

OFFERING MEMORANDUM

44 & 49 GRAND BEACH BOULEVARD

THE PRESERVE AT GRAND BEACH | GALVESTON, TEXAS



PREMIER GULF-VIEW HOMESITES IN A GATED COMMUNITY

WALKING DISTANCE TO THE FUTURE MARGARITAVILLE RESORT GALVESTON



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OVER 16,000 SF
Two Lots
(8,000+ SF Each)



GATED
COMMUNITY



GULF VIEWS
& BEACH ACCESS



WALKING DISTANCE
TO FUTURE
MARGARITAVILLE
RESORT



SHORT-TERM
RENTALS
PERMITTED

EXECUTIVE SUMMARY

Delux Realty is pleased to exclusively present 44 & 49 Grand Beach Boulevard, a rare opportunity to acquire over 16,000 square feet of premium residential land within The Preserve at Grand Beach. These adjacent lots offer exceptional Gulf views, short-term rental flexibility, gated community living, and proximity to one of the most anticipated tourism developments on the Texas Gulf Coast.

INVESTMENT HIGHLIGHTS

- ✓ Premier Gulf-view lots in one of Galveston's most desirable gated communities
- ✓ Over 16,000+ SF combined – two adjacent lots (8,000+ SF each)
- ✓ Walking distance to the proposed \$700 million Margaritaville Resort Galveston
- ✓ Short-term rentals allowed – ideal for luxury home or high-yield investment
- ✓ Galveston is experiencing unprecedented economic growth and investment

ASKING PRICE

\$699,000.00



Delux Realty, LLC
Texas Broker License #9003440



GALVESTON IS GROWING

Strong job growth, port expansion, tourism, healthcare, and infrastructure driving long-term value.



PORT & MARITIME EXPANSION

Shipbuilding contracts expected to bring thousands of new jobs and economic impact to the region.



UTMB & HEALTHCARE GROWTH

UTMB is one of the largest employers on the island with continued expansion and investment.



TOURISM & RESORT INVESTMENT

Major investments like Margaritaville Resort are transforming Galveston's East End.