

**KEY ALLEGRO MARINA
37 MAZATLAN DR
ROCKPORT, TX 78382**

SALE PRICE:
**CALL FOR
PRICING**

**PREMIER WATERFRONT INVESTMENT OPPORTUNITY
WITH EXTENSIVE PLANNING, PERMITTING AND
DEVELOPMENT WORK COMPLETED**

Key Allegro Marina



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

159-SLIP MARINA REDEVELOPMENT OPPORTUNITY ON THE TEXAS COAST



Sale Price	CALL FOR PRICING
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OFFERING SUMMARY

Property Type:	Waterfront Marina
Restaurant/Bar:	+/-6,900 SF (2012 Construction)
Ship Store & Office:	1,936 SF
Lot Size:	Fee-owned Commercial Upland 1.65 Acre Tract
Submerged Land Lease:	5.07 Acres (30-year Term Commenced Oct. 2024 + 20-year Option)
Water Frontage:	403 ft. along Little Bay
Historical Dock:	159 Slips (91 uncovered & 68 covered)
Zoning:	B-1

PROPERTY OVERVIEW

Positioned at the heart of the prestigious Key Allegro waterfront community in Rockport, Texas, Key Allegro Marina presents a rare opportunity to acquire and redevelop one of the Texas Coast's most recognizable marina properties. Serving boaters and waterfront residents since 1965, the marina historically operated as a full-service destination featuring wet slips, fuel services, a restaurant, ship store and yacht brokerage.

While Hurricane Harvey destroyed the marina docks in 2017 and interrupted operations, the property's future is already well-defined. The marina is fully designed and permitted for reconstruction, including authorization to rebuild its historic 159-slip configuration. Extensive planning, engineering and development work has been completed, allowing a future owner to capitalize on years of entitlement efforts and move directly toward redevelopment and operations.

Located within the 800+ home Key Allegro community and surrounded by some of the most desirable waterfront real estate on the Texas Gulf Coast, this offering combines a premier marina location with significant value-add potential. With architectural plans, utility infrastructure designs, dock construction plans and recently dredged marina waters already in place, Key Allegro Marina represents a compelling opportunity to reestablish a landmark coastal destination and create long-term value through marina, hospitality and waterfront commercial operations.

PROPERTY HIGHLIGHTS

- Historic marina property serving the Key Allegro community since 1965; fully designed and permitted for reconstruction of a historic 159-slip marina
- U.S. Army Corps of Engineers permit in place authorizing marina reconstruction; +/-5.07 acres of submerged land under long-term lease with the Aransas County Navigation District

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REVITALIZE A LEGENDARY WATERFRONT DESTINATION

Key Allegro Marina occupies approximately 1.65 acres at the center of Key Allegro, one of the Texas Gulf Coast's most established waterfront communities. Developed in the early 1960s, Key Allegro has grown into a thriving coastal neighborhood of more than 800 homes and condominiums, attracting recreational boaters, anglers, seasonal visitors and full-time residents. The marina has historically served as the community's waterfront hub, supporting both local boat owners and visitors to the Rockport market.

Prior to Hurricane Harvey, the marina operated with approximately 159 covered and uncovered boat slips, fuel services, transient docking facilities, boat lifts, a ship store, restaurant and numerous boater amenities. The property also hosted major fishing events, including the renowned Rockport Offshore Challenge, reinforcing its reputation as one of the region's premier marina destinations.

Today, investors and developers have the opportunity to acquire a property where much of the entitlement and planning work has already been completed. A U.S. Army Corps of Engineers permit authorizes reconstruction of the marina's historic dock configuration, while complete dock construction plans, utility designs and infrastructure planning have been prepared. Architectural and construction plans have also been completed for a new restaurant, ship store and liquor store, creating multiple revenue opportunities beyond traditional marina operations.

The marina benefits from approximately 5.07 acres of submerged land leased from the Aransas County Navigation District under a long-term lease structure, providing the water area necessary to support marina operations. In early 2024, the marina basin was dredged to an approximate depth of seven feet, further advancing redevelopment efforts and reducing future site preparation requirements.

