

**INFORMATION
MEMORANDUM**

**BLUFF'S LANDING MARINA &
LODGE**

**4242 LAGUNA SHORES RD.
CORPUS CHRISTI, TEXAS 78414**

FOR MORE INFO:

**Anderson Price
512-567-2706**

**Kris Hawkins
512-789-7604**



Bluff's Landing Marina

HOLDINGS

INVESTMENT OVERVIEW

BLUFF'S LANDING MARINA	4242 LAGUNA SHORES RD	98 COVERED BOAT SLIPS	ON-SITE
BAIT & TACKLE SHOP	4242 LAGUNA SHORES RD		ON-SITE
RESTAURANT "THE LOOKOUT"	4242 LAGUNA SHORES RD		ON-SITE
EVENT CENTER "THE LANDING"	4117 CLAUDIA		ON-SITE
BLUFF'S LANDING MARINA HOTEL	4226 LAGUNA SHORES RD	24 ROOMS	ON-SITE
DRY BOAT STOARGE	3751 Waldron Road	90 UNITS	100% FULL



Bluff's Landing Marina

THE LODGES

12 NAUTICAL BEACH HOUSE PACKAGE

MARLIN LODGE	117 MARTHA	2914 SQ FT	
TARPON LODGE	113 MARTHA	2143 SQ FT	
PORCH LODGE	3942 LAGUNA SHORES RD	1500 SQ FT	WATERFRONT
KINGFISH LODGE	4022 LAGUNA SHORES RD	1259 SQ FT	TWIN
SAILFISH LODGE	4026 LAGUNA SHORES RD	1250 SQ FT	TWIN
CHQ LODGE	4105 LAGUNA SHORES RD	2842 SQ FT	MULTI-FAMILY
STARFISH LODGE	4052 CLAUDIA	844 SQ FT	
SNAPPER LODGE	4101 CLAUDIA	1520 SQ FT	
TROUT LODGE	4113 CLAUDI	2200 SQ FT	DUPLEX
REDFISH LODGE	4102 WYHDALE (4106 LOT)	1700 SQ FT	
BLUE FIN LODGE	101 REX	1240 SQ FT	
BLUE HERON LODGE	111 CARIBBEAN DR	1718 SQ FT	WATERFRONT
LOTS			
UNIMPROVED LOT	4057 LAGUNA SHORES RD	43,560 SQ FT	
UNIMPROBED LOT	4030 LAGUNA SHORES RD	12,585 SQ FT	



PROPERTY OVERVIEW

NOTICE: THE "BLUFF'S LANDING MARINA & LODGE RESORT IS FOR SALE. THIS IS THE KING OF ALL MARINAS IT IS AN EMPIRE ON THE SHORES OF THE WORLD-FAMOUS LAGUNA MADRE A "NATIONAL TREASURE" AND IS HOST TO WORLD CLASS FISHING TOURNAMENTS. THIS TURNKEY INVESTMENT IS MONUMENTAL THERE IS NO OTHER MARINA THAT CAN COMPETE WITH IT. HURRY BEFORE IT'S GONE! LET'S MAKE A DEAL! BLUFF'S LANDING FULL-SERVICE MARINA OPERATIONS AND FACILITIES ARE AS FOLLOWS:

1. "BLUFF'S LANDING MARINA" 98 Covered Boat Slips with shore power & water, lockers, and reserved parking next to slip, boat lifts, fuel dock station, 2 gas storage tanks, 2 boat ramps, fish cleaning stations, covered picnic area, Multi- Use parking Lots, and a Waterfront Wedding Point. The marina is 100% occupied with 50+ on a waiting list.
2. "BAIT & TACKLE STORE" with FUEL DOCK STATION features a LIVE BAIT TANK ROOM, 2 fuel pumps, service slips, ice vending machine, 2 restrooms & covered picnic area, sells apparel, frozen & live bait, drinks, and general marine supplies.
3. WATERFRONT RESTAURANT "THE LOOKOUT" on the Laguna Madre with indoor and outdoor patio seating guests can enjoy front row views of boats gliding in and out of the marina while indulging on the finest cuisine & signature cocktails. Features include a full indoor bar, a custom-built outdoor patio with double window convex bar, top-of-the line commercial kitchen equipment, 2 restrooms, 2 refrigeration walk-ins.
4. EVENT CENTER "THE LANDING" a multi-use facility over 7,081 SQ FT. guest capacity 600, well equipped to accommodate a variety of large events. Features a Retail Boutique, Coastal Sports Bar serving fresh seafood, sandwiches, burgers, with live entertainment & Host to World Class Fishing Tournaments, weddings, festivals, and charity events.
5. "BLUFF'S LANDING HOTEL" 24 ROOM Luxurious Cosmopolitan Suites with sweeping views of the marina and decor filled with charming nautical touches giving it an ambiance of coastal chic. Customers can book the entire Hotel for their Special Event.
6. "THE LODGES" 12 Nautical Beach Houses, waterfront, and water view plans range in size from 1300 sq ft to 3,000 sq ft, Charming Cape Cod Vibe, entertainment sundecks & balconies. Short Term Rentals City Permits in Place.
7. "BLUFF'S LANDING STORAGE" New Dry Boat/RV storage facility " 90 UNITS, 35'X12', with electricity, fully fenced & gated, 24 HR video surveillance, and keypad entry. The storage facility is 100% occupied with waiting list.

