

West Bay

ZINGELMANN WATERFRONT

A 60 +/- Acre Development Opportunity
on Galveston Bay
Zingelmann Rd, Galveston, TX 77554

Galveston Bay Causeway B
RE/MAX

Sunset Marina

Cove
Moody Garden Golf Course

Sugar Bean C

EVIA

LOT N. 150

Los Palmas

Stewart Rd

Lot 25 Lot 23

Termini-San Luis Pass Rd





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01 Executive Summary

Offering Summary

This offering presents a rare opportunity to acquire and develop approximately 60 +/- acres of prime, unrestricted land featuring significant waterfront access to Galveston's West Bay. The site boasts approximately 1,300 feet of frontage on Gana's Bayou, providing a direct channel to the bay. Its versatile, unrestricted zoning allows for a wide range of high-potential development projects, including a premier waterfront residential community, a full-service marina, a luxury RV park, or a destination resort. This unique property is a blank canvas for a visionary developer to create a landmark coastal destination.

ASKING PRICE
\$2,499,000

LOT SIZE
Approx. 60 Acres

PRICE / ACRE
Approx. \$41,650

APNS
7206-0000-0139-002, 7206-0000-0138-000, 7206-0000-0129-000, 7206-0000-0173-000

ZONING
Unrestricted (Agricultural, Commercial, Residential)

WATER FRONTAGE
Approx. 1,300 ft on Gana's Bayou

This is an exceptional opportunity to shape the future of a significant piece of the Galveston coast, with endless possibilities for development.

INVESTMENT HIGHLIGHTS



Premier Waterfront Location

Approximately 1,300 feet of frontage on Gana's Bayou, offering direct boat access to Galveston's West Bay and the Gulf of Mexico.



Significant Development Scale

A substantial 60 +/- acre parcel provides the scale necessary for a master-planned community or a large-scale destination resort.



Unrestricted Zoning & Flexibility

The lack of zoning restrictions opens up endless development possibilities, from residential and commercial to marina, RV park, or mixed-use concepts.



