
Silverleaf Property Investment Information

The Opportunity

Silverleaf offers a prime investment opportunity in Rockport-Fulton, Texas. This 24-acre property is ideally situated off Highway 35, close to the airport, the beach, and downtown Rockport. Its strategic location enhances its appeal, providing easy access to essential amenities and the vibrant coastal lifestyle that the area is known for.



Property Details

Location Highlights:

- Proximity to Aransas County Airport: Conveniently located near the local airport, facilitating easy travel for residents and visitors.
- Water Access: Close to the beautiful Texas Gulf Coast, offering potential residents or guests easy access to the beach and bay.
- Downtown Rockport: Just a short drive from downtown Rockport, providing access to shopping, dining, entertainment, and cultural attractions.

Property Overview:

- Size: 24 acres
 - All utilities are available; water, sewer, and power
 - Current Status: Undeveloped land with immense potential
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Potential Uses

Silverleaf's 24-acre expanse offers versatile development opportunities, making it highly attractive for developers. Here are two conceptual ideas for its potential use:

- **Silverleaf Ranch, Residential Neighborhood:**
 - Design: A thriving community with 126 home lots, accommodating various housing types, from single-family homes to townhouses.
 - Amenities: Central park, fishing pond, lazy river, swimming pool, clubhouse, sports courts, dog park, community garden, walking and biking trails.
 - Benefits: Meets the growing housing demand in Rockport-Fulton with a mix of affordable and high-end options.
- **Silverleaf RV Resort, Luxury RV Park:**
 - Design: A luxury RV park with approximately 250 RV lots, providing a high-end camping experience.
 - Amenities: Fishing pond, lazy river, swimming pool, clubhouse, sports courts, dog park, bathhouses, laundry facilities, picnic areas, playground, splash pad.
 - Benefits: Attracts tourists and long-term visitors, enhancing Rockport-Fulton's appeal as a tourist destination.




These examples showcase the immense potential of Silverleaf, illustrating just two possibilities for its development. The designs are imaginative ideas to demonstrate what could be achieved with this prime real estate. Actual development can be tailored to suit market demands and investor visions, ensuring flexibility and maximizing return on investment.

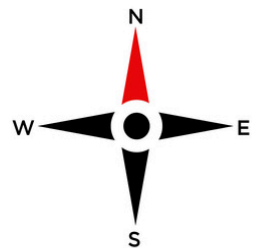
Silverleaf's strategic location and versatile potential make it an outstanding opportunity for developers and investors. Its proximity to the airport, beach, and downtown Rockport enhances its appeal, offering a perfect blend of convenience, natural beauty, and vibrant community life. By exploring these conceptual possibilities, investors can unlock Silverleaf's true value and contribute to the growth and prosperity of Rockport-Fulton.





MAP KEY

	Single Homes		Restrooms		Sports Courts
	Townhouses		Central Park		Fishing Pond
	Estate Villas		Pool		Lift Station
	Cottages		Club House/ Restaurant		Detention Area

















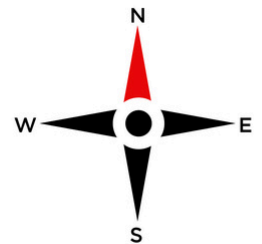


SILVERLEAF RV RESORT
ROCKPORT - FULTON



MAP KEY

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|--|---|--|--|
|  Buddy Sites |  Full Hookup Sites |  Head Office |  Dump Station |
|  Signature Sites |  Private Sites |  Parking Area |  Laundry |
|  Back in Sites |  Restrooms |  Fishing Pond | |
|  Pull Through |  Park |  Pool | |