OWNERS HAVE METICULOUSLY DESIGNED, CONSTRUCTED, OR RECONSTRUCTED ALL FACILITIES FROM THE GROUND UP AND INVESTED CONSTANTLY IN ITS GROWTH. THIS TURNKEY OPERATION OFFERS BUYERS MULTIPLE INCOME STREAMS THAT WILL NO DOUBT SHOW A PROFIT AND PRESENT A TREMENDOUS AMOUNT OF UPSIDE FOR YEARS TO COME



Bluff's Landing Marina

OFFERING

↳ SUMMARY

SALE PRICE:	NEGOTIABLE
BUILDING SIZE:	85,000
SLIPS:	98 Covered
UPLAND:	9.5 Acres
WET SLIPS:	5
YEAR BUILT:	2015
ZONING:	"COMMERCIAL"
FUEL DOCKS:	2
LOCATION:	LAGUNA MADRE

Bluff's Landing Marina & Lodge Resort is a full-service marina includes 98 covered boat slips with lifts, shore power, water, fish cleaning station, reserved parking next to slip, covered picnic area, and double boat ramps. The Bait & Tackle Store features a state-of-the-art live tank room, two restrooms, apparel & general marine supplies. The Fuel Dock Station includes 2 fuel pumps and service slips. Our waterfront restaurant "The Lookout" sits on the Laguna Madre with indoor and outdoor fine dining, 2 full bars, custom built patio, double window convex service bars, top-of-the-line commercial kitchen. Event Center " The Landing" is a multi-use venue with a 600-guest capacity, featuring a new retail Boutique, Coastal Sports Bar, Host to World Class Fishing Tournaments, weddings, conventions, and charity events. Hotel " Bluff Landing Marina Hotel" on-site is comprised of 24 luxurious Cosmopolitan Suites with sweeping views of the marina. Guest may book out the entire hotel for events. Nautical Lodges, include 12 detached Beach Houses, offering waterfront and water-view floor plans, ranging from 1,300 sq ft to 3,000 sq ft. Beach House offers patios and balconies, short term rental in place. New Dry Boat Storage Facility includes 90 units at 35'x12', 24 hr video surveillance, keypad entry, fully fenced and gated. WI-FI throughout the properties. Included is Land to Expand.

*Bluff's Landing & Lodge
Resort*

4242 LAGUNA SHORES RD

PROPERTY SITE MAP

- A - 98 Boat Slips**
- B - Bait & Tackle Store**
- C - Fuel Dock**
- D - Boat Ramps**
- E - Restaurant**
- F - Event Center**
- G - Hotel**
- H - 12 Lodges Houses**
- I - Wedding Point**
- J - Multi-Use Parking**
- K - Boat Storage Facility (not shown)**

I

H

E

G

C D

J

B

F

MARINA

A

H

More Than A Place To Park Your Boat



LOCATION THE LAGUNA MADRE

Bluff's Landing Marina & Lodge Resort is on the shore-line of the world-famous Laguna Madre, a "national treasure." It is one of only five hyper-saline coastal lagoons in the entire planet. It is adjacent to Padre Island the longest barrier island in the world. The Laguna Madre has international significance, not just local or national, it is known across the globe. It is the most productive bay fishery in Texas and one of the greatest places for commercial & recreational fishing, for spotted sea trout, red fish, flounder in North America. The Laguna Madre is considered one of the best places on earth for recreational birding. The lagoons calm waters are second to none for wade fishing, kayaking, paddle boarding, kite surfing and enjoying the unique wildlife species. This is an invitation to invest in a Coastal wetland, one of the most important and protected unspoiled lagoon eco-systems in Texas.

