



A rendering of the gated community's entrance by Galveston architect Michael Gaertner.



THE
PRESERVE
AT GRAND BEACH

BY KATHY THOMAS

BOUTIQUE GATED COMMUNITY COMING TO
GALVESTON ISLAND'S EAST BEACH

Your dream of beachfront living is within reach at The Preserve at Grand Beach. Galveston Island's first gated beachfront community on the naturally expanding East Beach is under construction. Located on East Beach Drive, The Preserve at Grand Beach is a master-planned, boutique community of 52 homesites.

"There's nothing else like The Preserve at Grand Beach on the Texas Gulf Coast. We call it the 'Beach within Reach' because it offers generously sized, affordably priced homesites in a gated community in the perfect location," said developer Mickey Giles.

"The Preserve at Grand Beach is the best of both worlds. It offers a tranquil, relaxed beach lifestyle within minutes of historical downtown Galveston, with its dining, shopping and entertainment. It's also minutes from major employers, including The University of Texas Medical Branch," Giles said.

Developers have nearly completed a \$2.5 million investment in infrastructure, including streets, underground utilities, and water and sewer lines. The first two model homes, both designed by renowned Galveston architects, will be open for tours soon.



Galveston architect David Mullican's representation of a Galveston vernacular-style home at The Preserve at Grand Beach. Rendering by Pat Lopez

A spectacular sunrise on East Beach, the island's naturally expanding beach area.



VISIT WEBSITE:

www.ThePreserveatGrandBeach.com to view an aerial video, see the site plan and download the brochure.

A TRUE BEACHFRONT PRESERVE

Project Manager David Hoover said that the 39-acre community truly is a preserve because it retains 14 acres of wetlands and other greenspace and has three beach access points along its 1,600 linear feet of beachfront. At full build-out, the community will add an estimated \$50 million to Galveston tax rolls, Hoover said.

It's located on Galveston Island's Grand Beach, a naturally expanding stretch of pedestrian beach between Stewart Beach and East Beach Park. The beachfront at The Preserve at Grand Beach is growing at an average of more than five feet a year, according to the Texas Bureau of Economic Geology.

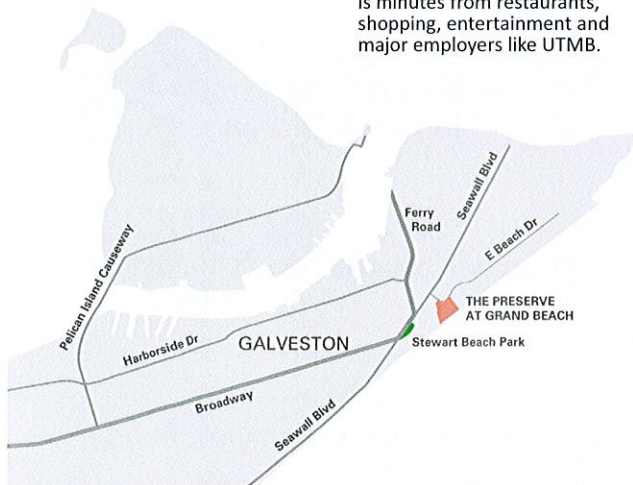
TOUR BEACH DREAM HOMES

Site plan architect Michael Gaertner said that The Preserve at Grand Beach is designed to ensure that every owner has a beach view. Homesite owners can bring their own architects and builders to create their Galveston dream homes. Architectural guidelines in the Galveston vernacular style will help shape home designs, create a cohesive community look and feel, and reflect the island's unique historical charm, Gaertner said.

"Galveston vernacular celebrates the island's unique heritage with architectural details drawn from a variety of styles. Front porches, welcoming entrances and simple, timeless architectural elements create a strong sense of community," Gaertner said.

The Galveston architect, who wrote the guidelines, also designed one of the model homes, which is available for sale and will be finished by early summer. He said that the four-bedroom home has an open living area, a beach-inspired décor and something

The Preserve at Grand Beach is minutes from restaurants, shopping, entertainment and major employers like UTMB.



Spacious balconies are one of the elements of Galveston vernacular, the community's design standard. Designed by Galveston architect David Mullican, rendering by Pat Lopez.



very special – an observation tower four stories above ground.

“You can look in all directions to see from beach to bay,” Gaertner said.



The second model home, also available for sale, was designed by another experienced Galveston architect, David Mullican.

The beachfront home is designed for entertaining with an open floor plan in the living area, five bedrooms and three bathrooms. Room-sized bay windows in the living area and master bedroom offer mesmerizing panoramic beach views.

A VISION REALIZED

The community will be a legacy for founding developer, the late Don Jordan.

Giles said, “Don was a fourth-generation Galvestonian who loved this island. He had the vision to create The Preserve at Grand Beach as a preeminent beachfront community that preserves the wetland habitats and natural beauty of East Beach. Now his vision is becoming a reality.”

The Preserve at Grand Beach development company, 230 East Beach Limited, is a Texas-based limited partnership specializing in residential and commercial development. Giles and his partner, Frank Schaefer, have a combined 80 years of experience in successful developments in Texas and across the United States.

Giles, a residential developer and certified public accountant, has been involved with a number of major multi-million-dollar, master-planned communities in Texas, including Steiner Ranch near Austin.

For more information, visit the sales center at 230 East Beach Drive or go to www.ThePreserveatGrandBeach.com. To arrange a site tour, contact the onsite sales center directly at 409.370.5678.

THE PRESERVE AT GRAND BEACH

Gated, boutique beachfront community on Galveston's naturally expanding East Beach

52 generously sized homesites

Affordable pricing with beach-view homesites from \$125,000

Minutes from historical downtown Galveston

An hour from Houston – but a world away

Protected beach view corridors

Tranquil, relaxed beach lifestyle

Architectural guidelines in Galveston vernacular

Bring your architect and your builder