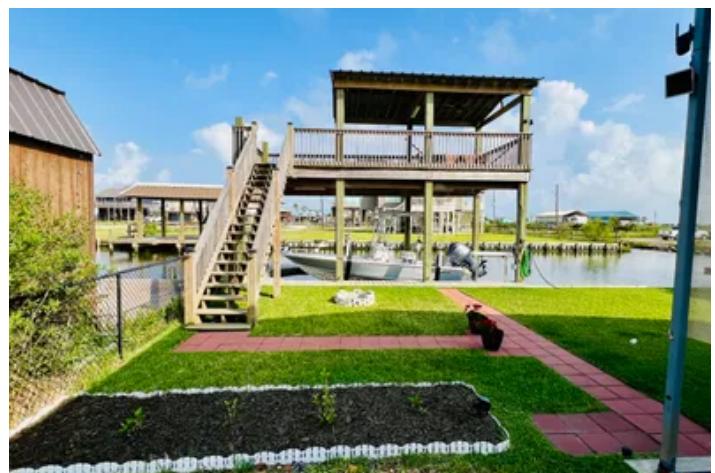


1102 Gator Point | Bolivar Peninsula
1102 Gator Point
Crystal Beach, TX 77650

\$250,000
0.14± Acres
Galveston County



**1102 Gator Point | Bolivar Peninsula
Crystal Beach, TX / Galveston County**

SUMMARY

Address

1102 Gator Point

City, State Zip

Crystal Beach, TX 77650

County

Galveston County

Type

Recreational Land

Latitude / Longitude

29.451301 / -94.672171

Taxes (Annually)

\$584

Acreage

0.14

Price

\$250,000

Property Website

<https://homelandprop.com/property/1102-gator-point-bolivar-peninsula/galveston/texas/81966/>



**1102 Gator Point | Bolivar Peninsula
Crystal Beach, TX / Galveston County**

PROPERTY DESCRIPTION

Beautiful Canal Lot in Blue Water

Discover the perfect waterfront property with this 100x50 bulkhead lot in the Blue Water community. Just a 3-minute boat ride to the Intracoastal Waterway, 20 minutes to Galveston, and 5 minutes to the beach. This property is a fisherman's paradise. Enjoy a 45x35 concrete pad with a covered area—ideal for relaxing, entertaining, or parking your RVs. The lot is fully equipped with two 50-amp RV hookups and an additional 30-amp hookup, allowing space for up to three RVs. A rock base has been added for extra parking or a third RV setup.

The 30-foot boathouse includes a 6,000 lb boat lift and a spacious covered upper deck—perfect for entertaining with canal views.

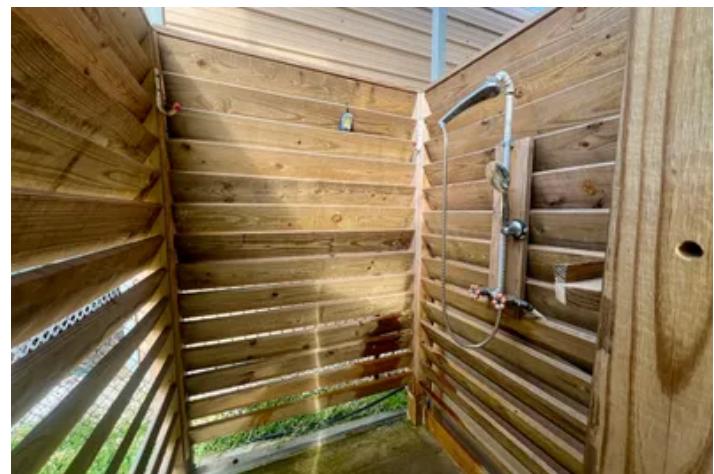
The property also features a storage shed with washer/dryer hookups and an instant water heater, providing added comfort and functionality. Along with an outdoor shower, perfect for rinsing the sand off from the beach. The entire lot is enclosed with a black chain-link fence, and a new sprinkler system.

Fully set up and ready for you to enjoy—just bring your boat and RV!

