

VIEW AERIAL VIDEO 

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Highway 87

2,550 ± ft.

Birdsall Blvd

139.7 ± Acres

2,500 ± ft.

Gulf Coast Frontage

139.7 ± Acres | For Sale

Rancho Caribe Dr

Highway 87 and Birdsall Blvd, Crystal Beach | TX 77650

139.7 ± acre site at Highway 87 and Birdsall Blvd on the Bolivar Peninsula in Galveston County. The site offers a prime waterfront location on Crystal Beach ready for development with 391 lots of which 178 are platted residential lots and 213 are “paper” lots. The site has over 2,500 ± feet of beach frontage with 18 premier beach front lots.

FEATURES

- 139.7 ± Acres
- Utilities available to portion of west side
- Concrete roads in place on west half
- 2,500 feet of frontage on Gulf Coast/ Crystal Beach
- 391 lots - 178 platted residential lots, 213 “paper” lots

Contact us:

Bill Byrd, SIOR, CCIM

Principal
+1 713 830 2131
bill.byrd@colliers.com
Lic. No. 337665

Ryan Byrd

Vice President
+1 713 830 2171
ryan.byrd@colliers.com
Lic. No. 621343

Sale Price:

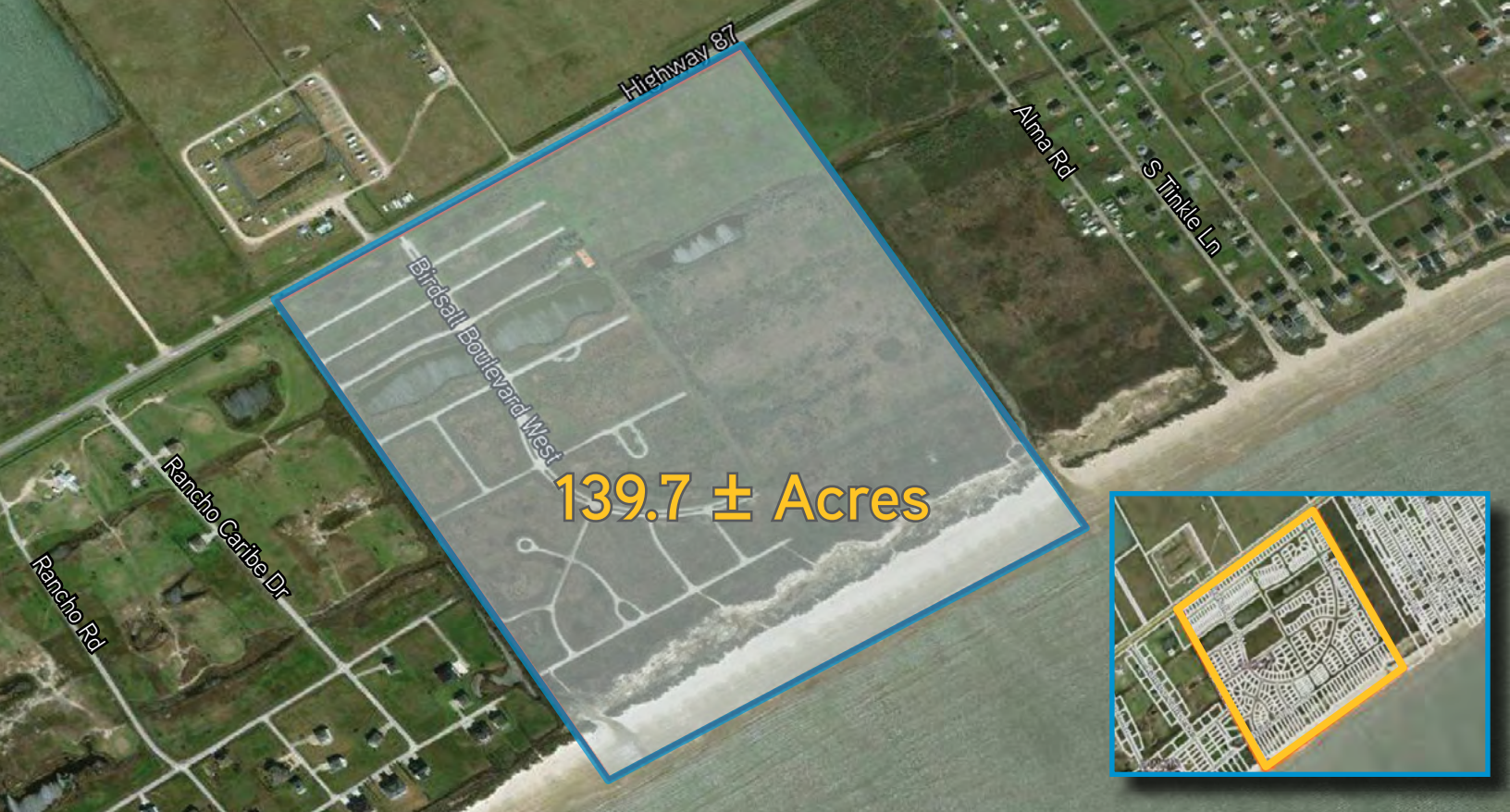
\$28,633/ACRE
(\$4,000,000)



