

FOR SALE

BRIDGEVIEW MARINA AND RESORT



ADDRESS

13947 Reel Lane
Madill, Oklahoma 73446

ACRES

±323.33 Acres



TABLE OF CONTENT



01

PROPERTY DESCRIPTION

02

AMENITIES & IMPROVEMENTS

03

WATER & SURFACE ACREAGE

04

MARINA DEPTH & FISHING

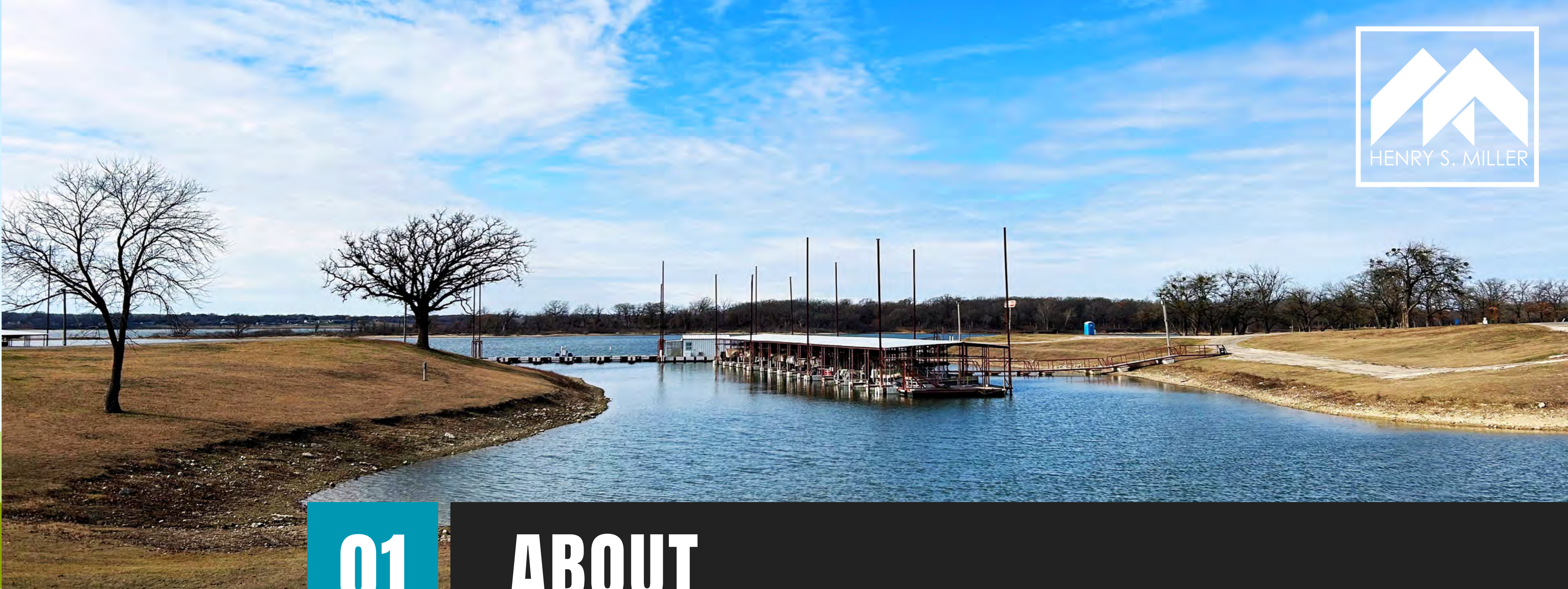
05

PROPERTY LOCATION

06

NEARBY ATTRACTIONS





01

ABOUT

Bridgeview Marina and Resort, located on the Oklahoma side of Lake Texoma, was originally envisioned as a premier family recreation destination on the lake, and now it is once again. Under new management, Bridgeview has been restored to its former glory, with a new, full-service restaurant, convenience and ship store, covered slips, boat ramps and gas docks. With one of the prettiest views on the lake, visitors can enjoy magnificent sunrises or sunsets from the water's edge. Vacationers can rent cabins or rough it in one of the resorts numerous wilderness campsites





02

IMPROVEMENTS

Guests can indulge in delicious dining experiences at the on-site restaurant, enjoy convenient access to boating activities with the gas dock, and find a picturesque spot for relaxation in the gazebo. Families traveling with children can make use of the well-designed playground, and public facilities with showers enhance overall convenience. For RV enthusiasts, a dedicated park with hookups is available. Boaters will appreciate the marina, complete with an ample number of slips. Furthermore, the resort has secured additional land, signaling exciting prospects for future expansion of both the RV park and marina facilities.



