



Property Highlights

- Uniquely positioned for boardwalk/resort development with more than 3300' water frontage on the pristine shores of Aransas Bay
- Private bulk-headed harbor, marina & boat ramps
- 1725' frontage on SH 35
- Utilities provided by Lamar Improvement District ("LID")
- Purchaser/Developer to be assigned \$1.9 MM in reimbursable LID bond proceeds
- Iconic site – former home to the historic Sea Gun Sports Inn
- Approximately 19 nautical miles to the Gulf of Mexico
- Strategic location at the gateway to Rockport and the Coastal Bend, on the direct corridor to Port Corpus Christi, the 5th largest U. S. seaport by tonnage

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FOR SALE

Sea Gun Resort

Rockport, TX Area

±21.2 Acres on the Lamar Peninsula



SEA GUN RESORT

- Located on Lamar Peninsula in the ETJ of Rockport, TX
- Poised to capitalize on post-hurricane inventory-reduction of quality hotels & resorts in a region strongly driven by tourism
- 2.5 hour drive from San Antonio; 3 hour drive from Houston
- Positioned to attract a steady flow of anglers, hunters, photographers, boaters, artists, birders and “Winter Texans”
- 1 mile to Goose Island State Park, 2.5 miles to the Big Tree, and close proximity to Aransas National Wildlife Refuge
- Excellent proximity to popular tourist attractions including the Fulton Mansion, Texas Maritime Museum, Rockport Center for the Arts, Rockport Beach and Aransas Pathways (dedicated birding, history, trails, kayaking sites)



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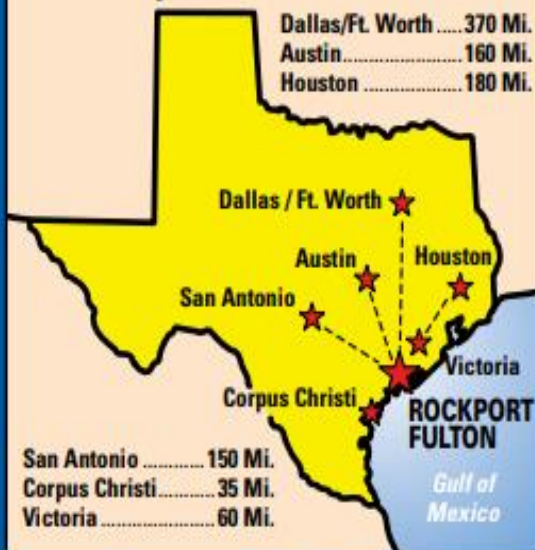
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Less Than a Tank Away!

**Approximate Driving Distances to
Rockport~Fulton, Texas**



Annual Events

- Gospel Music Festival January
- Bountiful Bowl/Clay Expo February
- Fulton Oysterfest First Weekend in March
- Tour of Homes & Boats April
- Nautical Flea Market / Babes on the Bay May
- Rockport Festival of Wines Memorial Day
- LAC Attack Kayak Fishing Tourney June
- TGWA Fishing Tourney & Concert June
July Fourth Weekend
Rockport Art Festival
- Fourth of July Fireworks and Boat Parade
- Youth Sailing Regatta August
- HummerBird Celebration September
- Rockport-Fulton Shopping Tournament October
- Seafair October
- Rockport Film Festival November
- Christmas by the Bay December
- Tropical Christmas Celebration, Night Parade & Fireworks
Christmas Historical Homes Tour
Lighted Boat Parade, Caroling at the Mansion
Symphony by the Sea, Christmas in Fulton and
Christmas in the District

For details on these and other events please go to www.rockport-fulton.org



Visit www.AransasPathways.com

ROCKPORT-FULTON CHAMBER OF COMMERCE
www.rockport-fulton.org 1-800-242-0071

FIND YOURSELF IN

ROCKPORT

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FULTON
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