

THE LAST GREAT RANCH
OPPORTUNITY
ON GALVESTON ISLAND



S P O O N B I L L
bay ranch

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WHITE | HOUSE
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bay ranch



“There will never be another Spoonbill Bay Ranch.”



On the western edge of Galveston Island lies Spoonbill Bay Ranch — 116 acres of untouched coastal land, where 81 contiguous usable acres meet a 14-acre natural buffer of marsh and 21 acres bay.

This is more than acreage. It is the last great ranch opportunity on Galveston Island — a canvas for generational estates, conservation legacy, or the first master-planned coastal community of its kind.

Asking \$9 million, Spoonbill Bay Ranch offers three winning paths, each with its own story of wealth, lifestyle, and return:



116 Acres



81 Contiguous Usable Acres + 35 Natural Buffer

116 Acres. Three Strategies. One Trophy Ranch



The Trophy Ranch Estate— A waterfront compound with panoramic sunsets, private dockage, and open ranchland for recreation, equestrian pursuits, or wild life. A family legacy carved into the Texas coast.



Conservation Partnership w / the Federal Government — A defensible, RS-compliant structure that transforms an acquisition into a \$35–45M charitable deduction, delivering a net positive ROI— while retaining a 5-acre trophy estate for generations to enjoy.



The Beach and Nature Club-PD (Public Improvement District) Backed Development— Galveston's answer to Cinnamon Shore: a resort-style coastal village with canals, marina, and insurable, resort-quality homes. A first-of-its-kind opportunity with \$40–50M projected investor profit.

Three paths. Three outcomes. All winning.
Whether the goal is lifestyle, tax efficiency, or growth, Spoonbill Bay Ranch delivers on every front.



“A Legacy Estate on the Edge of the Bay

Imagine arriving at your private coastal sanctuary — a 5–10 acre bayfront compound with sweeping views of West Bay. A main residence designed for grandeur, guest casitas for family and friends, a shimmering pool that melts into the horizon, and a private dock for boating and sunset cruises.

Beyond the estate, 81 contiguous acres stretch out as your playground. Trails wind through open ranch land, ponds mirror the sky, equestrian fields invite freedom, and bird habitats celebrate the wild life of Galveston Island.

In a market where Sea Isle, Jamaica Beach, and Pirates' subdivisions are built out with aging stock, this ranch stands apart.

Sunset Cove, a master-planned enclave with only 117 lots, now commands homes averaging \$144M at \$450 per square foot. Spoonbill Bay Ranch offers not just land — but irreplaceable scale and waterfront rarity.



Ranch Checklist

- ✓ Survey & title verification
- ✓ Master plan for estate siting & flood compliance
- ✓ Dock permits & waterfront improvements
- ✓ Utilities extensions (city water, sewer, electric)
- ✓ Wildlife habitat and ranch features
- ✓ Estate construction — with the option to pivot later

Outcome: A trophy ranch and generational compound with two built-in backup wealth strategies.



When Preservation Becomes Profit.

For those who value both legacy and efficiency, a partnership with the federal government using a Conservation Easement (CE) offers a path that is as powerful as it is rare.

The structure is simple: acquire Spoonbill Bay Ranch. Hold for twelve months. Donate 95–100 acres into a perpetual easement, preserving the natural buffer forever. Retain a 5-acre waterfront estate—your private enclave on the bay.

