



- ▶ Full Service 260 boat dry stack storage facility.
- ▶ Custom designed to store and protect power boats 20-42 feet long from the elements.
- ▶ Full Service Marina with 38 deluxe wet slips and floating aluminum dock system on steel piles.
- ▶ Full service diesel and gasoline fuel stations, onsite mechanic, retail sales center and Ship's Store.
- ▶ Minutes to the open Gulf of Mexico and deep water via Freeport Jetties.
- ▶ 45 minute drive from the Houston/Sugar Land metropolitan area.
- ▶ Located in Brazoria County, Houston's hottest growth corridor.



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Surfside Marina is a state of the art dry stack and wet slip storage marina on the Intra-coastal Waterway near the Freeport Jetties in Surfside Beach, Texas.

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Surfside Marina sits on a 25.7 acre land tract at the southwest corner of the Intra-coastal waterway and the TX State Hwy 332 Bridge in Surfside Beach, Texas. Construction of this state of the art dry stack and wet slip storage marina was completed in April 2008. A testament to its durable construction is that the marina survived Hurricane Ike with minimal damage to the building and no damage to any of the boats inside. When a boat leaves the marina, it is only minutes away from the open Gulf of Mexico via the nearby Freeport Jetties.

Surfside Marina is a full service facility with 260 dry stack slips for the storage and protection of power boats ranging from 20 to 42 feet long. There is also a floating aluminum dock system on steel piles with 38 wet slips for power boats up to 70 feet long. The bulkhead is made of ¾" steeling piling that is 37' deep with a cathodic protection system installed to prevent corrosion. The floating dock marina is 200' wide and 400' deep with a water depth of 8 feet at its most shallow point. The marina offers full service fuel docks for gasoline and diesel that are supplied by two above ground 10,000 gallon fuel storage tanks. A full time mechanic is on duty to service the needs of any variety of boat being stored at the marina. The Ship's Store provides food, drink and bait along with air conditioned bathrooms and showers for its customers. There is 6,000 square feet of retail space next to the Ship's Store that is available for lease which could be used by a variety of businesses.

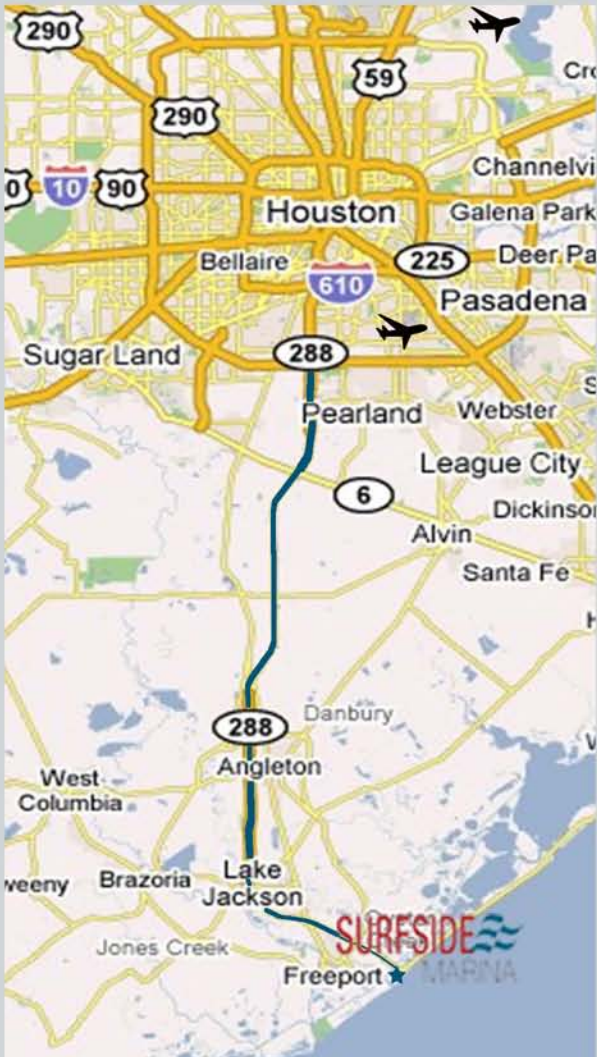
Currently the marina is 40% occupied with new boats arriving weekly. The land site allows for the potential development of a condominium project. The coastline is visible from a 2nd story level and the beach is less than a ½ mile walk from the marina. There is also a water well on the premises that is currently being used for all marina activities. Surfside Marina has positioned itself as the Texas leader in high end coastal boat storage and recreational marine services designed for the blue water, sport fishing community



GULF OF MEXICO

FREEPORT JETTIES

INTRACOASTAL WATERWAY



AREA INFORMATION:

Surfside is part of the Houston-Baytown-Sugarland metropolitan area. The metro area's population of 4.8 million is 10th largest among U.S. metropolitan statistical areas.

Houston has professional teams representing every major sport.

More than 38 million people each year fly in and out of Houston's two major airports: Bush Intercontinental and William P. Hobby.

Houston is home to the Texas Medical Center, the largest medical center in the world, with a local economic impact of \$10 billion. Home to 18 Fortune 500 companies and more than 5,000 energy related firms, Houston is considered by many as the Energy Capitol of the world. Companies headquartered in Houston include Halliburton, ConocoPhillips, Marathon Oil Corp and Dynegy.

Less than an hour from the Gulf of Mexico, Houston is close to sunny beaches, one of the United States' largest concentrations of pleasure boats and tourist attractions

Along with being on the Gulf coast, the area is surrounded with over 1.5 million acres of lakes and 80,000 miles of rivers and streams.

The Texas recreational boating market is huge. The state has nearly 600,000 registered pleasureboats, according to Texas' Department of Parks and Wildlife, ranking it sixth in the country as of May 2008, and the eastern Gulf Coast is a big part of it. Texas overall is the second most popular state for retirees, just behind Florida.