Rockport's strategic location along the Texas Gulf Coast places it within convenient driving distance of Houston, Austin and San Antonio, while its renowned fishing, boating and tourism industries continue to attract visitors year-round. As waterfront development opportunities become increasingly limited, Key Allegro Marina offers a rare combination of irreplaceable location, established marina history, completed planning and significant upside potential. For investors seeking a transformational coastal redevelopment project, the property presents the opportunity to restore a historic marina asset while creating a modern waterfront destination for future generations.



- Located within the prestigious Key Allegro waterfront development with more than 800 homes and condominiums
- Approximately 1.65-acre waterfront site with direct access to Aransas Bay
- Primary submerged land lease term through 2054 with option for an additional 20-year extension
- Marina basin dredged to approximately seven feet in early 2024
- Complete dock construction, utility, electrical and plumbing plans included in the offering
- Architectural and construction plans completed for a new restaurant, ship store and liquor store
- Existing marina buildings remain on-site and provide redevelopment or operational flexibility
- Fuel infrastructure in place with approximately 8,000-gallon combined diesel and gasoline capacity
- Historically operated as a full-service marina with fuel dock, restaurant, ship store and yacht brokerage
- Former host site of the prestigious Rockport Offshore Challenge fishing tournament
- Exceptional value-add and redevelopment opportunity in one of the Texas Gulf Coast's most established boating communities

