"Exclusive 116-Acre Galveston Bayfront Development Opportunity – Prime Land with Immediate Build Authorization"

* Premier Location: Situated at the esteemed address of 0 Termini San Luis Pass Road, this expansive 116.11-acre property offers a rare opportunity to invest in one of Galveston's most sought-after locations.
* Ready for Development: Comes with an Area Jurisdictional Delineation (AJD), providing the green light for immediate development commencement.
* Strategic Positioning: Located on the northern edge of Termini San Luis Pass Road and the southern brink of Galveston Bay, adjacent to the upscale Bay Harbor subdivision.
* Substantial Size: The property spans approximately 5,057,577 square feet (±), offering vast space for potential residential development or investment retention.
* Legal Clarity: Encompasses a significant tract within Abstract 12, Hall & Jones Survey, Tract 11, with precise measurements and descriptions sourced from official GCAD records and surveys.
* Zoning Compliance: Resides within an unincorporated area of Houston city limits, adhering to Galveston zoning regulations suitable for potential residential development.
* Unique Topography: Over 100 acres of contiguous non-jurisdictional land, making it one of the last few large-scale properties available on the island with such distinctive topography.
* Limited Jurisdictional Constraints: Less than 15 acres of jurisdictional land on two boundaries, ensuring minimal restrictions on development.
* Comprehensive Documentation: Includes detailed surveys (subject to availability), tax records, numerous studies, and a full addendum for due diligence and verification purposes.
* Investment Potential: An unparalleled chance to own and develop one of Galveston's remaining large tracts of land, offering a unique blend of location, size, and development readiness that is unmatched in the current market.