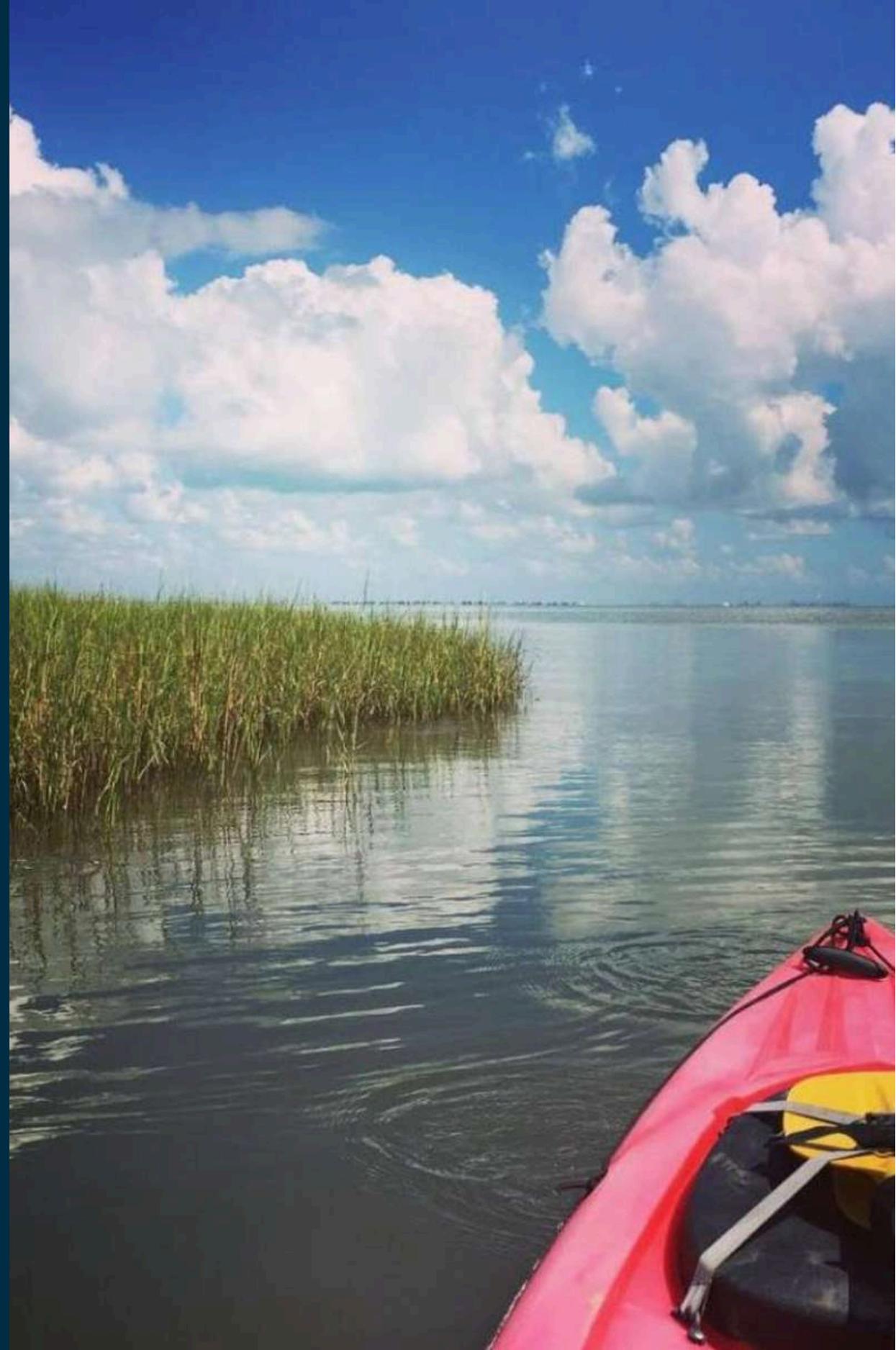
Unobstructed Bay Views

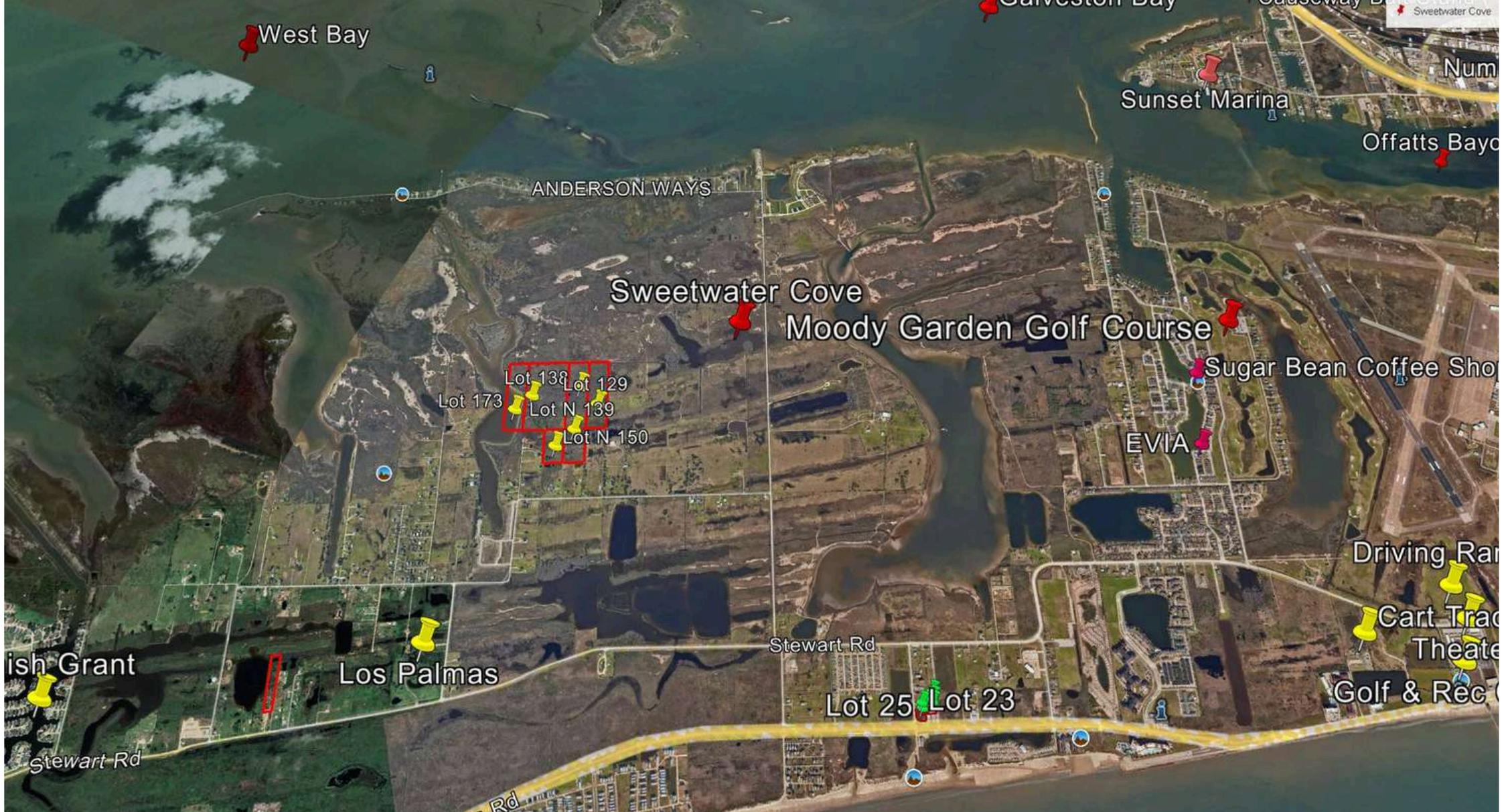
The property's position ensures spectacular, unobstructed views of the bay, promising premium value for any residential or hospitality development.