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AS-IS PROPERTY PHOTOS

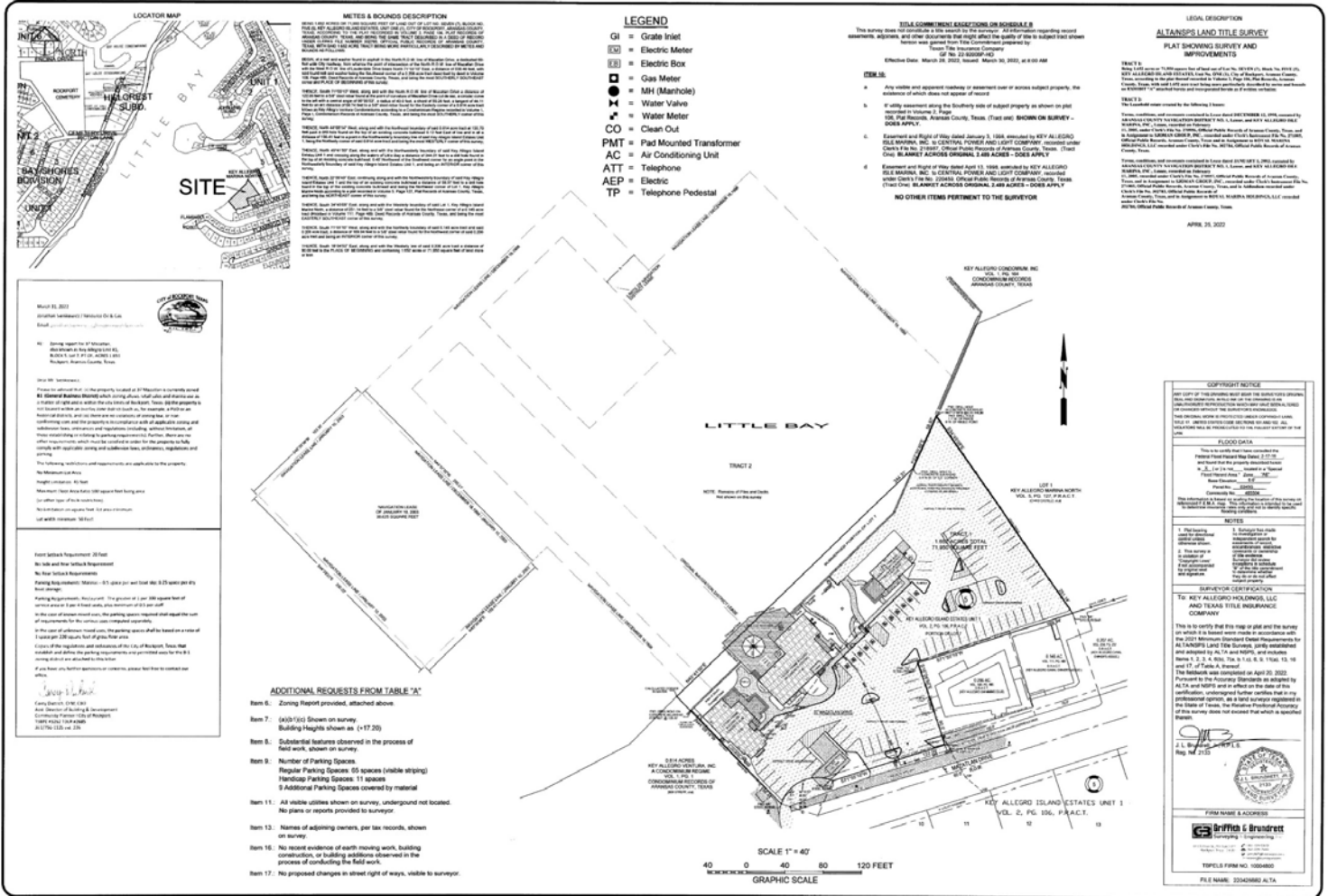


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PROPERTY SURVEY



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CONCEPTUAL CAMPUS PLAN & SITE ORIENTATION



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CONCEPTUAL REDEVELOPED CAMPUS RENDERINGS



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PHASED REDEVELOPMENT ROADMAP



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AS-IS VS. CONCEPTUAL REPOSITIONED RENDERINGS



Conceptual Repositioned Rendering



As-Is Property Condition

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Conceptual Repositioned Rendering



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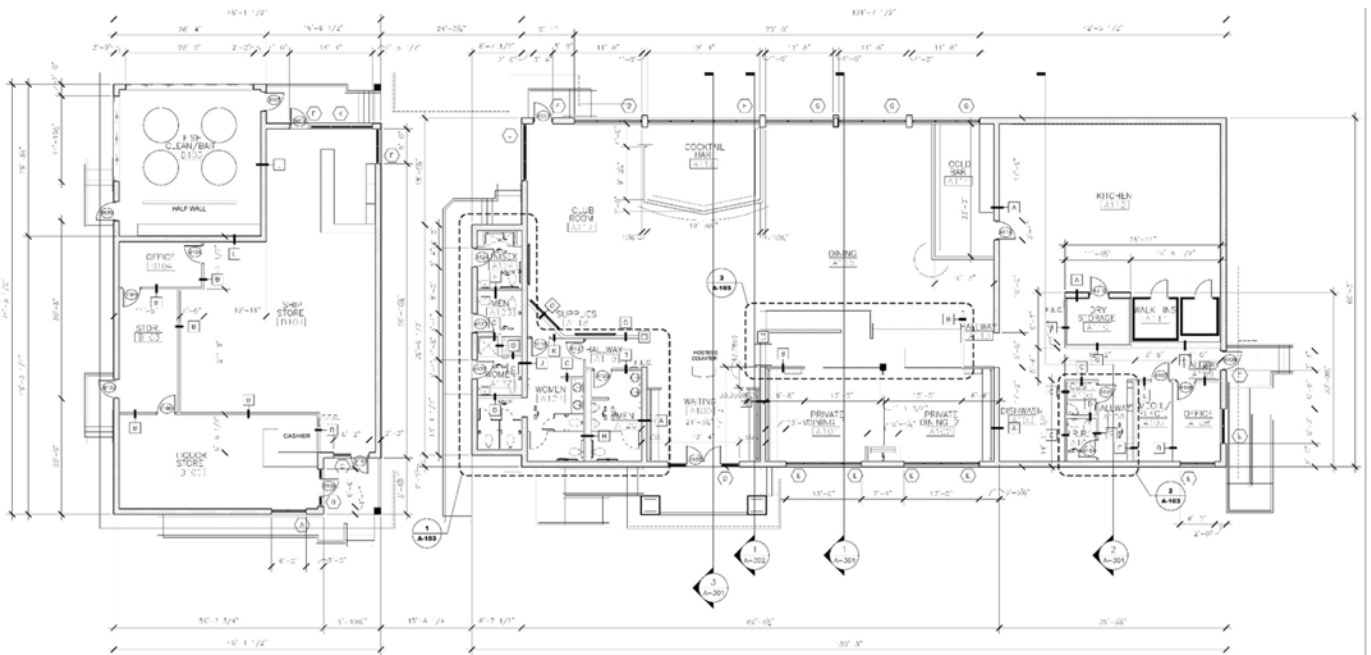
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RESTAURANT: CONCEPTUAL ILLUSTRATION & FLOOR PLAN