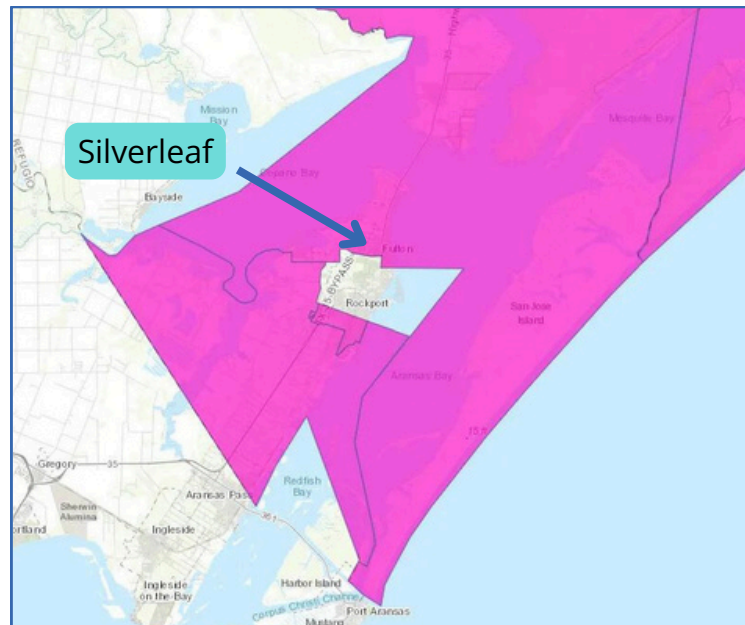
Opportunity Zone Benefits

Silverleaf is located within an Opportunity Zone, providing significant tax incentives for investors. Opportunity Zones are designed to spur economic development and job creation in distressed communities by offering tax benefits to investors.

These benefits include:

- **Deferral of capital gains taxes** on prior investments until the earlier of the date an investment in a Qualified Opportunity Fund is sold or exchanged, or December 31, 2026.
- **Step-up in basis** for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held for at least 5 years and by an additional 5% if held for at least 7 years, excluding up to 15% of the original gain from taxation.
- **Permanent exclusion from taxable income** of capital gains from the sale or exchange of an investment in a Qualified Opportunity Fund if the investment is held for at least 10 years.

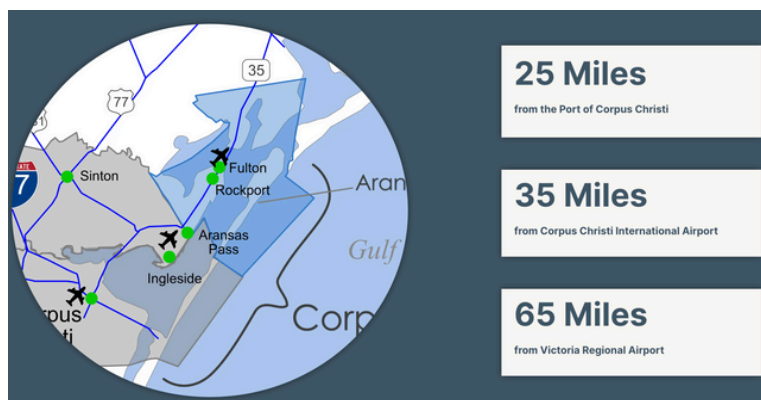
Investing in Silverleaf within this Opportunity Zone can result in substantial tax savings and enhance the overall return on investment.



Overview of Rockport-Fulton

Rockport-Fulton is a vibrant and growing community located on the Texas Gulf Coast. Known for its natural beauty, recreational opportunities, and high quality of life, this area is experiencing significant growth and development.

- **City of Rockport Overview:** Rockport has a population of over 10,000 and is known for its natural beauty and tourism appeal. It was established as a town in 1870 and experienced significant growth after Hurricane Harvey.
- **Town of Fulton Overview:** Fulton is a charming coastal community with a population of 1,242, known for its restaurants, shops, and outdoor recreational activities.
- **Geographical Position:** Located at the end of the peninsula, offering stunning coastal views and easy access to the Gulf of Mexico.
- **Transportation:** Proximity to major highways and an airport, facilitating easy access for residents and visitors.
- **Growth Projections:** An annual population increase of about 2%, with around 500 new residents each year since 2020.
- **Economic Development:** A burgeoning local economy driven by tourism, fishing, and a growing number of new residents.
- **Parks and Recreation:** Rockport-Fulton offers a range of parks, trails, and recreational facilities, making it a haven for families, nature enthusiasts, and sports lovers. Key parks include Mathis Park, Rockport Beach, and Connie Hagar Cottage Sanctuary.
- **Tourism:** Rockport-Fulton is a prime destination for fishing, birding, water sports, and other outdoor activities, attracting over 615,000 annual visitors.