Untapped Recreational Potential

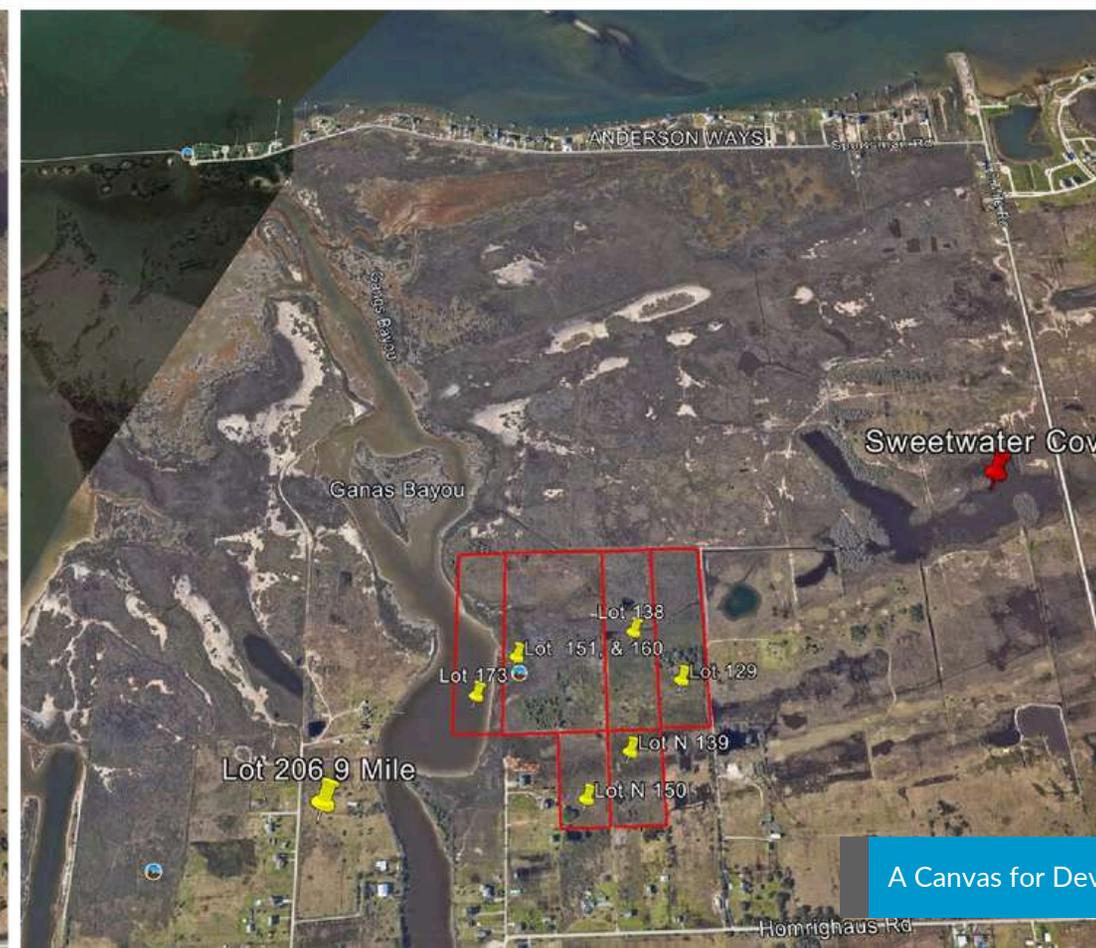
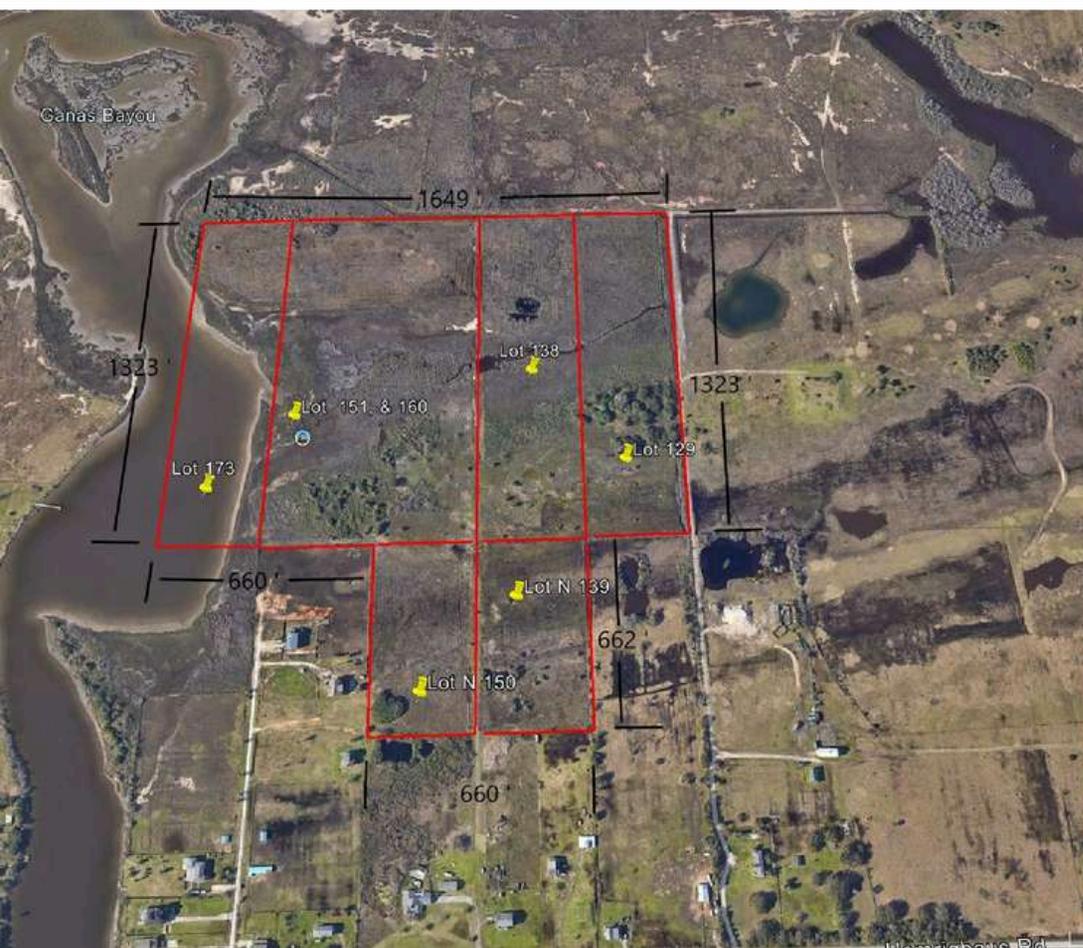
Ideal for capitalizing on the high demand for boating, fishing, bird watching, and coastal lifestyle activities.





THE LOCATION

Situated on the north end of Zingelmann Road in Galveston, Texas, the property offers a unique blend of seclusion and accessibility. This prime location grants direct access to the rich marine ecosystems of West Bay, a renowned destination for angling and watersports. Its proximity to the main island of Galveston ensures that future residents or visitors will be just a short drive from the area's popular beaches, dining, entertainment, and historic attractions, while still enjoying the tranquility of a private coastal enclave.