Conceptual Repositioned Rendering



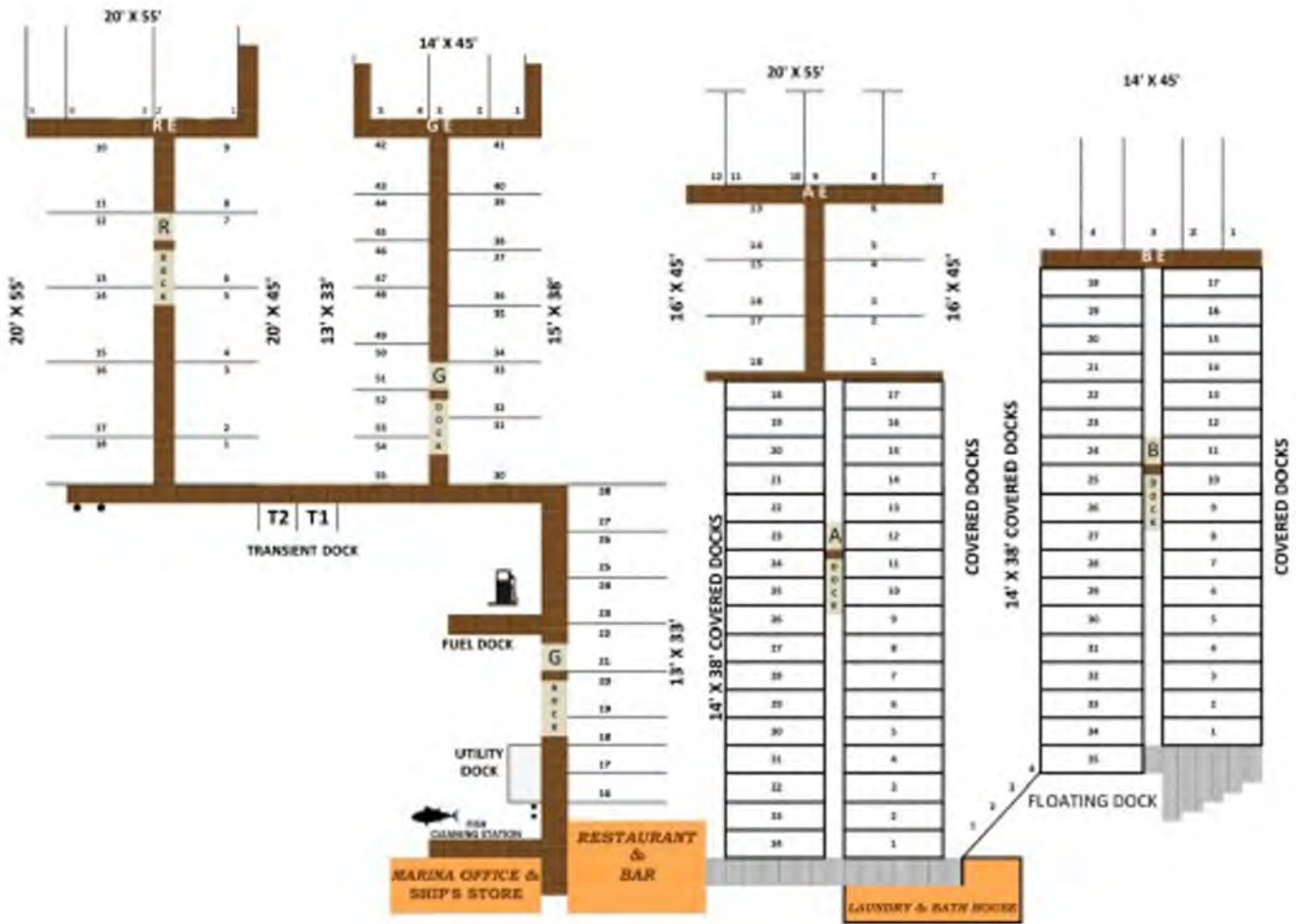
Restaurant & Ship Store Composite Floor Plan

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HISTORICAL DOCK DESIGN



Dock design engineering plans and additional due diligence materials available upon request.

