BLUFF BAY MARINA

Full-Service Marina | Dry Boat & RV Storage | Turnkey Business

Investment Overview

Keller Williams Commercial | The Shoreline Real Estate Team | Natalia Muse 361-687-8665

Photos provided by owner | Confidential

Property Snapshot

Turnkey, income-producing waterfront marina with strong demand and expansion potential.

48
Storage bays

16 ft
16’ overhead doors

148
Boat capacity

25'
Avg. boat length

- Full-service marina operations
-
- Dry boat & RV storage capability
-
- 100% occupied with an active waiting list
-
- Established business — operate day one

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Facilities

Aerial view of marina, basin & storage

Office & dock access

Washdown / service yard

Efficient launch / handling workflow

Dry Storage Capacity

- 48 storage bays
-
- 16’ overhead doors
-
- Accommodates ~148 boats (avg. 25')
-
- Designed for efficient move-in / move-out operations

Dry storage interior | Photos provided by owner

Basin, Docks & Water Access

Highlights

- Protected basin + dock system
- Easy staging and launching workflow
- Coastal recreation and fishing market access

Built for throughput

- Washdown and service areas
-
- Staging lanes for launches / retrieval
-
- On-site office / customer check-in
-
- Efficient traffic flow for vehicles and trailers

Stabilized Operations

A rare combination of immediate cash flow and proven demand.

100%

Current occupancy

Waitlist

Demand

- Tenants value protected storage and on-water access
-
- Consistent utilization reduces lease-up risk
-
- Expansion can convert demand into incremental revenue

Growth paths for the next owner

- Add additional covered storage to meet unmet demand
-
- Expand RV storage offerings
-
- Introduce premium service revenue (detailing, maintenance coordination, etc.)
-
- Optimize pricing as market demand grows
-
- Enhance tenant experience with packaged services

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Photo Gallery

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Next Steps

Request financials • Schedule a private tour • Discuss expansion potential

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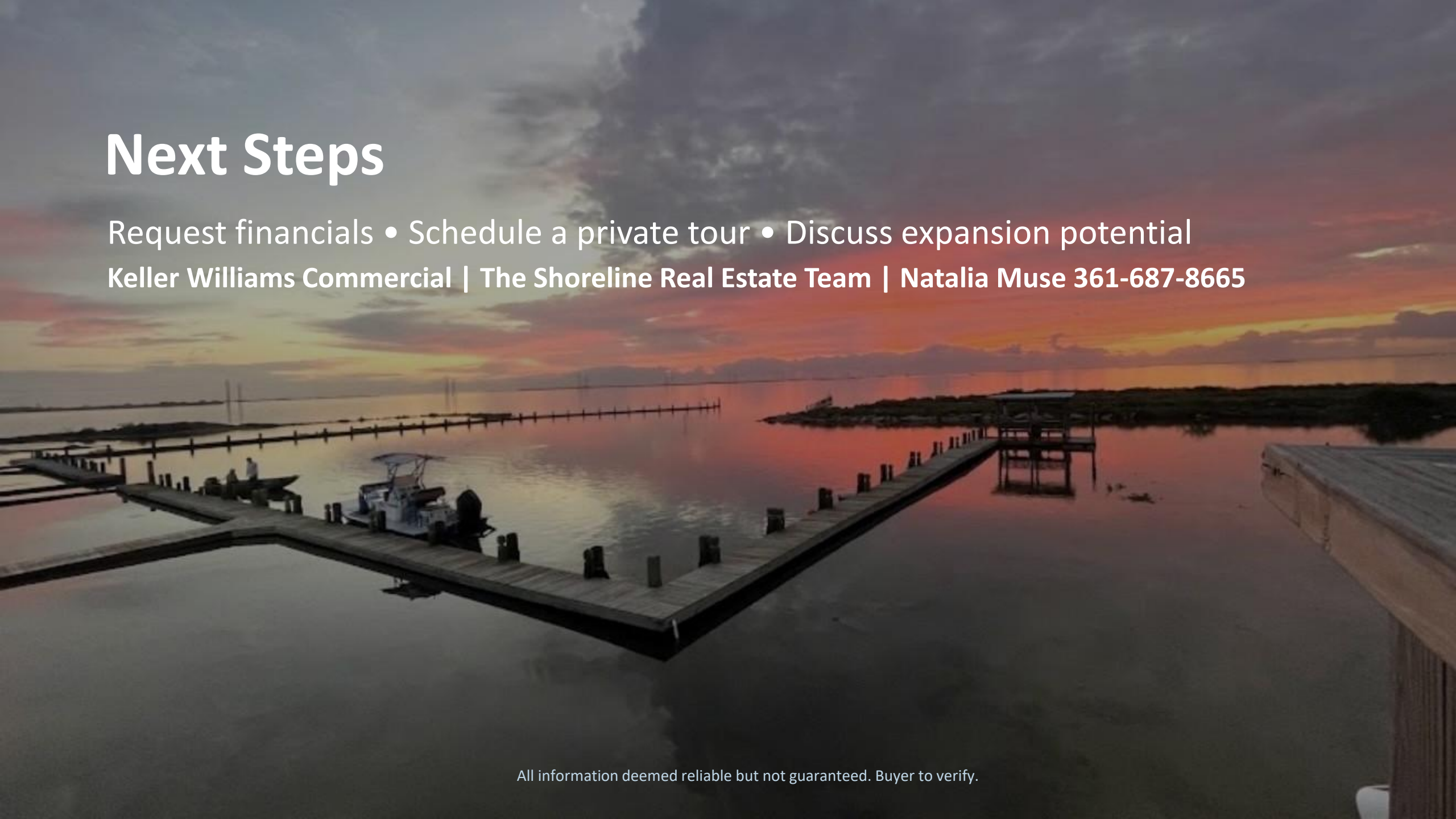

All information deemed reliable but not guaranteed. Buyer to verify.