CANVAS FOR DEVELOPMENT

A Canvas for Development

THE SPECS

Address	Zingelmann Rd, Galveston, TX 77554	Legal Abstract	ABST 121 PG, TRIMBLE & LINDSEY SEC 2 & 10
Total Acreage	Approximately 60 Acres	Water Frontage	Approximately 1,300 ft on Gana's Bayou
APNs	7206-0000-0139-002, 7206-0000- 0138-000, 7206-0000-0129-000, 7206-0000-0173-000	Zoning	Unrestricted, allowing for Agricultural, Commercial, or Residential use
Parcels / Lots	Comprised of Lots 129, 138, 173, N 660 FT OF 139 & 150, ALL OF 151 & 160	Access	Via Zingelmann Road

Note: Buyers and their agents are advised to conduct their own due diligence to verify all acreage, lot sizes, dimensions, and legal descriptions.

Lot 150, 151, & 160



Parcel Diagrams

A simplified diagram outlining the boundaries and dimensions of Lots 150, 151, & 160.

Lot 129

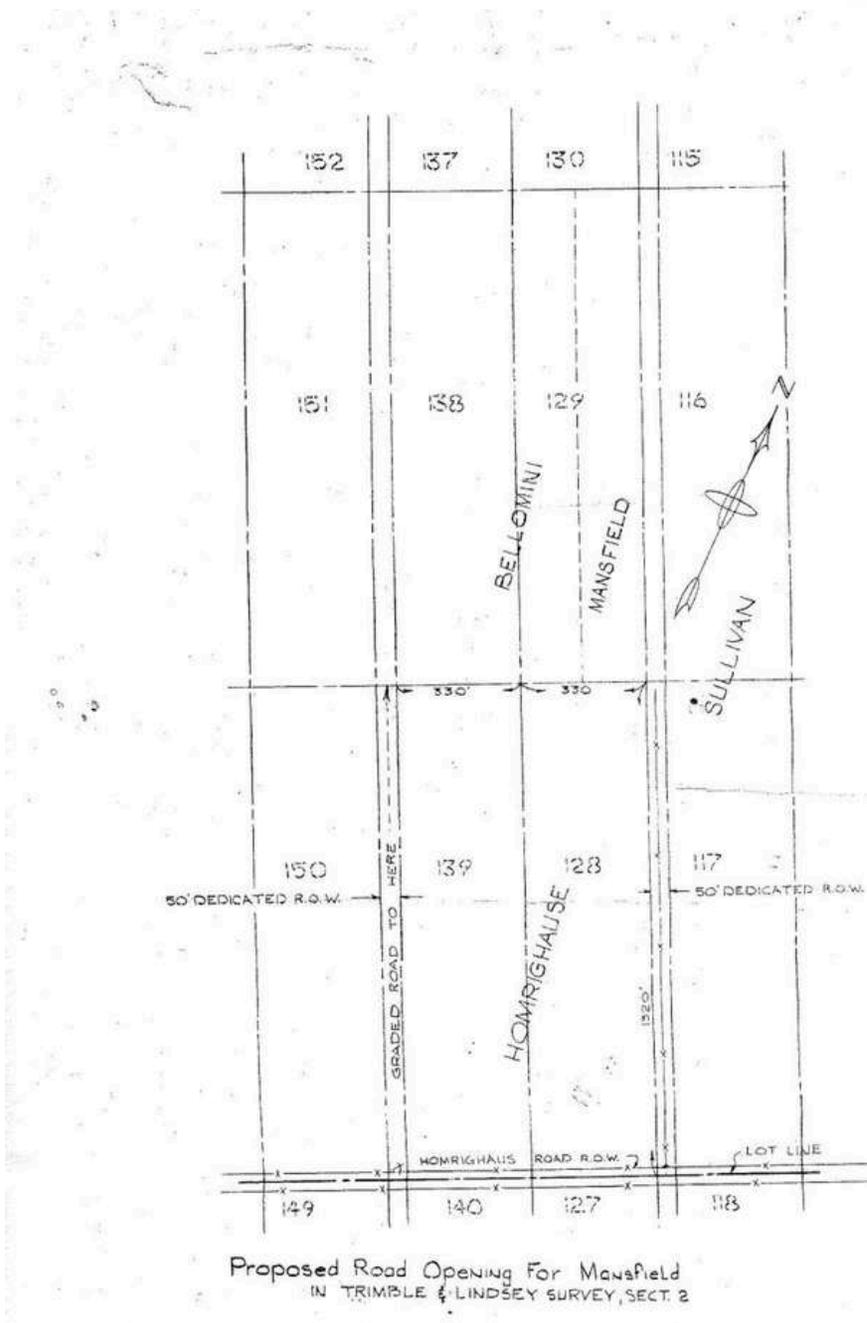


Lot 138



Supporting Documents