02

LIST OF IMPROVEMENTS



RESTAURANT



GAS DOCK AT MARINA



GAZEBO



PLAYGROUND



PUBLIC FACILITIES WITH SHOWER



RV PARK WITH HOOKUPS



MARINA (33 SLIPS, 84 APPROVED)



RV AND MARINA EXPANSION





PUBLIC RESTROOM FACILITY AND GAZEBO





GROUNDS





CAMPSITE AND PLAYGROUND





RESTAURANT





GIFT SHOP & RESTAURANT





KITCHEN





MARINA





03

WATER & SURFACE ACREAGE

Bridgeview Marina and Resort has ± 248.65 acres of lease rights and ± 74.68 Acres of water rights. The original lease included 153 acres which has been expanded by 102.49 surface acres of land and 67.84 acres of water, including three much larger protected coves and 8,500.8 additional feet of shoreline. The Bridgeview Resort now has a total of 323.33 acres of land and water, including six protected coves and 19,905.6 feet of shoreline.

All land and water rights are on a long term Corps of Engineer lease.





02 LEASE
WATER ONLY

01 LEASE
LAND & WATER

03 LEASE
LAND

03 LEASE
WATER



LEASE 1

153.0 Acres
Land & Water

LEASE 2

17.84 Acres
Water Only

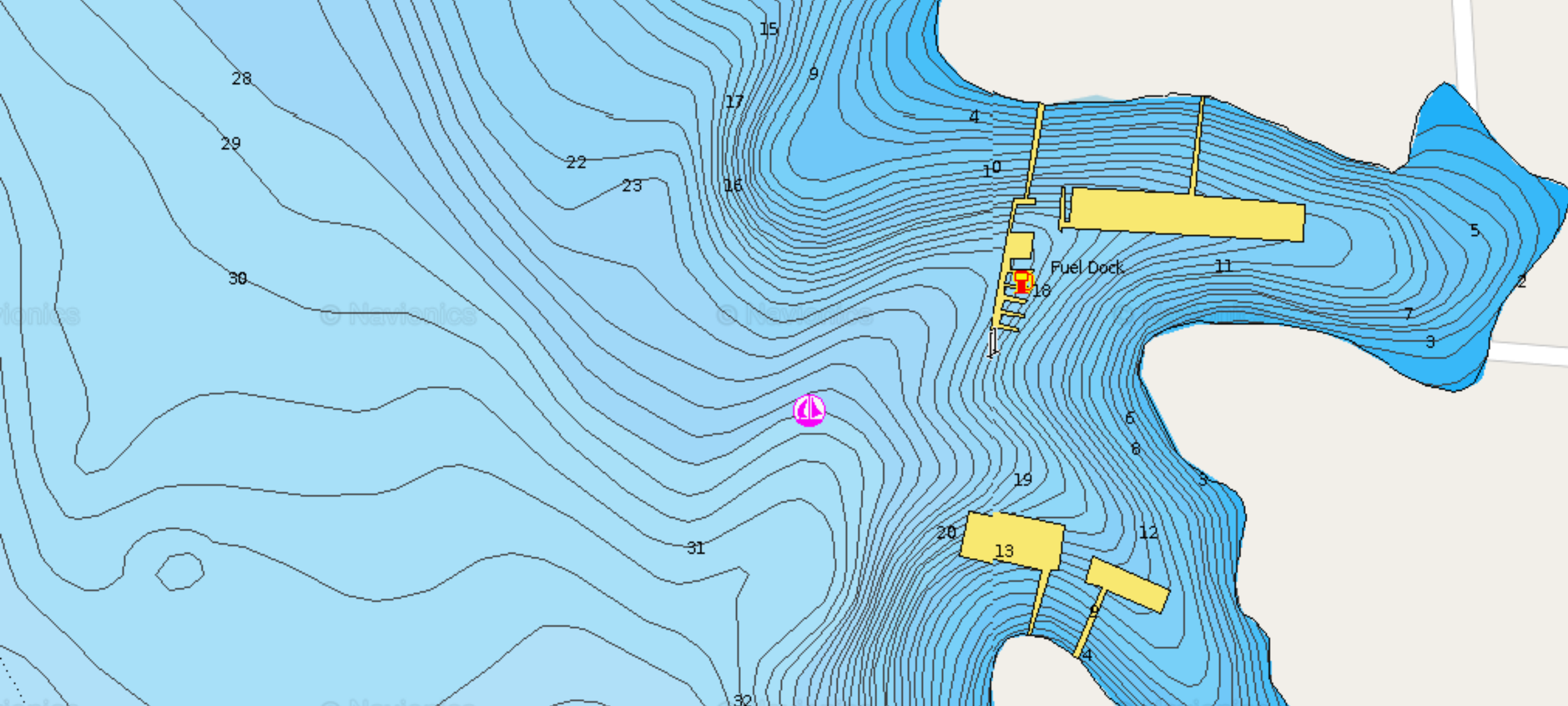
LEASE 3

102.49 Acres Land
50 Acres of Water







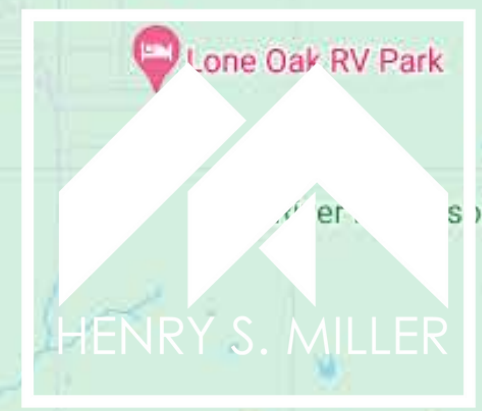
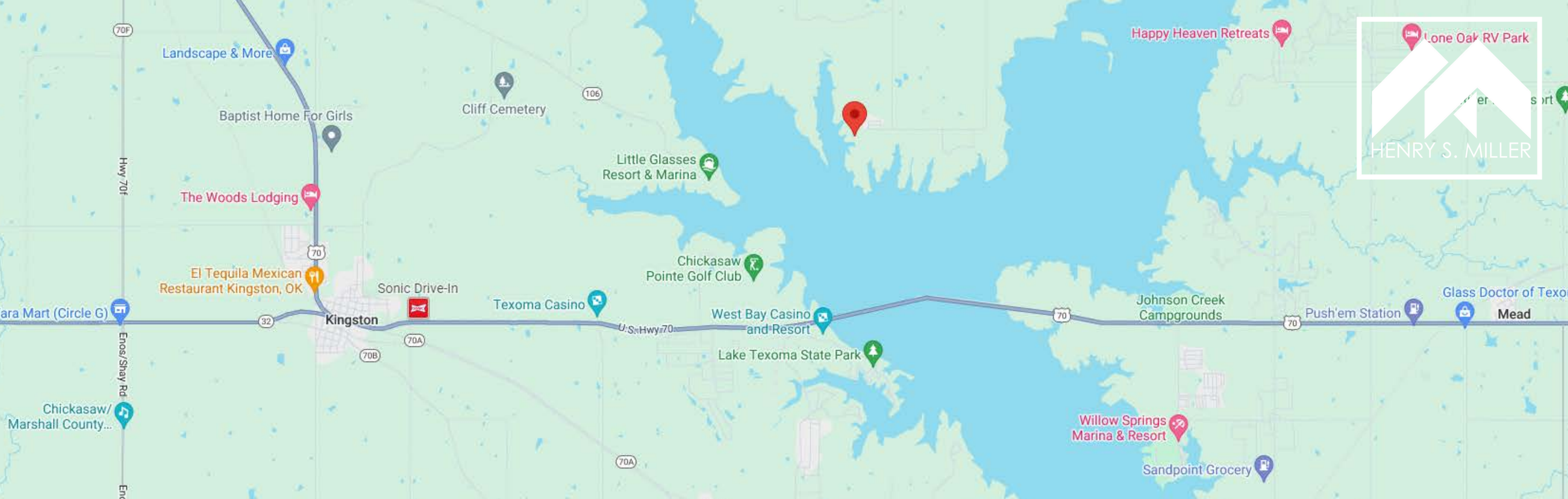


04

MARINA DEPTH & FISHING

The depth surrounding the the Bridgeview Marina docks range from 5 feet to 20+ feet. This variability in water depth creates an ecosystem that supports a wide range of fish species, making it an ideal destination for fishing enthusiasts. Whether casting lines from the shore near Bridgeview or venturing out onto the lake, visitors can expect to encounter different underwater terrains, providing opportunities for an array of fishing experiences. Some fish that can be found in the lake are Striped, White, Spotted, and Largemouth Bass along with Catfish, and more.





