

# REPUBLIC RANCHES<sub>LLC</sub>

*Our Legacy is in the Land*

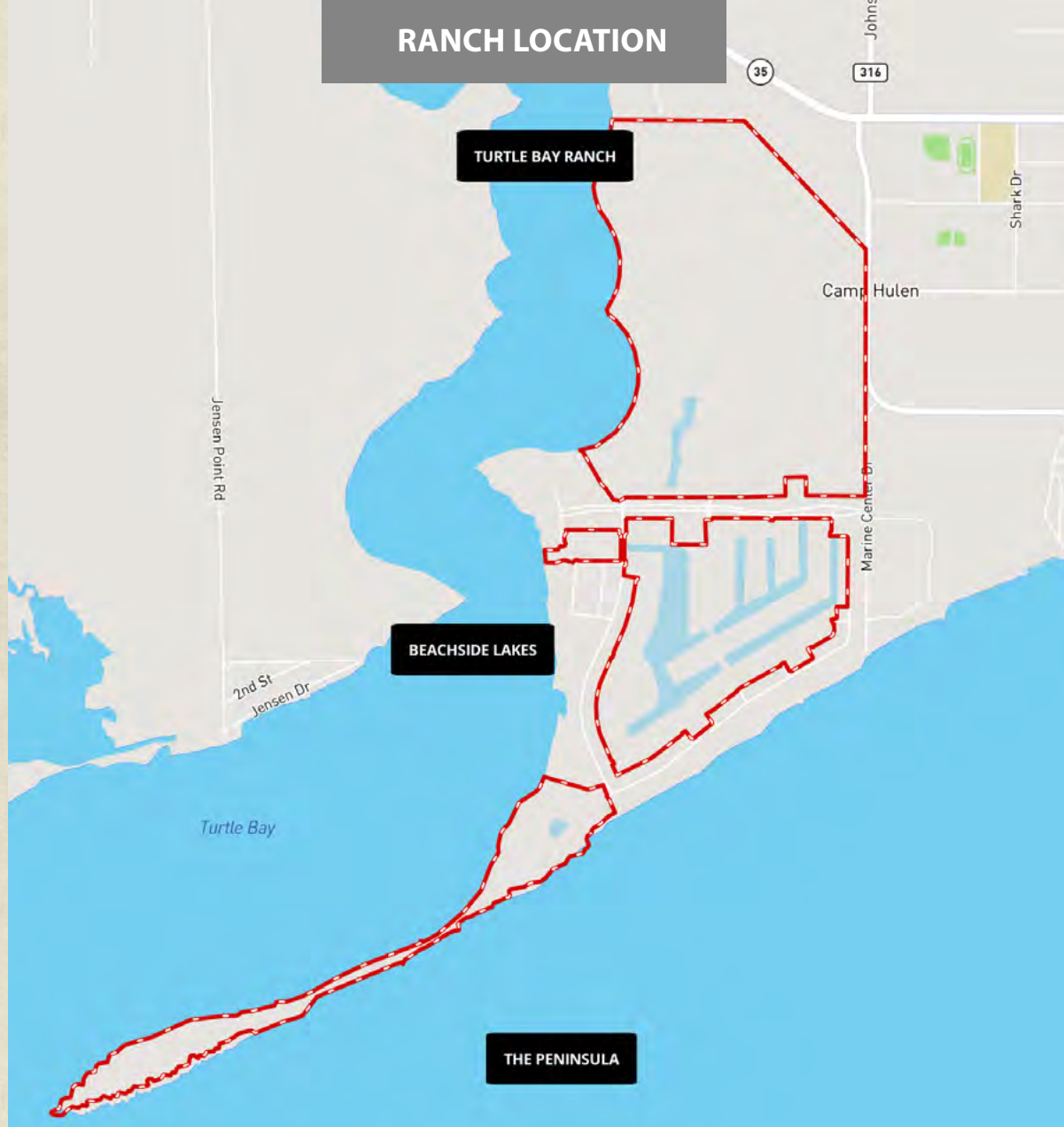
## TURTLE BAY RANCHES

Matagorda County, Palacios, TX

805 ± Acres | \$7,931,250 | Shown by Appointment Only







The Turtle Bay Ranches is a private peninsula with superb bay fishing and duck hunting just 100 miles from the center of Houston. The property is strategically located in an Opportunity Zone. Divided into three sections: Turtle Bay Ranch, the Beachside Lakes and the Peninsula, the property has great potential to be developed for residential and recreational uses. Combined, these parcels represent the rare prospect to have waterfront lots and ranch estates with 59 acres of combined freshwater lakes.

With a combined 26,993 ft. of waterfront frontage on Turtle Bay and Tres Palacios Bay and 59 acres of fresh water lakes these 805 acres present a unique investment and recreation opportunity.

The natural amenities of the Tres Palacios, Turtle, and Matagorda Bays, surrounding wetlands and Tres Palacios River lend themselves to outdoor recreation such as kayaking, sailing and sport fishing with Turtle Bay Ranches sitting at its heart.

Abundant marsh lands along the coastline and peninsula and the vast lake system attract migratory ducks who flock to this coastal region due to its prime location in the Central Flyway Zone. The Palacios area is also known among birders for its wide diversity of bird life.

The shrimping industry is a major economic driver with Palacios being known as the "Shrimp Capital of Texas". Other areas of the economy are also expanding and diversifying with \$3 billion of permitting and construction having taken place in Matagorda County within the last decade.



## TURTLE BAY RANCH



Turtle Bay Ranch consists of 474 acres along Turtle Bay with 6,062 ft. of bay frontage. Road frontage is excellent with 4688 ft along SH-35. There is also an almost 5-acre freshwater lake perfect for freshwater fishing and duck hunting. Wade fishing and duck hunting is excellent along Turtle Bay.



## BEACHSIDE LAKES



The Beachside Lakes property is 223 acres with 3 separate lakes comprising of a total of 54 acres of freshwater. A system of lakes like these is unheard of in this area and represent an enormous investment ready to be capitalized on.





## THE PENINSULA



The Peninsula property comprises of 97 acres stretching almost 1.8-miles out separating Turtle and Tres Palacios Bays. Bulkheading to protect the peninsula has been completed along with a small bridge over one of the wetlands and an all-weather road provides access to the point. Again, these improvements represent significant investments already in-place.





## OTHER

- Surface Sale Only
- Property currently does not have an Ag Exemption. Estimated 2019 taxes for the entire property are \$85,875.
- Surface Use Agreement in place with no more well sites allowed. Currently there are two.
- Easement required for use of the Peninsula
- Portions are located within the FEMA Flood Zone



**RICK DOAK**  
Broker Associate  
Republic Ranches, LLC - Broker  
(361) 243-1040  
rick@republicranches.com

**JASON HAWN**  
Broker Associate  
Republic Ranches, LLC - Broker  
(512) 658-8517  
jhawn@republicranches.com

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

## 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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker's Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Agent's Supervisor's Name	License No.	Email	Phone
Jason Hawn	581086	jhawn@republicranches.com	(512) 658-8517
Rick Doak	564788	rick@republicranches.com	(361) 243-1040
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



