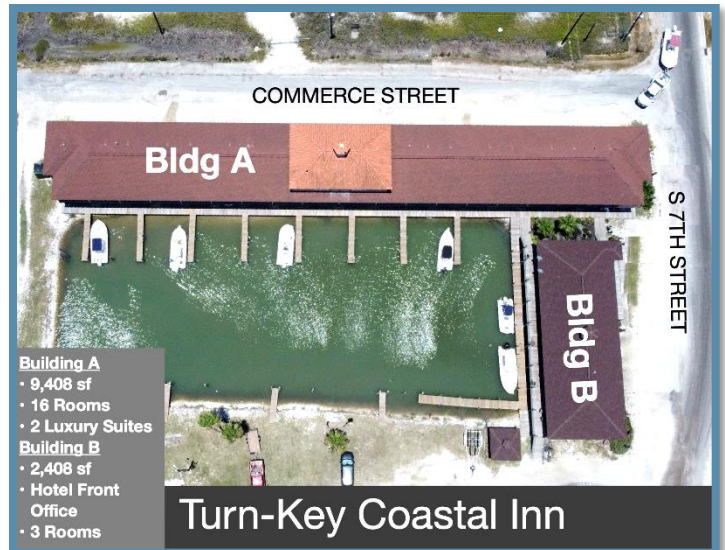
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery; Data refreshed October, 2020

Aerial Photos

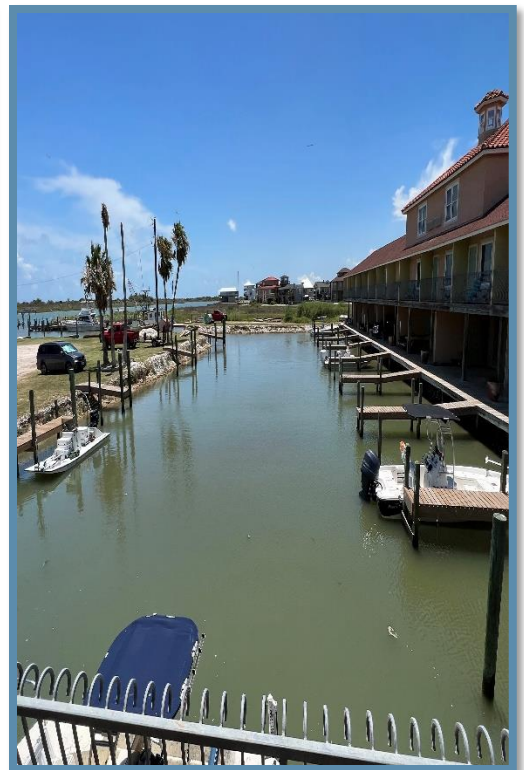
Coastal Inn/Marina/Bait Shop Opportunity



Coastal Inn Photos

701 S 7th Steet,
Port O'Connor, TX 77982

Coastal Inn/Marina/Bait Shop Opportunity



Marina/Bait Shop Photos

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Coastal Inn/Marina/Bait Shop Opportunity



Powderhorn Ranch

701 S 7th Steet,
Port O'Connor, TX 77982

The subject Property is located approximately 1 mile from the southern border of the Powderhorn Ranch, the State of Texas' largest unspoiled tract of coastal prairies and the largest conservation investment in Texas History. The approximate 17,369 acres located in southern Calhoun County consists of approximately 15,069 acres of Wildlife Management Area (WMA) and approximately 2,300 acres of State Park land. "It shows how the Texas conservation community can work hand-in-hand with the state to preserve an extraordinary part of our natural heritage for generations to come," said Dan Friedkin, chairman emeritus of the Texas Parks and Wildlife Commission.

Powderhorn is an important resting spot for migrating birds. During spring migration, over 100 species can be tallied. So far, 288 species have been documented for the WMA. The diversity of habitats on Powderhorn hosts a variety of birds year-round. Powderhorn WMA currently offers limited public access through bird watching tours and public hunts. Birding tours occur mostly in the spring and are allowed by appointment for larger groups, as well as a schedule for open birding days. Public hunts occur in the fall and winter and are available through the TPWD online drawing system. Standby positions may be available for drawn hunts. Youth and adult hunt categories are provided for white-tailed deer, sambar deer, axis, feral hogs, and turkey.

History of Powderhorn Ranch Land

According to a story published by Texas Monthly in 2015, this Ranch has a history stretching back almost 500 years. The land was hunted by the Karankawa, and explorers René Robert Cavelier and Sieur de La Salle lost a ship in a storm in 1686, according to the story. The land then belonged to Leroy G. Denman, who was close to Bob Kleberg of King Ranch fame, and purchased the land in 1936, according to Texas Monthly. The family then began selling the ranch in the late 1990s, and a billionaire from Tennessee sold the land to the state.

In a press release from the TPWF, in 2014, significant funding became available from the Gulf Environmental Benefit Fund of the National Fish and Wildlife Foundation, which resulted from the Deepwater Horizon oil spill, and TPWF pledged to raise 15 million dollars to complete the financing of the project. In addition to the purchase price of \$37.7 million, TPWF raised funds for initial habitat restoration and an endowment to finance long-term maintenance, bringing the total cost of the project to nearly \$50 million. The Conservation Fund and The Nature Conservancy have provided bridge funding, and The Nature Conservancy holds a conservation easement that will protect the property forever.

Along with coastal lands and live oak forests, the lands include freshwater wetlands and salt marshes, meaning that preservation helps protect a multitude of native fish, plant, and animal species from the Texas coast.

Protecting Gulf Coast Habitat

"Powderhorn Ranch preserves pristine wildlife habitat in an area of Texas facing increasing development pressure," TPWD executive director Carter Smith said in the department's press release. "Investing in this property forever protects a remarkable diversity of species and habitats and connects a mosaic of protected lands ranging from the Aransas National Wildlife Refuge to the Mad Island Wildlife Management Area and the recently expanded Matagorda Peninsula Coastal Management Systems, which are critical to the resilience of a healthy Gulf Coast ecosystem."

There is not a timeline for the state park, as the statement says a master plan needs to be developed and state funding needs to be identified for development. But now the property belongs to the citizens of Texas. "We are delighted to mark this important milestone in the donation of the final Powderhorn acreage to the Texas Parks and Wildlife Department," TPWF Executive Director Susan Houston said in a statement. "We are deeply grateful to the many generous donors and partners who made this historic acquisition of conservation possible. "

To read the full article or to read more about the Powderhorn Wildlife Management from the Texas Parks and Wildlife Website click [here](#).

Powderhorn Ranch Acquisition



A map of the recently purchased Powderhorn Ranch in Calhoun County, Texas. Texas Parks and Wildlife Department.





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date