

55’ SHALLOW PERIMETER BEACH & BIRD SHELF



ENVIRONMENTALLY SENSITIVE
MASTER PLANNED COMMUNITY

\$4,500,000

3632 - 3760 State Highway 35 South
Rockport, TX 78382, Aransas County

- 90 Lots
- 50 Water-Front
- 40 Water View & Water Access
- Entitlements & Permits
- Channel Access and 1300’ of frontage on the Intercoastal Waterway (ICW), overlooking Scenic Estes Flats.

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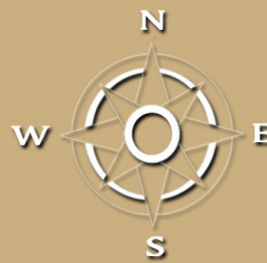
PASSPORT SHORES, 3632-3760 STATE HIGHWAY 35 SOUTH
Rockport, TX 78382



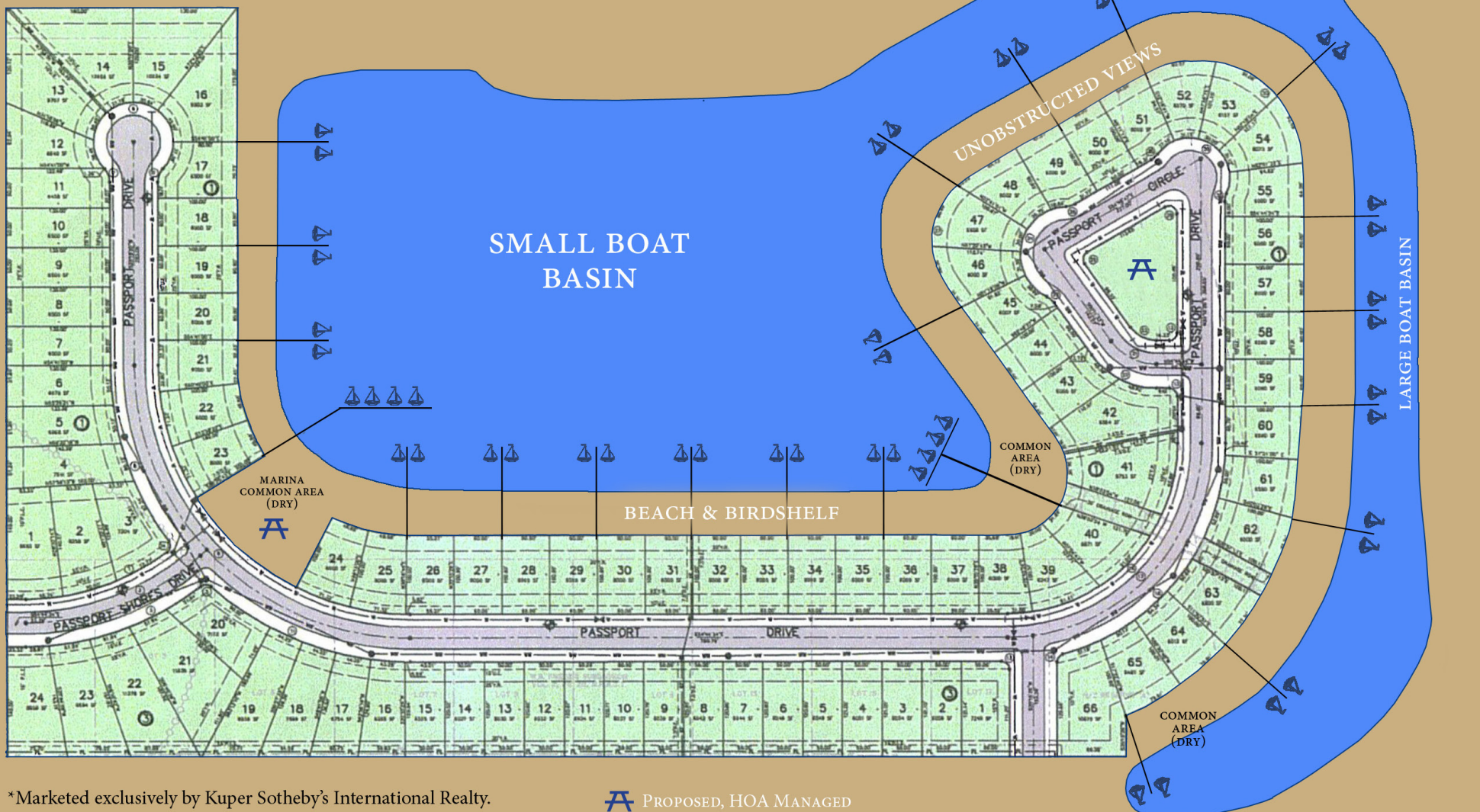
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DEDICATED WETLANDS



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 PROPOSED, HOA MANAGED

PASSPORT SHORES

55.81 ACRE WATERFRONT DEVELOPMENT ON INTERCOASTAL WATERWAY OVERLOOKING ESTES FLATS

ENVIRONMENTALLY-SENSITIVE MASTER PLAN

The development has been issued a permit by the Army Corp of Engineers (ACE) and approved by the City of Rockport for 90 single-family homes with all city utilities and city maintained streets.

There are several unique features incorporated in the design of the community.

- 50 waterfront lots are permitted for adjoining boat docks.
- 40 water view & access lots are provided with a private 44 slip marina located in the center of the community.
- 14 lots overlooking Redfish Bay will front a calm-water boat basin, with no disturbance from boat traffic along the Intercoastal Waterways.
- 36 waterfront lots and the 44 slip marina are situated on a 20 acre boat basin (385' wide) and overlooking 14+ acres of dedicated wetlands.
- All of the waterfront lots will have a building site (elevation 9'+) with a sloping rear yard, buffered with a retaining wall (elevation 5'+).
- 40' shoreline is created to the water's edge (from the retaining wall).
- Walkable beach (on bulkhead); ankle-deep water. Family & Pet Friendly!

CONVENIENTLY LOCATED:

- 5.47 Miles to Rockport
- 5.8 Miles to Aransas Pass
- 12.8 Miles to Port Aransas
- 34.37 Miles to Corpus Christi
- 1.7 Miles to the Cove Harbour Marina & Boat Valet