CORPUS CHRISTI THE "QUEEN OF THE TEXAS RIVIERA"

Corpus Christi, The "Queen of the Texas Riviera" "The Sparkling City by the Sea", truly lives up to its name boasts some of the most beautiful and longest beaches in the world. Located on the coastline of the Gulf of Mexico and is home to one of the largest natural deep water ports in America.

There are over 10 million tourists that visit Corpus Christi annually making it a bustling metropolis. Visitors travel to our city from the top five target markets of San Antonio, Austin, Houston, Dallas and the Rio Grande Valley. Located on the South Texas Coast of the Gulf of Mexico it is just two hours from San Antonio, 3 hours from Austin, and 45 minutes from Laredo.

Corpus Christi is a magnet for world class shore and deep sea fishing. Its picturesque coastline with over 113 miles of Gulf Coast beaches with access to over 70 miles of beach-front on the Laguna Madre, Padre and Mustang Island.

Corpus Christi is the home to the most magnificent treasures of the world. The Padre Island National Seashore the longest undeveloped barrier in the world 70 miles from end to end. The Laguna Madre one of the only five hyper-saline Coastal lagoons in the entire planet. The King Ranch the largest and oldest working cattle and horse ranches in the world. Minor League Baseball of Whataburger Field, U.S.S Lexington, Texas State Aquarium, Minor League Baseball at Seashore, Museum of Science and History are just a few activities for residents and visitors to enjoy.

No time is a bad time to visit Corpus Christi, with clear blue skies and excellent weather welcoming you all year through.

NEW

Bluff's Landing Marina

LOCATION

INFORMATION

BUILDING NAME	BLUFF'S LANDING MARINA & LODGE
STREET ADDRESS	4242 Laguan Shores Rd
CITY, STATE, ZIP	Corpus Christi, Texas 78418
COUNTY	Nueces
SUB-MARKET	Laguna Madre



Bluff's Landing Marina

PROPERTY

AMENITIES

- Full Service Marina - with 98 Covered Boat Slips with boat lifts, shore power, water, fish cleaning station, and reserved parking next to slip, covered picnic area, double boat launch.
- Bait & Tackle Store - on-site features a state of the art LIVE BAIT TANK ROOM, two restrooms, apparel & marine supplies.
- Fuel Dock Station with 2 fuel pumps & services slips.
- Waterfront Restaurant - "The Lookout" on-site the Laguna Madre with indoor and outdoor fine dining. 2 full bars, Custom built heavy duty patio. Double window convex service bar, top-of-the-line commercial kitchen.
- Event Center "The Landing" on-site multi-use venue. 600 quest capacity. Features an Apparel Boutique, Coastal Sports Bar, Host to World Class Fishing Tournaments, Wedding, Conventions and Charity Events.
- Hotel "Bluff Landing Marina Hotel" on-site 24 luxurious Cosmopolitan Suites with sweeping views of the marina. Book the entire hotel for events.
- Lodges 12 detached Beach Houses, offering waterfront and water-view floor plans range from 1,300 3,300 sq ft, With patios and balconies, short term rental in place.
- Dry Boat Storage Facility - NEW 90 Units, 35x12, 24hr video surveillance, keypad entry.
- Land to Expand

Bluff's Landing Marina

PROPERTY

FACILITY OVERVIEW



Full Service marina 98 covered boat slips, boat lifts, shore power, water, parking next to slip, fish cleaning station, 2 boat ramps, 2 fuel docks, covered picnic area, multi-use parking lots.



Bait & Tackle Store - on-site features a state of the art LIVE BAIT TANK ROOM, two restrooms, ice vending, and sells apparel, live & frozen bait, drinks, gas, & marine supplies.



Waterfront Restaurant - "The Lookout" on the Laguna Madre with indoor and outdoor fine dining. 2 full bars, Custom built heavy duty patio, double window conex service bar, top-of-the-line commercial kitchen.



Event Center "The Landing" on-site multi-use venue 600 guest capacity, features an Apparel Boutique, Coastal Sports Bar, Host to World Class Fishing Tournaments, weddings, and charity events.



