



# Offering Memorandum

PELICAN REST MARINA



Stream Investment Contacts:

**Tommy Erwin**  
Vice President  
713.516.0052  
tommy.erwin@streamrealty.com

**Heath Donica**  
Vice President  
903.879.1776  
heath.donica@streamrealty.com



# The Offering

---

Pelican Rest Marina, located on the north side of Offatts Bayou, a long-standing natural yachting hub for Galveston, is the newest and one of the most upscale in Texas. Pelican Rest Marina, billed by the owner as the “Gateway to Galveston,” is a part of a multi-use high end marina complex in the center of a growing and vibrant area in Galveston.

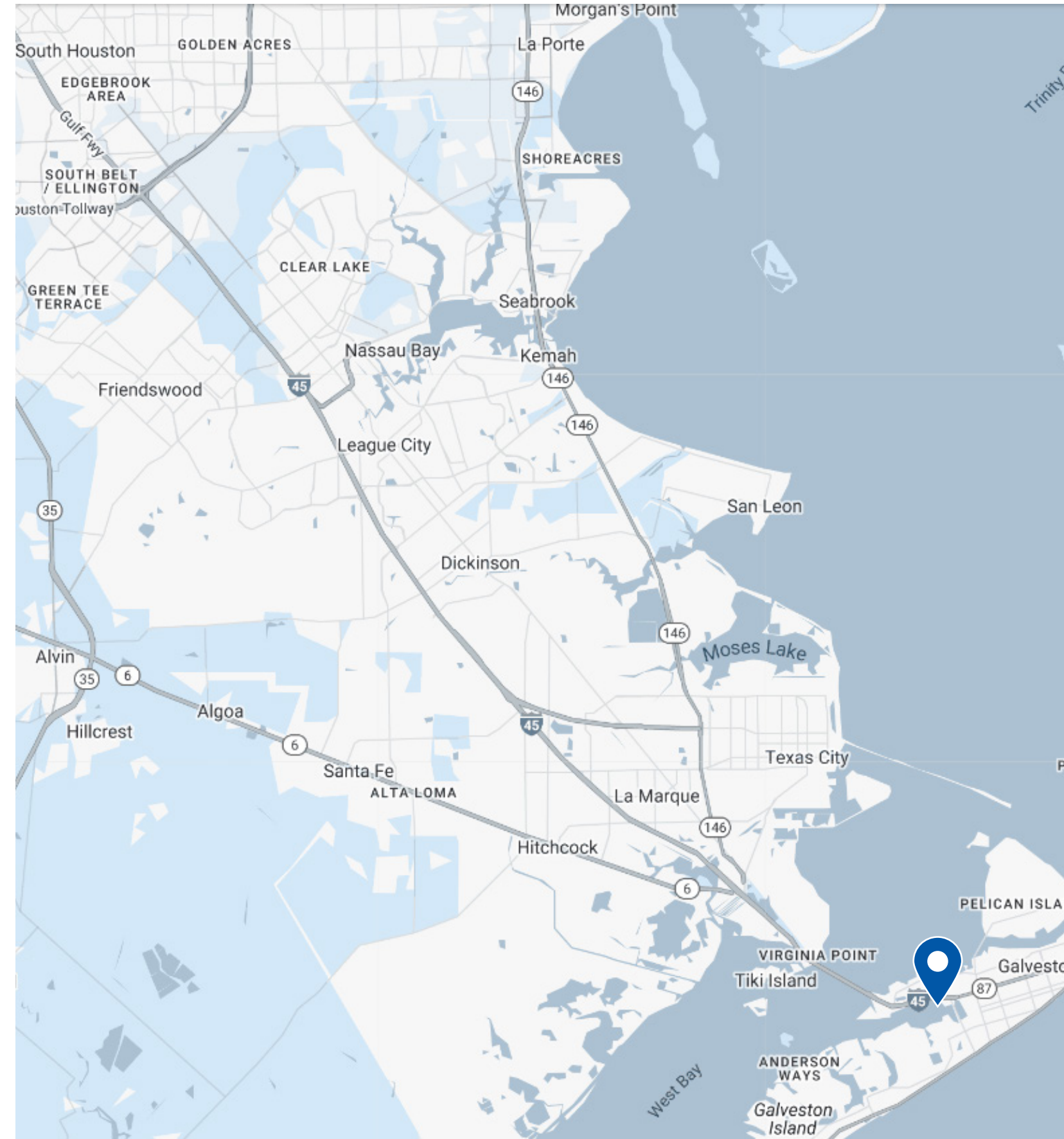
The marina serves as a social and commercial hub and destination for boaters along the entire Gulf Coast. The marina site has been transformed into an inviting lush manicured and landscaped tropical showpiece with a wide variety of palms, tropical plants and flowers, a stunning new fountain and private pool and well laid hard-scape paths. After only a few minutes on the site, visitors are delighted with the frequently visiting brown pelicans looking for fish, resting on a piling, or going for a leisurely flight around the bayou and understand how the owner’s coined the name.

