

# COPANO COVE

## 972+/- ACRES OF WATERFRONT RANCH LAND ARANSAS COUNTY, TX



Copano Cove is a meticulously stewarded waterfront ranch comprised of 972.95 acres of conservation land in the Rockport area of the Texas Coastal Bend. This unique property is host to the "Copano Cove Conservation Area", located in the southwestern section of Aransas County, along the Peet's Bend region of Copano Bay, approximately 2.5 air miles northwest of downtown of Rockport. This distinctive ranch is ideally suited for a one-of-a-kind recreational retreat, hunting lodge or family compound.

The two parcels of land comprising the ranch each benefit from restorative conservation efforts and extensive management of the upland habitat and sprawling wetlands. Future allowable development includes two building zones, with additional possibilities for a waterfront dock, walking trails, caretaker quarters and lookout tower.

Located in Aransas County, TX just outside the city limits of Rockport, a coastal community known for its art, nature, culture, fishing, hunting and history; approximately 185 miles from Houston, 190 miles from Austin/San Antonio and 30 miles from Corpus Christi.



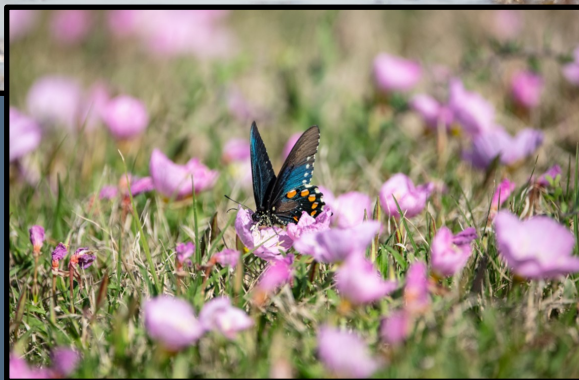
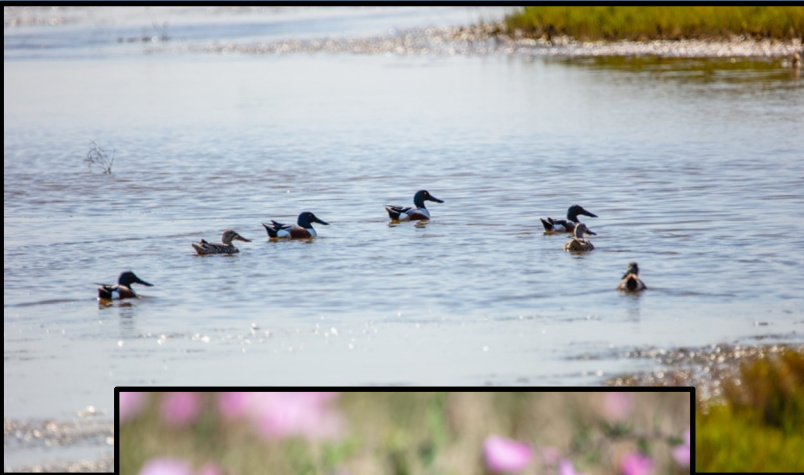
**Evtex Companies**  
**1806 Harbor Drive**  
**Rockport, TX**

**Contact Broker For More Information:**  
**Janae Evans**  
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Extensive fieldwork has been performed on the property including bird surveys to document spring migrations, breeding birds, and over-wintering species to conserve and improve the status of native terrestrial, freshwater, and marine birds, mammals, reptiles, amphibians, invertebrates, fishes, plants and plant communities.

Ducks Unlimited is party to a wetland development agreement on a portion of the property as part of the Texas Prairie Wetlands Project to encourage management of harvested croplands, waterfowl food plots, moist soil areas, and to foster waterfowl and migratory bird habitat.

**Wildlife:** Abundant resident and migratory birds/waterfowl, whitetail deer and excellent fishing on the sparkling shores of Copano Bay.



**Roads:** A primary gravel road provides access from Robbins Pacing Rd. on the east side of the property from Hwy. 1781 running west to Copano Bay; an additional trail network traverses across the property with several secondary roads providing interior access. A second gate on the south side is accessed from Cape Velero Drive.

**Land Management:** Prescribed burning and mowing are used for tall grass prairie management.

**Physical Description:** Northwest and southwest facing bluffs dominate where the prairie transitions to the marsh. Mostly flat; subtle uplands show a gentle slope. Typical Gulf Coastal Plain topography.