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RETAILER MAP

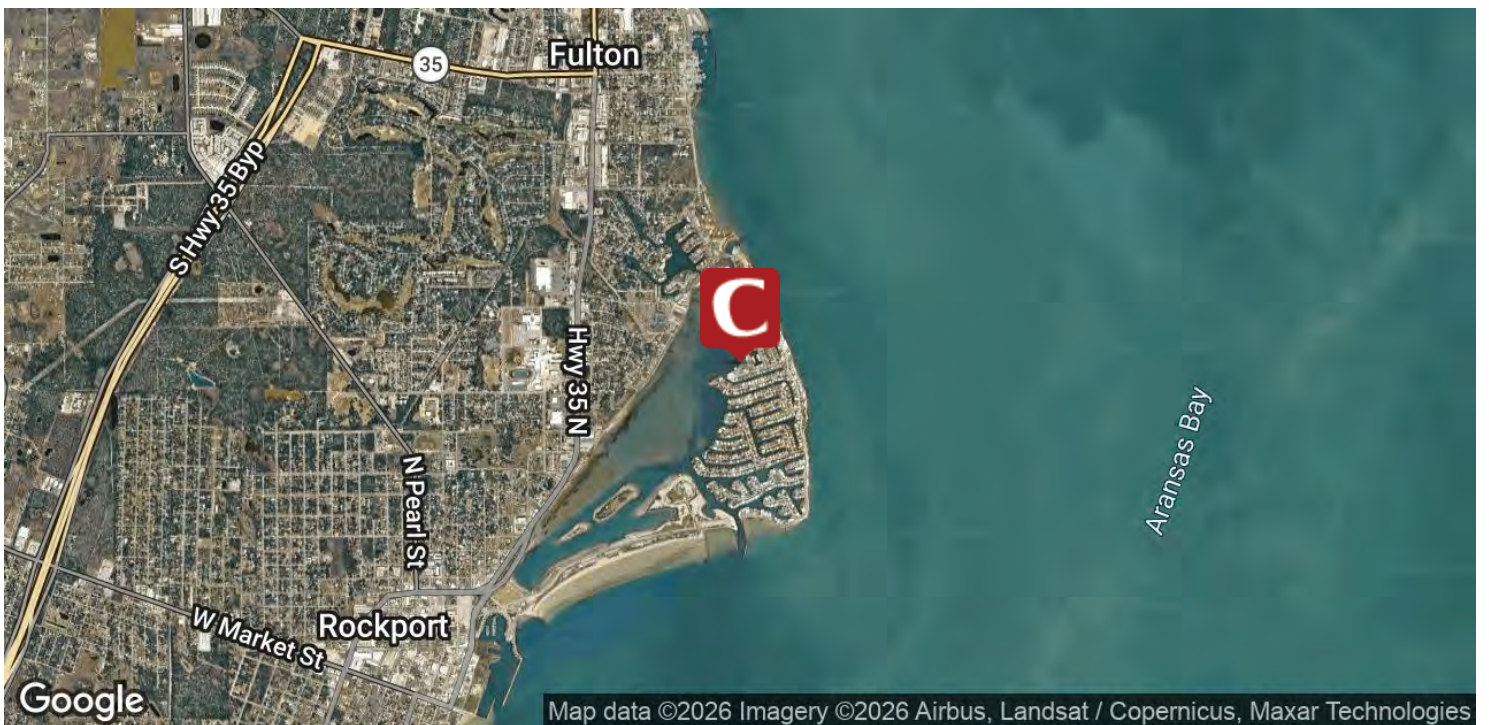


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LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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David Heitzman	TX #806588	dheitzman@craveyrealestate.com	361.541.4417
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date