Pelican Rest Marina is a state-of-the-art concrete floating dock designed of ShoreMaster and Bellingham systems to house 30’ – 50’ and 60’ and larger class sport fishing yachts. From the beginning, the vision of the owner was clear; build the best marina possible. ShoreMaster working with Shelmark Engineering LLC, designed the marina to be functional for boats over 100’ with wide walkways and fingers, expantial room to maneuver within the marina footprint and overflow room for larger vessels on the perimeter. Pelican Rest members and visitors have access to deep water slips and accommodation for mega yachts, transient dockage for overnight stays, an industry leading fire protection system, potable water and 50, 100, and 200 amp electrical service along with 230 V and 460V – 3 Phase. The fuel dock offers gasoline and diesel. Pelican Rest Marina is the most protected deep water marina in Texas.



# Location

7819 Broadway St.  
Galveston, TX 77554



# Property Overview

---

## SERVICES

Being a “white-glove” marina, patrons have access to all Marina Village facilities and a wide range of on-site services.

- The historical island landmark, Smitty’s, has been remodeled and is the on-site Marina Bait & Tackle facility which provides, bait, ice, tackle and marina supplies.
- VIP Vessel Concierge Service which include:
  - Fuel and standard maintenance assistance
  - Laundry
  - Transportation
  - Deliveries of provisions
  - Boat wash & detail
- A secure entrance, on-site security and ample parking for the marina and guests.

## AMENITIES

**Number 13 Prime Steak & Seafood** is an upscale steakhouse in Galveston’s yachting hub. The restaurant features prime steaks and line-caught, Gulf seafood along exciting appetizers and decadent desserts. The upscale cuisine is paired with an Island feel, welcoming guests who are casually enjoying a day on the boat or dressed for a night out. Number 13 also boasts an impressive list of whiskey, bourbon, wine, beer and specialty cocktails.

**Fuel Dock:** The gasoline and diesel fuel dock is open and accepts Visa, MasterCard, Discover and American Express. Open 7 Days with High-Speed Gas and Diesel Dispensers.

**Storage:** Pelican Rest’s Bodegas offer ample storage for tools, fishing equipment, or a refrigerator or freezer. Locked dry storage bodegas available.

## BENEFITS

- Deep water marina
- 10% Off gas or diesel at fuel dock
- Ice, drinks, and other items in fuel dock store
- Pool, bathrooms and showers
- Covered grill & BBQ area
- Private fenced dog run
- Concrete floating docks
- Annual contract, monthly and daily rates available
- Close ICW and gulf access
- Easy vehicle access off Broadway and I-45 south
- Nearby acreage - expansion opportunity



# Property Overview

---

## WET SLIPS

OUR SLIPS ARE AS FOLLOWS:

22' wide – accommodate vessels to 85'

27' wide – accommodate vessels to 100'

50' wide – accommodate vessels to 165' inside the marina with a draft of 22'

Side Ties – 22' draft can accommodate vessels to 200'

---

## CRADLE LIFTS

Up 20,000 lbs

---

## FUEL SALES

2 – 20,000 gallon fuel tanks (gas and diesel)

Consistent business in on and off season



# Leasing Overview

---

## BUILDING OFFICE

- 2,956 SF
  - Can be converted to condo or retail space
  - Pool
- 

## SMITTY'S BAIT SHOP

- 2,716 SF
  - Long term community fixture
  - Leases in place through 2030
- 

## GALLATI YACHT SALES

- Brand name yacht dealer
    - Viking, Valhalla, Cruisers, Princess, and Prestige
  - Major name brand in Yacht brokerage
- 

## NUMBER 13 PRIME STEAK & SEAFOOD

- 5,707 SF
- Fine dining full service steak/seafood restaurant
- Outstanding views and quality





## STREAM INVESTMENT CONTACTS:

### Heath Donica

Vice President

903.879.1776

heath.donica@streamrealty.com

### Tommy Erwin

Vice President

713.516.0052

tommy.erwin@streamrealty.com