"Bluff Landing Marina Hotel" on-site 24 luxurious Cosmopolitan Suits with sweeping views of the marina. Filled with charming vintage coastal touches cape cod vibe. Book the entire hotel for events



Dry Boat /RVStorage Facility - New 90 Units, 35X12, 24hr video surveillance, keypad entry, fully fenced and gated, concrete paved. In close proximity to the Bluff's Landing Marina

Bluff's Landing Marina

PROPERTY

↳ FACILITY OVERVIEW



12 Nautical Beach Houses, waterfront, and water view plans range in size from 1300 sq ft to 3,000 sq ft, Charming Cape Cod Vibe, entertainment sundecks & balconies. Short Term Rentals City Permits in Place.

Bluff's Landing Marina

GROUNDS

↳ 98 COVERED BOAT SLIPS



Bluff's Landing Marina is comprised of 98 Covered Boat Slips, Boat Lifts, with shore power, water, lockers and reserved parking next to slip. A Fuel Dock Station with 2 pumps & service slips. Double Boat Ramps, Fish Cleaning Stations, Covered Picnic area and Bait & Tackle Store.

Bluff's Landing Marina

SHIP SHOP

↳ BAIT & TACKLE STORE

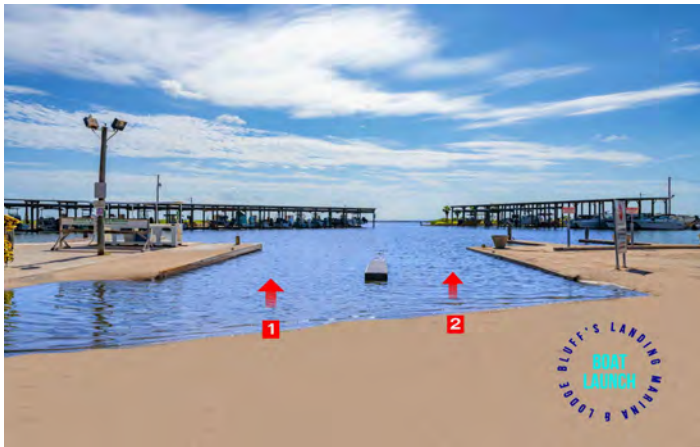


Bait & Tackle Store: features a state-of-the art LIVE BAIT TANK ROOM, 2 restrooms, ice vending machines, store room, trailer parking, fuel dock station and covered picnic area. This convenience store sells frozen & live bait, ice, drinks, apparel, gas & marine supplies.

Bluff's Landing Marina

FUEL DOCK

↳ BAIT & TACKLE STORE



Fuel Dock Station: features 2 gas pumps with service boat slips and 2 fuel storage tanks on-site fully fenced. There are 2 Boat Ramps with easy access from the road, a beautiful Covered Picnic Area and central fish cleaning station and catch of the day display rack.



"THE LOOKOUT"

WATERFRONT RESTAURANT

↳ INDOOR/OUTDOOR EATERY



Waterfront Restaurant "The Lookout" on the Laguna Madre with indoor and outdoor patio seating, with 2 full bars, guests can enjoy front row views of boats gliding in and out of the Marina while indulging on the finest cuisine & signature cocktails. Fully Operational, staffed, & equipped.

"THE LANDING"

EVENT CENTER

↳ MULTI-USE VENUE



Event Center "The Landing" is a multi-use facility 600 guest capacity, 10,000 sq ft, fully equipped to accommodate a variety of events. It features a New Retail Boutique, a Coastal Sports Bar, & host to World Class fishing tournaments, local festivals, weddings, conventions, & charity sponsored events.



"THE LANDING"

EVENT CENTER

↳ MULTI-USE VENUE



The Landing Event Center is comprised of a lobby, office, open air arena floor plan, it features three massive sections, a prep kitchen, storeroom, 2 restrooms, dining area, custom made wrap around bar, floor-to-ceiling overhead glass doors that open to the outdoor pavilion, multi-use parking lots.



BLUFF'S LANDING MARINA HOTEL

24 ROOM HOTEL

↳ COSMOPOLITAN SUITES



Bluff's Landing Marina Hotel 24 Room Luxurious Cosmopolitan Suites with sweeping views of the marina. Each filled with charming Nautical touches and an ambiance of Coastal Chic. Book the entire Hotel for your next Event..