Overview of Aransas County

- **Location and Geography:** Aransas County is located along the Gulf Coast of Texas, within the Coastal Bend region. It is surrounded by three bays—Copano, St. Charles, and Aransas—and is approximately 30 minutes north of Corpus Christi. The county spans 276 square miles with over 28,000 parcels and over \$5 billion in property value.
- **Economy and Industry:** The local economy is driven by the service sectors of hospitality and tourism, with significant contributions from secondary and tertiary support services, medical services, and attainable housing developments. Key economic activities also include support for the Aransas County Airport, sports tourism, and environmental sustainability efforts.
- **Employment and Economy:** The region's job market shows growth with significant contributions from local businesses and industries. Employment trends indicate a steady increase in job opportunities, with the unemployment rate gradually decreasing.
- **Housing Market Trends:** The housing market shows a strong demand with limited supply, leading to increased home prices and rental rates. ***The county needs approximately 1,200 new households and 2,762 people over the next five years to meet demand.***

Aransas County Airport

- **Location:** 4.5 miles from downtown Rockport, occupying over 640 acres with paved access roads and future development sites.
- **Runways:** Two lighted runways (5,600 ft and 4,499 ft) capable of accommodating aircraft up to 160,000 lbs.

Aransas County Navigation District

- **Facilities and Attractions:** Beachfront Pavilion, Blue Wave Pavilion, Saltwater Pavilion, Little Bay Pavilion, Rockport Beach, Cove Harbor Marina, and multiple boat launch sites. The district maintains numerous facilities for recreation and events, including the Festival Grounds for community activities.
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Traffic Analysis

We took data from two points along Highway 35 near the Silverleaf property based on TXDOT reports. Our analysis found that the area experiences substantial daily traffic. At location ID J403, located about 700 meters north of the property closer to the Lamar Bridge, the average daily traffic was around 7,800 vehicles in 2022. Meanwhile, location ID 4H14, situated approximately 1,400 meters south of the property near the airport, saw about 9,000 vehicles per day in the same year. This high traffic volume indicates significant visibility for any development on the property.

During peak hours, traffic remains robust, with about 630-770 vehicles per hour at location ID J403 and approximately 690-760 vehicles per hour at location ID 4H14. This consistent flow during peak times underscores the area's suitability for both residential and commercial projects.

The traffic composition is primarily passenger cars, making up 89-92% of the total traffic, while trucks and buses account for 8-11%, highlighting a strong presence of commercial activity. Additionally, the traffic flow is balanced in both directions, ensuring steady access to the property from all sides.

Implications for Property Development:

- **High Visibility and Accessibility:** The high and consistent traffic volumes enhance property visibility and access.
- **Commercial Development Potential:** The presence of commercial vehicles suggests suitability for businesses requiring logistics and transport access.
- **Residential Appeal:** The high volume of passenger cars indicates a strong commuter base, beneficial for residential developments.
- **Economic Resilience:** The traffic trends reflect economic resilience and recovery, positively influencing property values and investment potential.

This traffic data demonstrates the strategic advantage of properties located off SH 35, highlighting their visibility, accessibility, and potential for both residential and commercial developments.

Community & Economic Benefits

Developing Silverleaf will address the critical housing and recreational needs in Rockport-Fulton.

Key benefits include:

- **Meeting Housing Demand:** Addressing the documented shortage of housing, particularly affordable and accessible options. Aransas County faces an immediate and long-term need for new housing. A large share of workers live outside the county, indicating a demand for local housing solutions.
- **Enhancing Quality of Life:** Providing community-focused living spaces with integrated amenities.
- **Boosting Local Economy:** Creating jobs and stimulating economic activity through construction and increased property values.

Conclusion

Silverleaf represents a strategic and lucrative investment opportunity in a growing and vibrant community. By addressing the immediate and long-term housing needs and enhancing the quality of life through thoughtful development, this project stands to make a significant positive impact on Rockport-Fulton. We invite potential investors to consider the broad-reaching benefits of this project and the promising future it holds for the community.



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