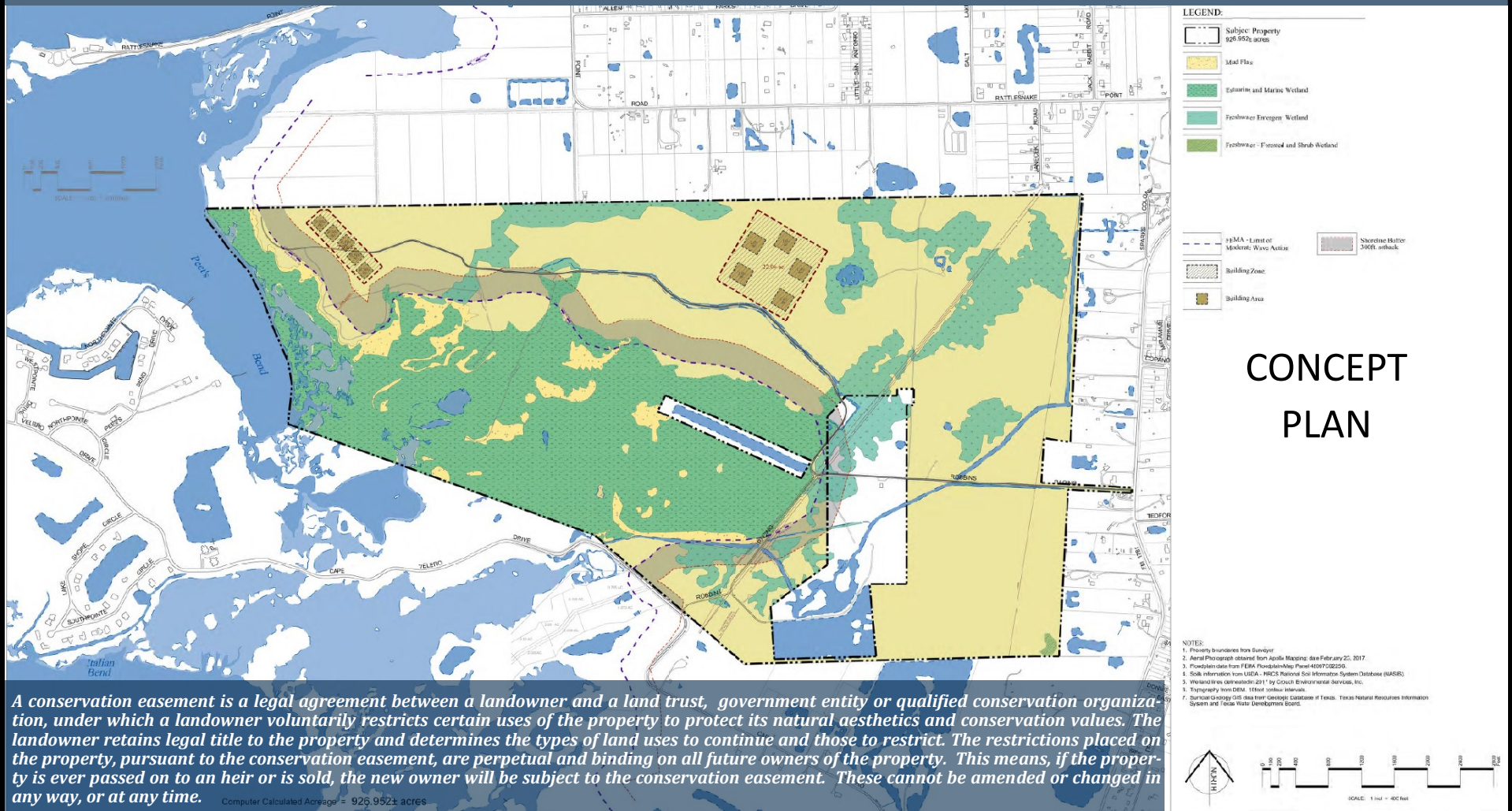
**Existing Structures:** Unimproved roads, fences, one small cabin, and one metal storage warehouse building.

**Hydrology:** Over 2700 feet of coveted Copano Bay shoreline. "Italian Bend" ditch meanders across the property to help restore hydrologic connections to adjacent freshwater wetlands.