BLUFF'S LANDING STORAGE

DRY STORAGE 90 UNITS

↳ **BOAT STORAGE FACILITY**



Bluff's Landing Storage is a newly constructed top of the line 90 Unit Boat/RV storage facility, Each Unit is 12'X35' with electricity. Entire property is fenced & gated, 24 HR Video Surveillance, with Key Pad Entry and fully paved





"THE LODGES"
12-NAUTICAL
BEACH HOUSE

117 MARTHA
2914 SQUARE FT

MARLIN
LODGE

LODGE BLUFF'S LANDING MARINA & LODGE

REVENUE DRIVERS

"THE LODGES"

12 NAUTICAL BEACH HOUSES

SHORT-TERM RENTALS



117 MARTHA
2914 SQUARE FT

MARLIN LODGE

MARLIN LODGE 117 MARTHA

This aerial photograph shows a light blue, two-story nautical beach house with a prominent brown gabled roof. The house is situated on a green lawn with a concrete driveway and a dock extending into the water. A circular watermark with the text 'LOBE BLUFF'S LANDING MARINA & LODGE' is overlaid on the image.



133 MARTHA
2143 SQUARE FT

TARPON LODGE

TARPON LODGE 133 MARTHA

This aerial view shows a light blue, two-story nautical beach house with a grey roof. The house features a large wooden deck and a dock with two covered boat lifts. A circular watermark with the text 'LOBE BLUFF'S LANDING MARINA & LODGE' is overlaid on the image.



3942 LAGUNA SHORES
1500 SQUARE FT

PORCH LODGE

PORCH LODGE 3942 LAGUNA SHORES RD

This photograph shows a two-story nautical beach house with a green upper level and a wooden deck. The house is elevated on stilts and has a large concrete porch area. A circular watermark with the text 'LOBE BLUFF'S LANDING MARINA & LODGE' is overlaid on the image.



4022 LAGUNA SHORES
1259 SQUARE FT

KINGFISH LODGE

KINGFISH LODGE 4022 LAGUNA SHORES RD

This photograph shows a two-story nautical beach house with a blue upper level and a wooden deck. The house is elevated on stilts and has a large concrete porch area. A circular watermark with the text 'LOBE BLUFF'S LANDING MARINA & LODGE' is overlaid on the image.



4026 LAGUNA SHORES
1259 SQUARE FT

SAILFISH LODGE

SAILFISH LODGE 4026 LAGUNA SHORES RD

This photograph shows a two-story nautical beach house with a green upper level and a wooden deck. The house is elevated on stilts and has a large concrete porch area. A circular watermark with the text 'LOBE BLUFF'S LANDING MARINA & LODGE' is overlaid on the image.



DUPLEX
4113 CLAUDIA
2200 SQUARE FT

TROUT LODGE

TROUT LODGE 4113 CLAUDIA

This photograph shows a two-story duplex nautical beach house with a yellow exterior and a wooden deck. The house is elevated on stilts and has a large concrete porch area. A circular watermark with the text 'LOBE BLUFF'S LANDING MARINA & LODGE' is overlaid on the image.

REVENUE DRIVERS

"THE LODGES"

