

**WATERFRONT LAND | 200 ACRES**  
**Tres Palacios Ranch | Collegeport, TX**



**FOR  
SALE  
OFFERING**

PRESENTED BY:

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## **They're not making any more waterfront land!**

*Over half a mile of Tres Palacios Bay frontage and located just north of the peaceful town of Collegeport, and just a quick boat ride across the bay from Palacios.*

*This ~200-acre property provides opportunity to run cattle and to hunt whitetail, hogs, dove, ducks, geese, quail!*

*Catch trout, flounder, and tailing redfish right off your own natural beach! Shoreline and some natural marsh with native grasses make for an awesome wildlife habitat. Easy boating over to Matagorda bay as well.*

*Awesome, natural shoreline features "Pepper Hill", which is said to be the highest point in Matagorda County!*

*Property is located on River Road (over 1,500' of frontage). Cattle tenant could remain in place if desired.*

*Located only an hour and a half from southwest Houston and just ~30 minutes from Matagorda.*





**Tres Palacios Bay**

**Pepper Hill**

**River Rd.**

**PROPERTY BOUNDARY AERIAL MAP**







FOR MORE INFORMATION, CONTACT:



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