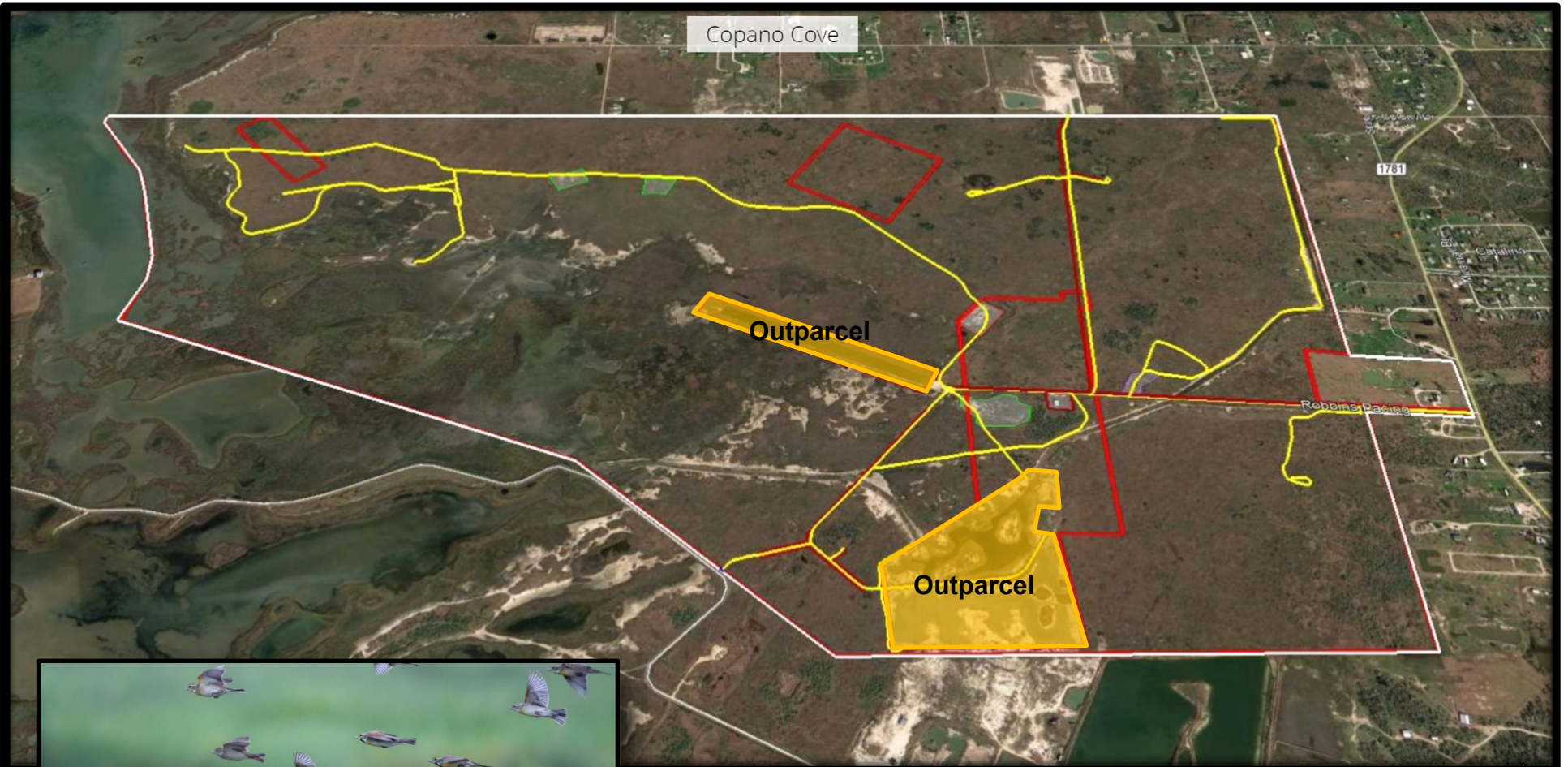
**Proximity to airports:** 39 miles to Corpus Christi International; 14 miles to McCampbell-Porter-Ingleside Airport; 8 miles to Aransas County Airport.

For Copano Cove, the following improvement rights are reserved for the property with prior approval from the land trust:

- Up to 10 single family residences equally divided between two defined Building Zones.
- A personal/common/shared dock.
- A 2,500 sq. ft. recreational gathering facility located in each Building Zone.
- Up to 3,000 sq. ft. of storage buildings.
- Up to 1,000 sq. ft. of picnic structures.
- Passive recreation and hunting.
- Wetland enhancement or wildlife ponds.
- Grazing of livestock, with an approved Agriculture/Grazing Management Plan.



*A conservation easement is a legal agreement between a landowner and a land trust, government entity or qualified conservation organization, under which a landowner voluntarily restricts certain uses of the property to protect its natural aesthetics and conservation values. The landowner retains legal title to the property and determines the types of land uses to continue and those to restrict. The restrictions placed on the property, pursuant to the conservation easement, are perpetual and binding on all future owners of the property. This means, if the property is ever passed on to an heir or is sold, the new owner will be subject to the conservation easement. These cannot be amended or changed in any way, or at any time.*



The ranch boasts several natural ecological systems of importance that support a diverse array of bird species and other wildlife. It also protects over 2700 linear feet of Copano Bay shoreline, over 200 acres of estuarine and marine wetlands, and over 100 acres of palustrine emergent wetlands. The Conservation Area is located within the Gulf Coast Prairies and Marshes Ecoregion. This extremely biodiverse region is viewed as a conservation priority by numerous state, federal, and nongovernmental agencies.