↳ 12 NAUTICAL BEACH HOUSES

SHORT-TERM RENTALS



SNAPPER LODGE

4101 CLAUDIA



BLUE HERON LODGE

111 CARIBBEAN DR



STARFISH LODGE

4052 CLAUDIA



BLUE FIN LODGE

101 REX



CHQ LODGE

4105 LAGUNA SHORES RD



RED FISH LODGE + EXTRA LOT-4

4402 WYNDALE

Corpus Christi Bay



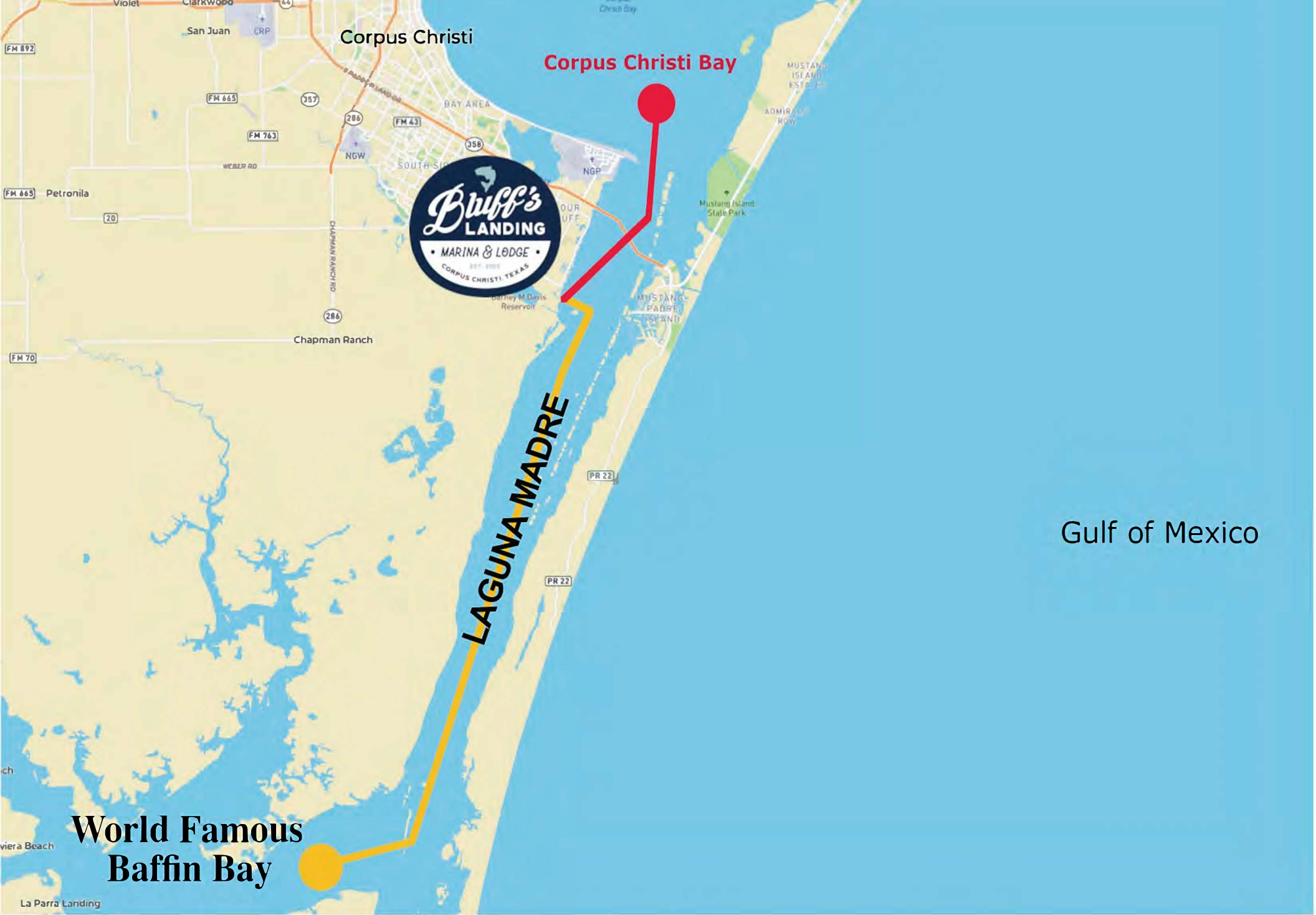
Bluff's Landing Marina & Lodge are just a short trip from San Antonio (approximately) 160 miles, Austin 214 miles, and Houston 252 miles to enjoy the Corpus Christi Beaches while staying at the Bluff's Landing Marina Hotel or Lodges while taking in all the nature of the Laguna Madra. Bluff's Landing has direct access to both Corpus Christi Bay, Baffin Bay and the Gateway to the Gulf of Mexico for fishing, boating and water sports.

