

3231 HWY 87 CRYSTAL BEACH, TX 77650

GALVESTON COUNTY

22± ACRES | \$200,000



PROPERTY DESCRIPTION.

Located on the bay side of Highway 87, this ±22 acre tract offers a rare blend of coastal frontage, wetland habitat, and usable upland area. A recent environmental study estimates that roughly 7 upland acres may lie outside of jurisdictional wetlands, offering potential for future development, recreation, or infrastructure. The remainder of the property includes rich wetland systems, tidal waters, and canals—ideal for conservation or mitigation purposes. Situated minutes from Bolivar Flats, High Island sanctuaries, and national wildlife refuges, the property is a haven for fishing, waterfowl, and birding enthusiasts. Utilities, including water and sanitary sewer, are available to the site, with electricity nearby. Buyer to verify all environmental classifications and conduct their own due diligence.



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



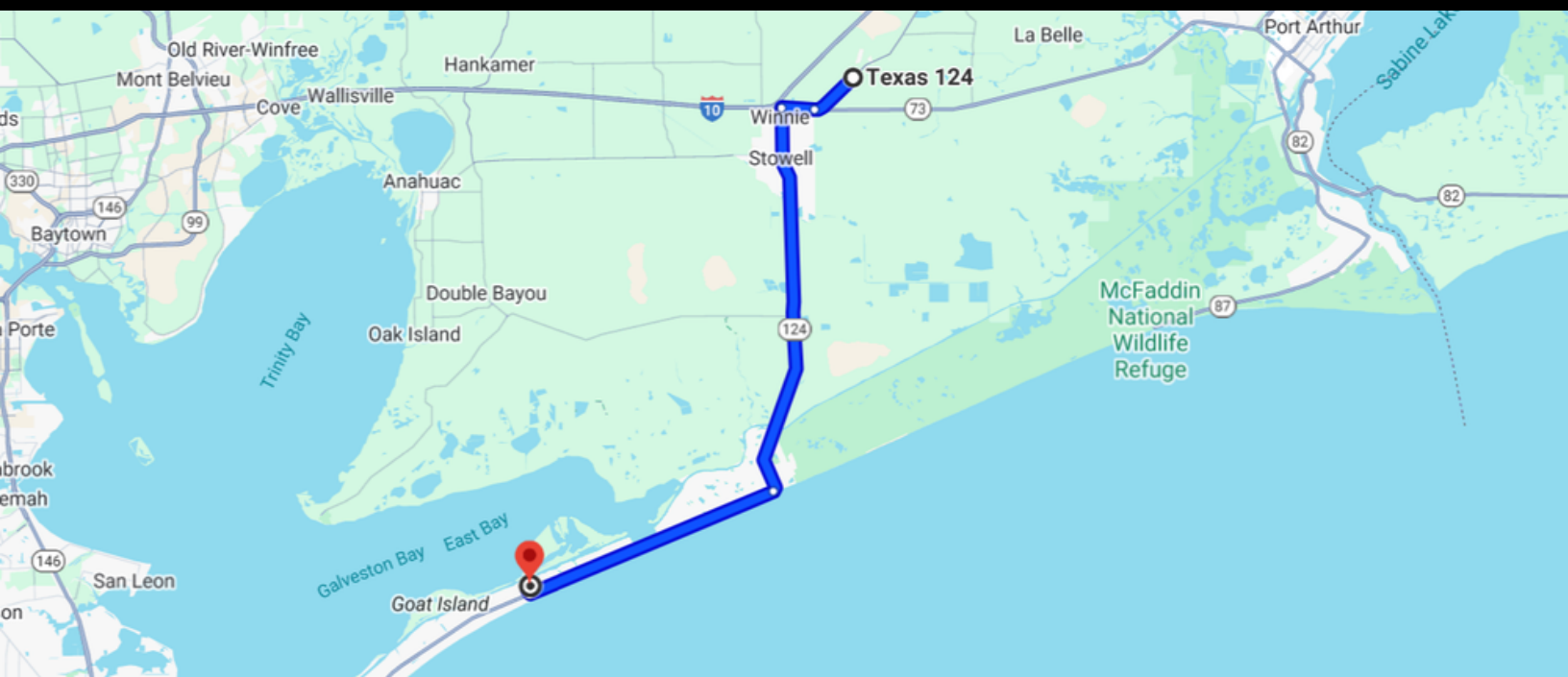
PROPERTY FEATURES

Coastline, Electricity, Hunting, Fishing, Beach



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.

CLICK IMAGE
FOR THE
INTERACTIVE
MAP



NAVIGATION DIRECTIONS

From Winnie, TX:

Take Hwy 124 south for 19 miles and continue onto Hwy 87 for 12.9 miles. Property will be on the right

CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

chad@andruslandgroup.com

832-402-9211

www.andruslandgroup.com



ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM ANDRUS LAND GROUP AND ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS. NEITHER ANDRUS LAND GROUP, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, OR AFFILIATES MAKES ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO ACCURACY OR COMPLETENESS OF THE MATERIALS OR INFORMATION PROVIDED, DERIVED, OR RECEIVED. MATERIALS AND INFORMATION FROM ANY SOURCE, WHETHER WRITTEN OR VERBAL, THAT MAY BE FURNISHED FOR REVIEW ARE NOT A SUBSTITUTE FOR A PARTY'S ACTIVE CONDUCT OF ITS OWN DUE DILIGENCE TO DETERMINE THESE AND OTHER MATTERS OF SIGNIFICANCE TO SUCH PARTY. ANDRUS LAND GROUP WILL NOT INVESTIGATE OR VERIFY ANY SUCH MATTERS OR CONDUCT DUE DILIGENCE FOR A PARTY UNLESS OTHERWISE AGREED IN WRITING. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Ranch. financing made simple



WINNIE OFFICE

NMLS493828 | 409.400.4066 | capitalfarmcredit.com



Anthony Vaughan