05

LOCATION

Bridgeview is located on the East side and southern point of the beautiful Little Glasses Bay of Lake Texoma across from the new Chickasaw Nation's West Bay Casino and Resort and the Pointe Vista Golf Course and the Pointe Vista Resort, now under construction on the West side of Little Glasses Bay. Bridgeview is the closest Lake Texoma resort to Tishomingo, the Washita River, and thousands of underdeveloped wilderness acres of public land along the Washita River. Conveniently located almost equidistant between Dallas and Oklahoma City, Bridgeview Marina and Resort provides the perfect getaway on the water.



06

NEARBY ATTRACTIONS

Nestled near Lake Texoma, Bridgeview Marina and Resort provides a charming setting for visitors. Areas surrounding the resort offer many opportunities for hunters. For those seeking gaming and entertainment, West Bay Casino and Resort on Lake Texoma or Choctaw Casino and Resort offer a variety of slot machines, table games, live entertainment, and dining options. Additionally, the Pointe Vista Development near Bridgeview Marina aims to create a vibrant lakeside community with residential and recreational facilities, offering potential opportunities for outdoor activities and scenic views.

23.1
MILES DRIVING
1.6
MILES BY BOAT



WEST BAY CASINO & RESORT

22.5
MILES DRIVING
1.5
MILES BY BOAT



POINTE VISTA MASTER PLAN

1.1
MILES
DRIVING



HUNTING

BRIDGEVIEW MARINA & RESORT



WEST BAY CASINO & RESORT

Opened in the spring of 2023, West Bay overlooks the beautiful waters of Lake Texoma near Kingston and offers 275+ gaming options, including a variety of slots, table games and more. This gaming destination is perfect for couples looking for a fun getaway or groups of girlfriends seeking a weekend escape. In addition to the gaming options, Adrift Boutique is a great place to find name-brand items to fill your retail craving. Speaking of craving, feed your appetite with some local cuisine at Kitchen 70 located inside West Bay, or grab a drink at the on-site bar.

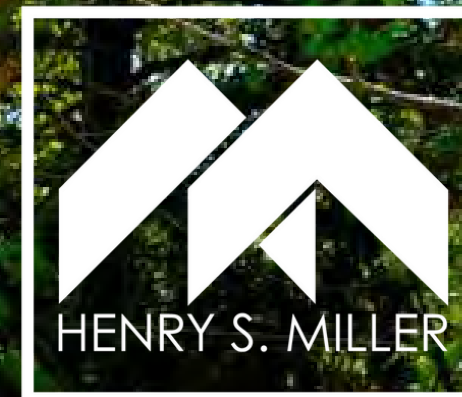




POINTE VISTA MASTER PLAN

Pointe Vista Development, a new 2700-acre mixed use development with 19 miles of Lake Texoma shoreline featuring a premier master planned residential lake community, hotel, convention center and luxury resort. Boasting breathtaking views of Lake Texoma, and an array of amenities most resorts and communities only dream about. In addition to its lavish amenities, Pointe Vista will feature a wide variety of small to large high-end lakefront properties, most with magnificent views of the lake and a beautiful 18-hole golf course – including the renowned Chickasaw Pointe Golf Club and an enhanced marina facility at Catfish Bay.