Gulf of Mexico

Gateway to Gulf of Mexico



LAGUNA MADRE



Corpus Christi

Corpus Christi Bay



Gulf of Mexico

LAGUNA MADRE

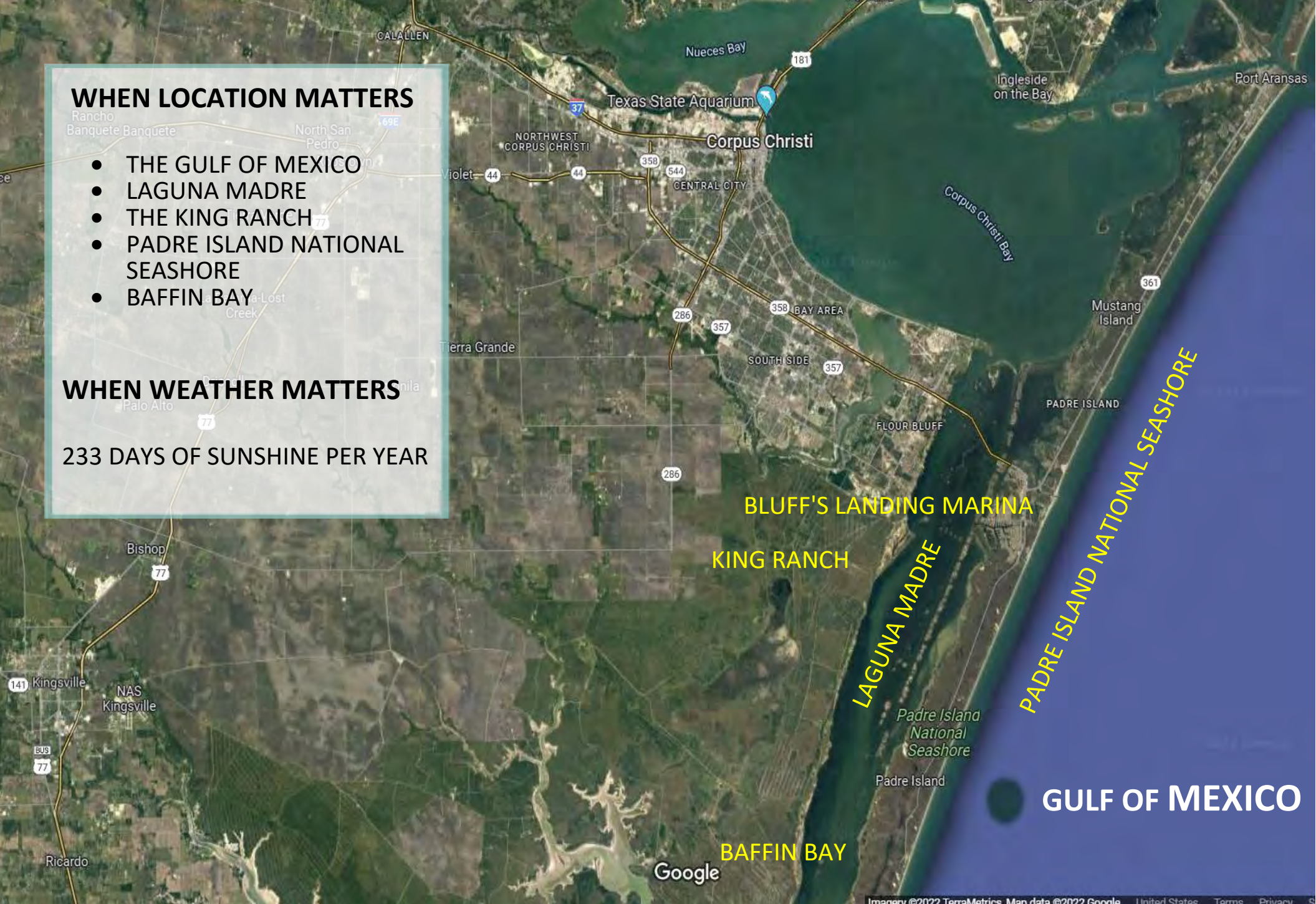
World Famous
Baffin Bay

WHEN LOCATION MATTERS

- THE GULF OF MEXICO
- LAGUNA MADRE
- THE KING RANCH
- PADRE ISLAND NATIONAL SEASHORE
- BAFFIN BAY

WHEN WEATHER MATTERS

233 DAYS OF SUNSHINE PER YEAR



Bluff's Landing Marina & Lodge are just a short trip from San Antonio (approximately) 160 miles, Austin 214 miles, and Houston 252 miles to enjoy the Corpus Christi Beaches while staying at the Bluff's Landing Marina Hotel or Lodges while taking in all the nature of the Laguna Madra. Bluff's Landing has direct access to both Corpus Christi Bay, Baffin Bay and the Gateway to the Gulf of Mexico for fishing, boating and water sports.



BLUFF'S LANDING MARINA

Corpus Christi
4242 Laguna Shores Road

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