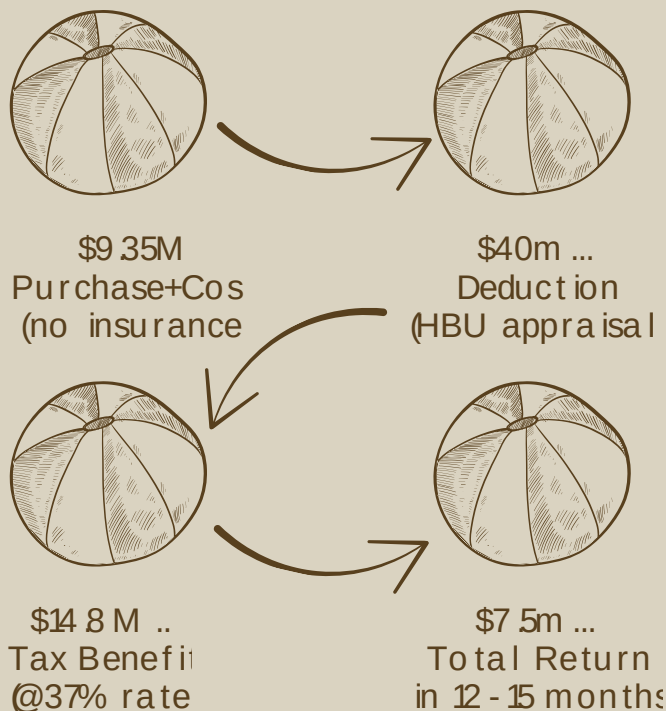
The numbers tell the rest of the story. With a certified appraisal and defensible compliance, this easement translates into a \$35–45 million charitable deduction. At the highest tax brackets, the outcome is a net positive return within 12–15 months.

And unlike syndicated schemes, this path is built for single owners, family offices, and private investors—fully compliant, fully defensible, fully rewarding.

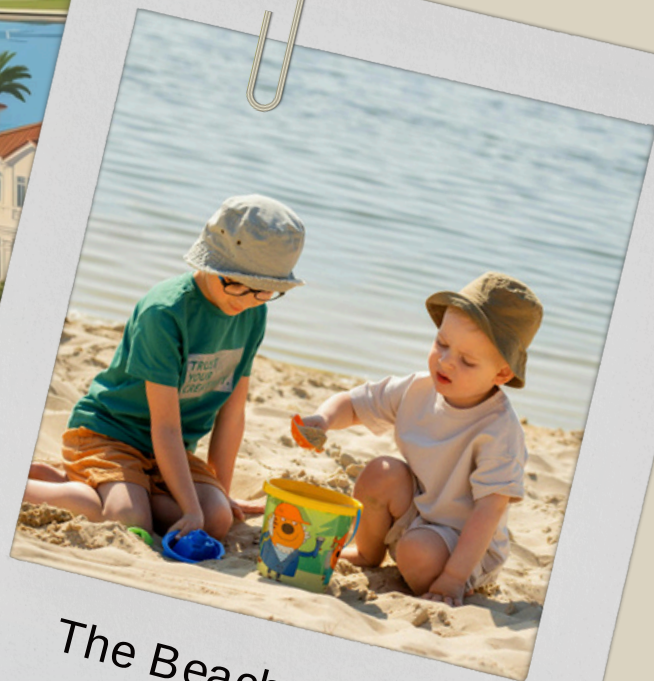
Legal Position

- Not a conditional sale. You are buying a ranch; CE is a voluntary donation
- SECURE 2.0 (2024) limits apply only to pass-through multipliers; not relevant here
- With MAI-certified appraisal, baseline study, and trust, and accounting guidance, this structure is defensible
- 2024 on multiparties is capped at 25x

ROI – CE Path



Outcome: Net-positive ROI plus a retained 5-acre trophy compound—you keep the ranch while the tax benefit pays for itself.



The Beach & Nature Club

Envision a private Beach & Nature Club unlike anything on Galveston Island. A place where canals and marina slips flow into the bay, while nature trails, birding lookouts, and equestrian paths weave across preserved landscapes.

At its heart: a resort village with modern, insurable coastal homes, a waterfront clubhouse, pickleball courts, pools, and a signature beachside restaurant. Families gather for weekends by the water, investors see strong rental demand, and residents discover a lifestyle that is both active and restorative.