Utilities Available: Electricity available, Water available, Sewer available

Utility Providers: Entergy, Bolivar Special Utility District, Undine

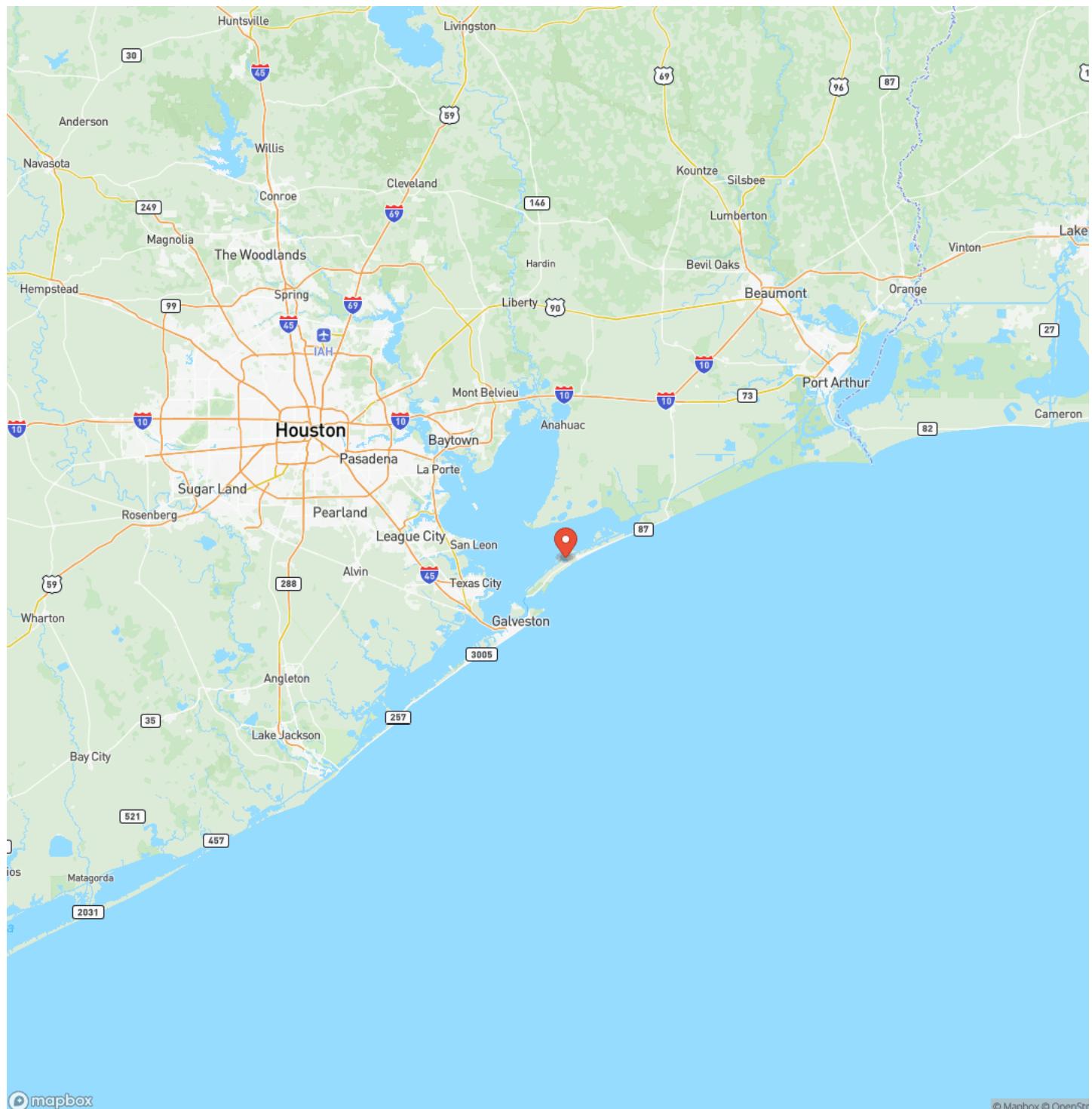
**1102 Gator Point | Bolivar Peninsula
Crystal Beach, TX / Galveston County**



Locator Map



Locator Map



Satellite Map



**1102 Gator Point | Bolivar Peninsula
Crystal Beach, TX / Galveston County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Karen Stout

Mobile

(936) 295-2500

Email

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Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



MORE INFO ONLINE:

www.homelandprop.com

NOTES



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DISCLAIMERS

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Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Homeland Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.

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