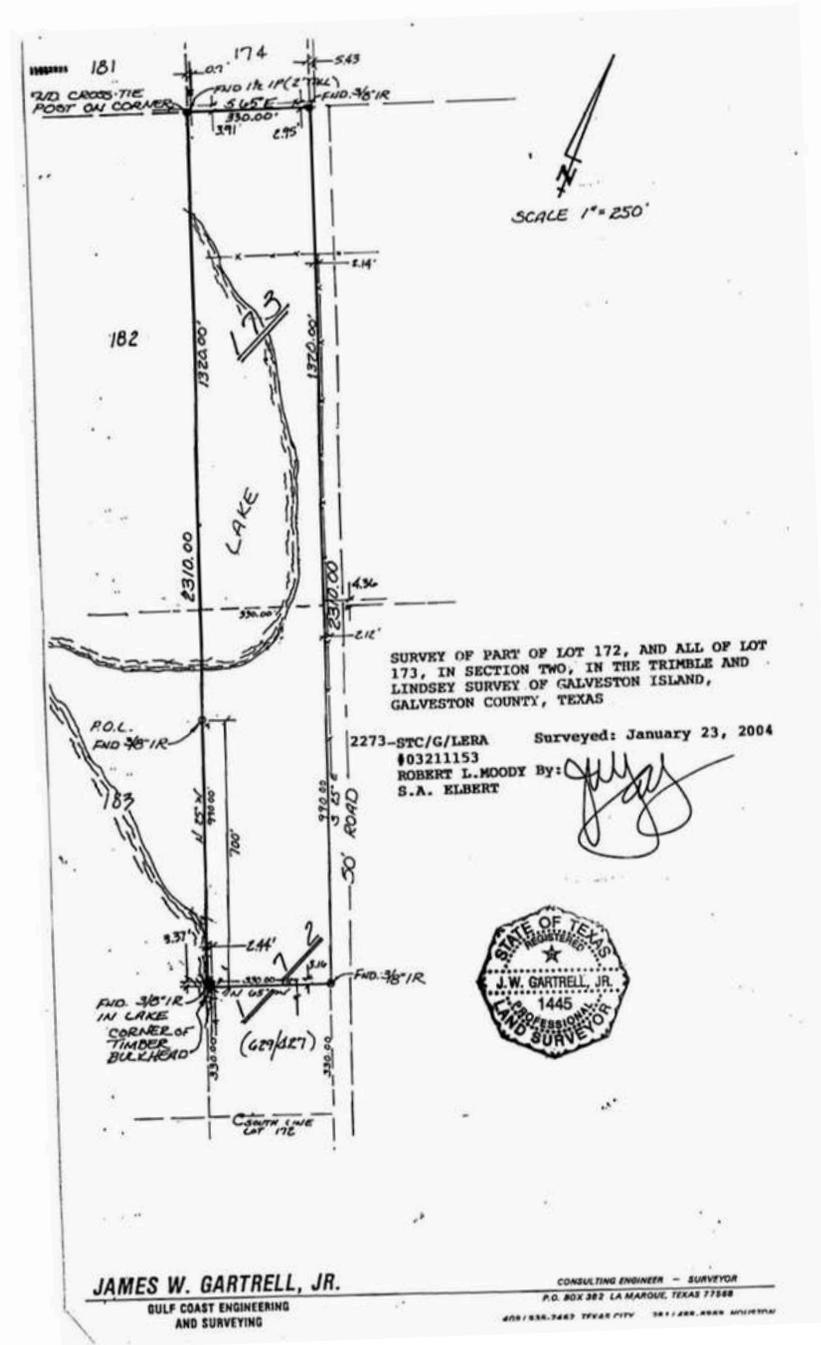
Included for reference are historical surveys and engineering documents related to the property. These materials provide valuable context on the land's history and configuration. Prospective buyers should use these as a starting point for their comprehensive due diligence process. All information should be independently verified with Galveston County and through a new, updated survey.



GALVESTON COUNTY ENGINEERING DEPARTMENT
JUNE 17, 1971

SCALE: 1"=200'
DRAWN BY: O.M. ANDERSON

1971 Engineering Drawing from Galveston County



2004 Land Survey by James W. Gartrell, Jr., R.P.L.S.

Bayou



CONTACTS

INVESTMENT SALES



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Zinglemann Waterfront

Galveston, TX

This Confidential Investment Memorandum is for informational purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.