



A man fishing in St. Charles Bay. Below: A watercolor rendering of The Reserve at St. Charles Bay.



will be individually contoured rather than relying on stilts to elevate the homes

With the Kennedy Causeway just two miles away, residents will have direct highway access to Corpus Christi, eliminating the need to catch a ferry to the mainland. A signature Arnold Palmer golf course, now under construction on the island, is also just a few minutes away.

The property, encompassing some of the tallest dunes on the island, is situated between public lands owned by the City of Corpus Christi on one side and Nueces County on the other. Within Tortuga Dunes' 137 acres, more than half of the property—71 acres—will be preserved for wetlands conservation and environmental education.

"Waterfront real estate on other coastlines has gotten incredibly expensive over the last several years," says Kuper of Kuper Sotheby's International Realty. "Mustang Island offers some of the last reasonably priced oceanfront property in the U.S."

ROCKPORT

Just north of Corpus Christi is **Reserve at St. Charles Bay**, a new development on the Lamar Peninsula. Situated next to Goose Island State Park in an area known for world-class fishing, hunting and birding, the Reserve at St. Charles Bay is a 161-acre development with plans to develop 61 boardwalk lots with wetland and bayfront access, communal piers, and a waterfront promenade. Residents will also have ac-

COASTAL CONTACTS

HERE'S WHO TO CALL FOR MORE INFORMATION ABOUT PROPERTIES FOR SALE IN THE GULF COAST

Falcon Point Ranch: 877.375.4868, www.falconpointranch.com

The Reserve at St. Charles Bay: 877.264.0957, www.stcharlesbay.com

The Sandpearl Resort: 727.466.6785 or 800.572.1882 (toll free), www.sandpearlresidences.com or www.sandpearl.com

Tortuga Dunes at Mustang Island: 361.876.3626, www.tortugadunes.com

Watersound Beach: 850.534.2100, www.joe.com

Windmark Beach: 866-417-7129, www.joe.com

Magnolia Private Residence Club: 850-231-1681, www.MagnoliaResidenceClub.com

cess to a community lodge and private club, a swimming pool, and fire pits.

Additionally, the Reserve section features a 183-lot sub-division with large canal vistas and bay access. The home sites are priced from \$300,000 to \$600,000 depending on location.

SEADRIFT

One of the emerging Gulf Coast destinations in Texas is **Falcon Point Ranch**, a 6,000-acre, low-density ranch and wildlife preserve with a resort-style lodge, world-class hunting and fishing and plans for just 108 waterview and waterfront home sites.

At the heart of the community is Falcon Point Lodge, a 20,000-square-foot lodge with all of the features and amenities one would expect from an exclusive luxury resort. For example, guests enjoy concierge service that can arrange personal fishing expeditions or private airboat tours.

The Bay Club at Falcon Point Ranch, the community's gated residential enclave, now offers an exclusive taste of this lifestyle on a more permanent basis. According to property manager Cecilia Garcia of The Priority Group, Inc., half-acre waterfront lots range in price from \$319,000 to \$399,000; waterview lots start at \$149,000.