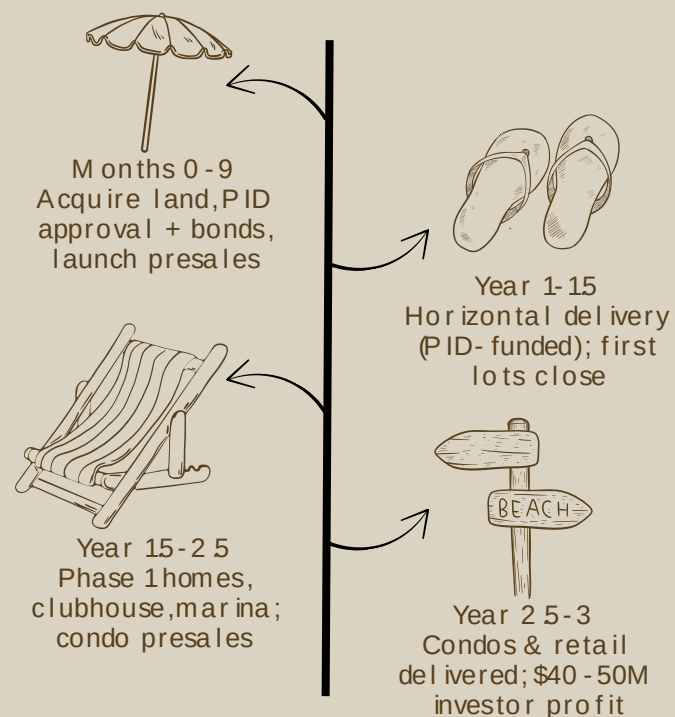
The Market Advantage:

- West End neighborhoods are aging — built in the 1980s, struggling with insurance premiums.
- New, FORTIFIED-certified homes here will save 20–30% annually on wind insurance while commanding higher resale values.
- Houston families are just 90 minutes away, seeking second homes.
- Short-term rentals deliver projected returns of \$50–70K annually for 4BR homes.
- Retirees and empty-nesters crave gated, low-maintenance living.

Financing Edge:

With PD-backed infrastructure (\$40–50M in roads, canals, marina, drainage), development costs are offloaded from the investor, shared across future homeowners.

Timeline & Financials



Outcome: A resort-style coastal community filling West End gaps with \$40–50M net investor profit.



“A World-Class Deal Team for a World-Class Property.”

For the Conservation Preserve, the strategy is guided by:

- DeRousche Partners providing precision accounting and tax guidance.
- Compass Engineering, trusted for environmental and baseline studies.



SAMPLE PRESERVATION FOUNDATIONS:

- Galveston Bay Foundation and Ducks Unlimited, respected land trust partners ensuring the land's ecological legacy.
- Audubon Society, supports and facilitates conservation easements to permanently protect critical bird habitats and natural lands from development while allowing for sustainable land use.



For the Beach & Nature Club, the execution strength is equally unmatched:

- White House Global Properties leading sales and marketing, connecting the vision to the market.



Together, they form more than just a team. They represent a ready-made ecosystem of trust, strategy, and delivery—ensuring that Spoonbill Bay Ranch transitions seamlessly from vision to reality, in whichever form the buyer chooses.



"The Team Behind the Vision."

WHITE | HOUSE GLOBAL PROPERTIES

White House Global Properties is more than a brokerage. We are also a full-service residential and commercial development marketing firm, bringing together deep market knowledge, creative strategy, and global reach.

Our team specializes in launching luxury properties and master-planned communities, from concept to completion. With proven experience in branding, marketing, and international sales, we transform developments into destinations and properties into legacies.

From trophy estates to resort-scale communities, our Development Marketing Team ensures that every project we touch is positioned to achieve maximum market value and connect with the right buyers and investors worldwide.



Washington Ho – Chairman & Co-Founder
A Houston native and SMU Real Estate & Finance graduate, Washington Ho is a visionary investor, brand builder, and community leader. His media presence and entrepreneurial insight have helped shape WHGP as a firm that values purpose over transactions. Washington champions mentorship and legacy—bridging real estate, leadership, and culture.



Angelica Smart – CEO, Co-Founder & Designated Broker
With over 18 years of experience in investment and residential real estate, Angelica leads WHGP's operations with unmatched executive rigor. A double-degree holder in Finance and Accountancy from the University of St. Thomas, she currently oversees major development projects including a \$70M mid-rise. Her financial discipline and client-first philosophy are the cornerstones of WHGP's growth.



REAGAN HO -
Realtor Associate



MYRFE CABANSAY -
Realtor Associate /
Development Marketing



MARLON MARTINEZ
Realtor Associate



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