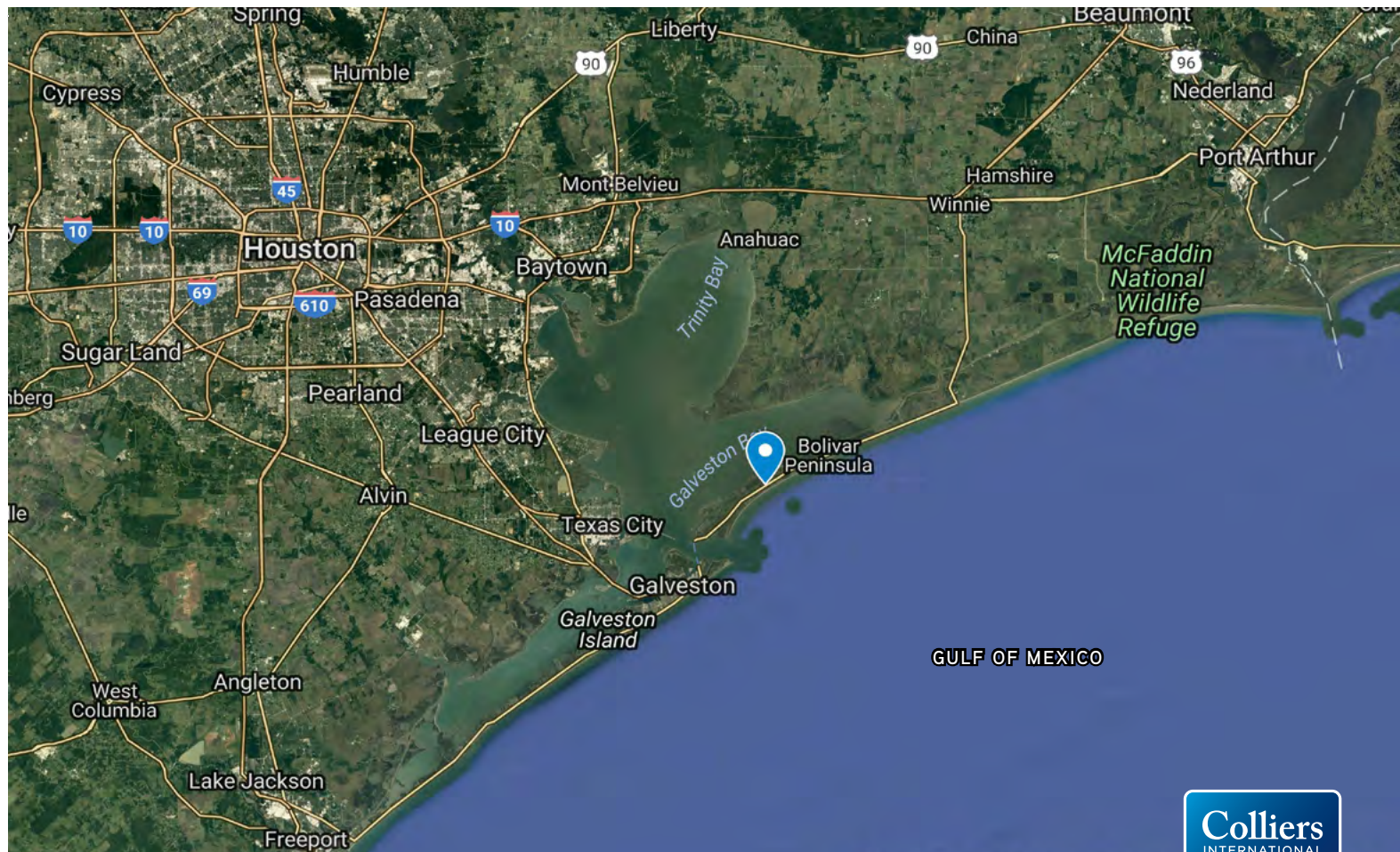
Colliers International
1233 W Loop South | Suite 900
Houston, TX 77027
P: +1 713 830 2111
Lic. No. 29114



CLOCKWISE FROM TOP:
View of the Gulf Coast // Overlooking one of the ponds on site // Eight miles east of the ferry dock that connects to Galveston Island - boardwalk, hotels, and retail seen in the distance // Concrete roads in place on site // 2,500' of drivable frontage on Crystal Beach // Homes just west of the site start from the \$400's



LOCATION: The subject site is located approximately 60 miles from Houston's CBD, 8 miles east from the Galveston-Port Bolivar Ferry, and approximately 18 miles west of High Island.



[VIEW MAP](#)

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View to the east



View to the west

139.7 ± Acres

[VIEW PHOTOS](#)



[VIEW SURVEY](#)



[ABOUT BOLIVAR PENINSULA](#)

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Contact us:

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Principal
+1 713 830 2131
bill.byrd@colliers.com
Lic. No. 337665

Ryan Byrd
Vice President
+1 713 830 2171
ryan.byrd@colliers.com
Lic. No. 621343

CLOCKWISE FROM TOP:
View to the east // Survey // Information about the Bolivar Peninsula // View to the west

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**Colliers International
Houston, Inc.**

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

29114

License No.

houston.info@colliers.com

Email

(713) 222-2111

Phone

Gary Mabray

Designated Broker of Firm

138207

License No.

gary.mabray@colliers.com

Email

(713) 830-2104

Phone

Patrick Duffy, MCR

Licensed Supervisor of Sales Agent/
Associate

604308

License No.

patrick.duffy@colliers.com

Email

(713) 830-2112

Phone

William J. Byrd

Sales Agent/Associate's Name

337665

License No.

bill.byrd@colliers.com

Email

(713) 830-2131

Phone

Buyer/Tenant/Seller/Landlord Initials

Date