The property holds a TPWD 1-D-1 wildlife management exemption which lends to low property taxes. The property and its surrounding environs contain coveted and extremely unique natural features and habitats. The Copano Conservation Area is vital habitat held under conservation easement by North American Land Trust, managed by EcoVest. The property is dominated by Texas Saline Coastal Prairie characterized by open grassland interspersed with scattered honey mesquite, live oak shrubs, and freshwater wetlands. Roughly a quarter of the property contains Texas Coast Salt and Brackish Tidal Marsh along Copano Bay.

# Copano Cove Offering Summary

**Property Location:** ETJ of Rockport, Aransas County, Texas

**Acreage:** 972.95 acres

**Potential for  
Future**

**Development:** Building zones (buildable area): #1 is a 7 acre zone for up to 5 one-half acre homesites (building areas) and #2 is 22 acres with up to 5 one acre homesites (building area)

**Water access:** A private dock is allowed with approval

**Uses:** Cattle grazing and passive recreation (bird watching, kayaking, fishing, trail walking, duck hunting , etc.)

**Price:** \$3,745,858

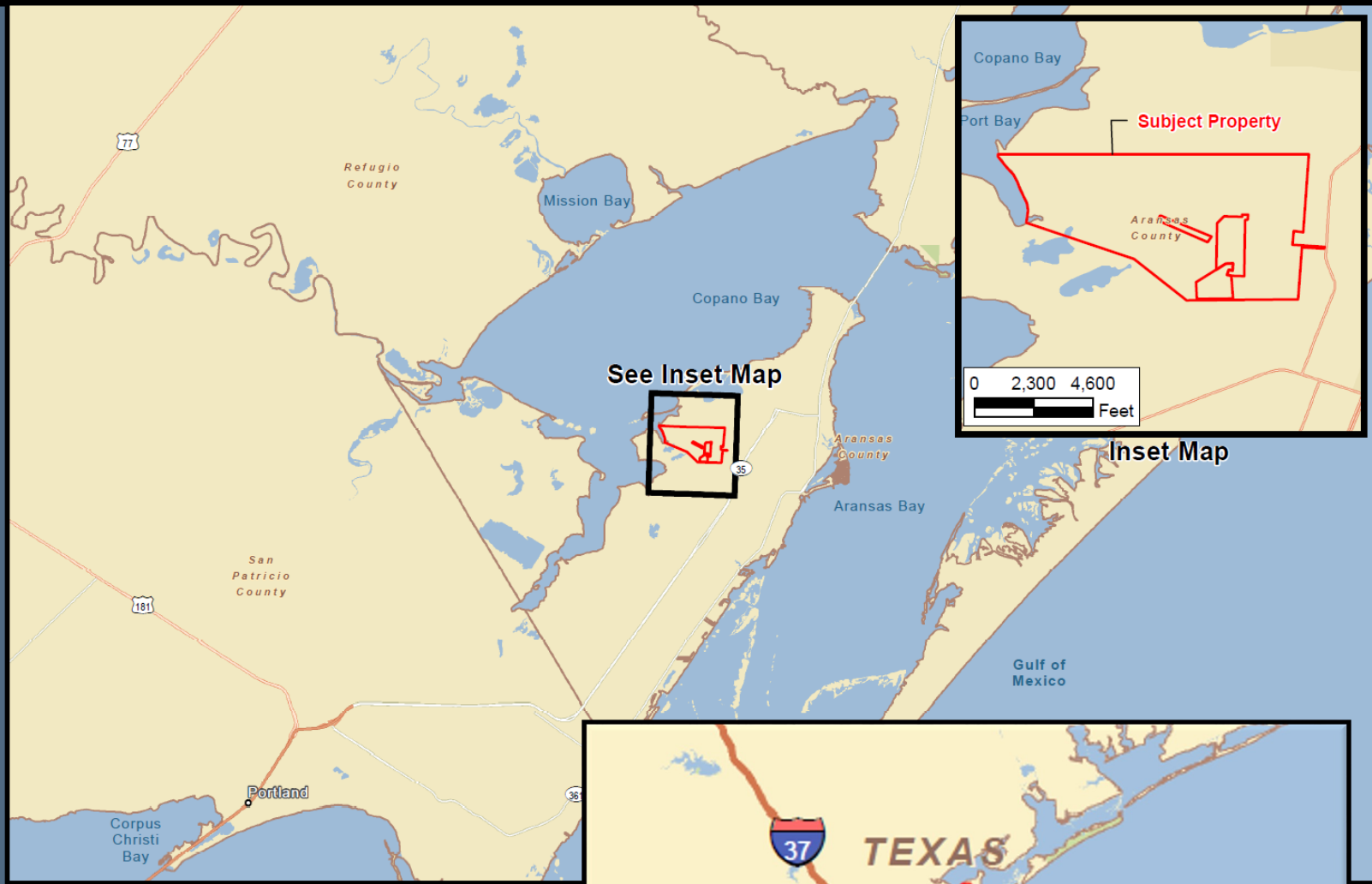


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