

582.15 acre Seadrift Waterfront Development Tract



MASSIVE \$2+MILLION PRICE REDUCTION. Ideal development site on Texas Coastal Bay on San Antonio Bay & Victoria Barge Canal, in Seadrift, across from Port O'Connor in Calhoun County. Suitable for Residential Development with a Lagoon, Marina and Town Center or an Industrial plant (see concept photos for each type of development). Seadrift is approximately 150 miles from Houston, Austin & San Antonio, one hour from Corpus Christi and 30 miles to Rockport. With 4,650 ft. of waterfront and 3,500 ft. on State Hwy 185, the site is easily accessible from major highways. With elevations of 12 to 14 feet Mean Sea Level (MSL) put houses on slabs no need for piers. New Land Plan and renewal of some permits needed prior to development.

A Municipal Utility District (MUD) has been formed that is authorized to issue up to \$84 million in bonds to defray cost of development. A waterfront 3 bedroom, 2 bath, 2,160 sq. ft. two story house, two barns, cattle pens and fencing throughout and ag exemption with low property taxes. This property offers some of the best fishing the Texas Coast has to offer. Timing is perfect for both investors and developers. Sell or Develop this property and be primed for sales when the Federal Reserve eases interest rates in 2024. 100% minerals owned and will convey with property.

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[PHOTOS](#)

[For Map - https://id.land/ranching/maps/eab3a8da997eadcb327f3864712b783e/share](https://id.land/ranching/maps/eab3a8da997eadcb327f3864712b783e/share)

[For video - https://drive.google.com/file/d/1Chpgc-y_iGR7Ntdd3Xm0z7FuDFXhExx4/view?usp=sharing](https://drive.google.com/file/d/1Chpgc-y_iGR7Ntdd3Xm0z7FuDFXhExx4/view?usp=sharing)