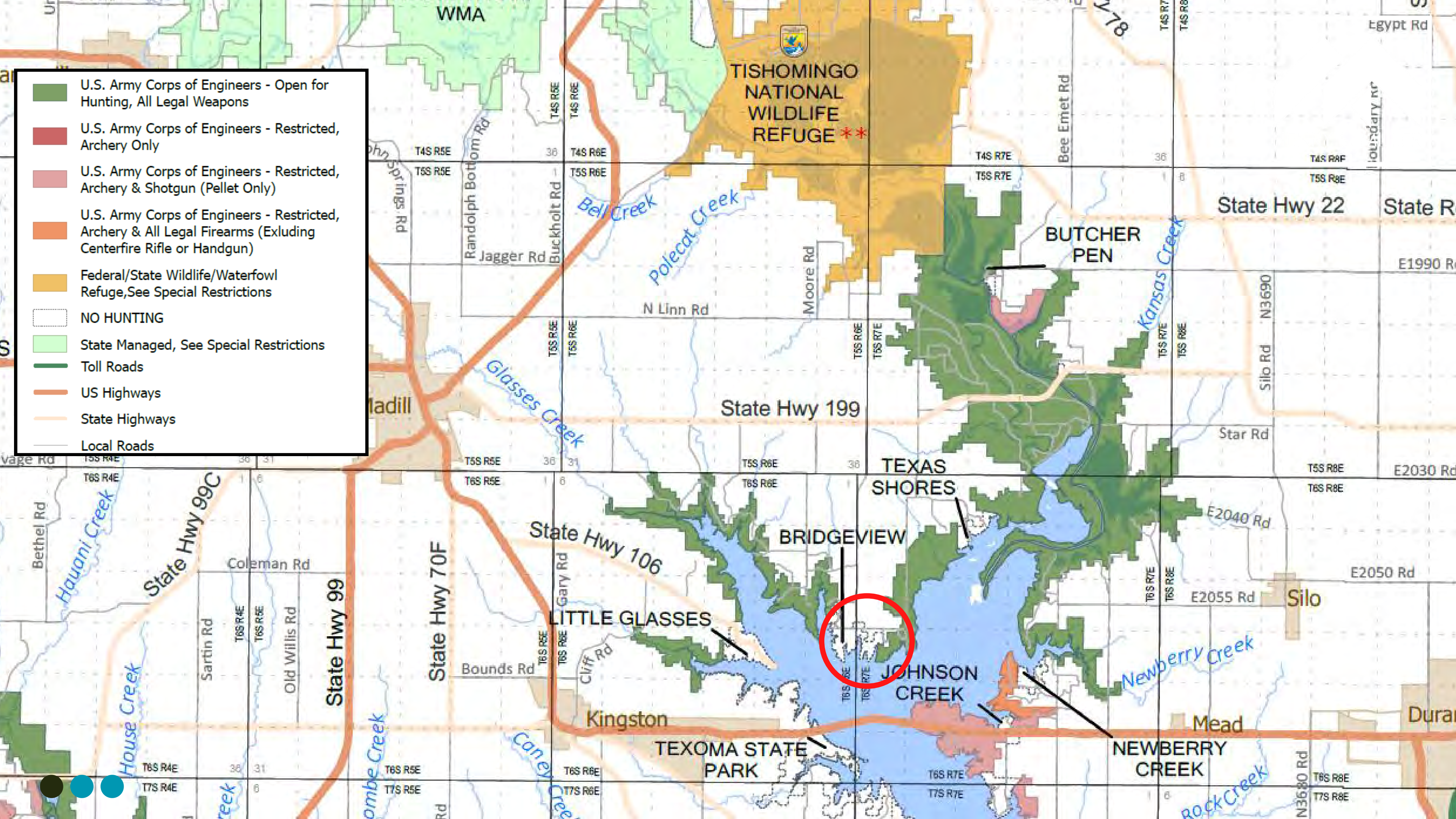
HUNTING

Bridgeview Marina and Resort is situated at the southern tip of vast acres of public hunting grounds, extending along the Washita River on Corps land and encompassing the Tishomingo National Wildlife Refuge. This prime location offers unparalleled opportunities for duck, geese, and deer hunting, making it a haven for outdoor enthusiasts in both Oklahoma and Texas.

TISHOMINGO NATIONAL WILDLIFE REFUGE >>



- U.S. Army Corps of Engineers - Open for Hunting, All Legal Weapons
- U.S. Army Corps of Engineers - Restricted, Archery Only
- U.S. Army Corps of Engineers - Restricted, Archery & Shotgun (Pellet Only)
- U.S. Army Corps of Engineers - Restricted, Archery & All Legal Firearms (Excluding Centerfire Rifle or Handgun)
- Federal/State Wildlife/Waterfowl Refuge, See Special Restrictions
- NO HUNTING
- State Managed, See Special Restrictions
- Toll Roads
- US Highways
- State Highways
- Local Roads





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