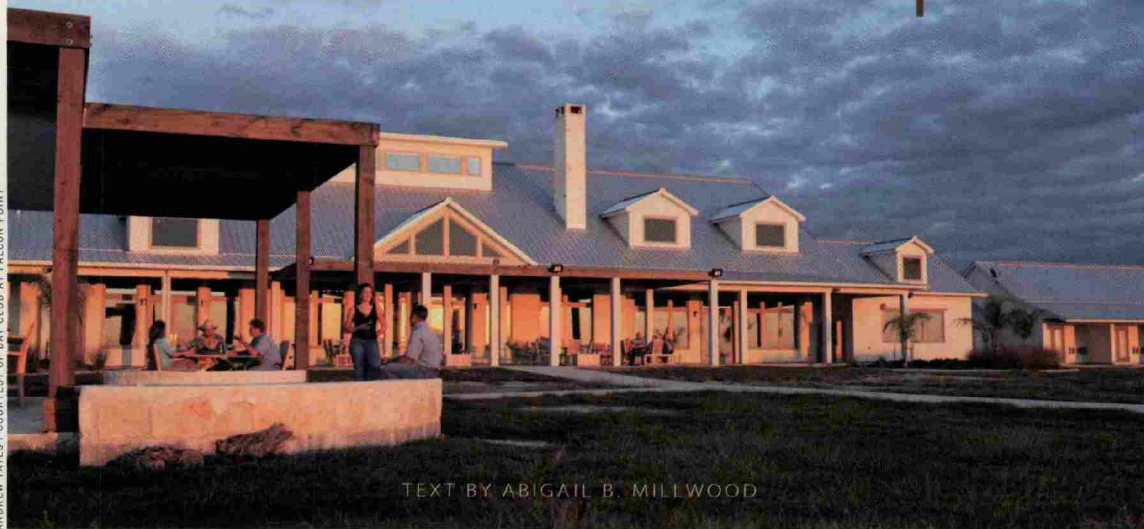


coastal community

texas roundup



ANDREW YATES / COURTESY OF BAY CLUB AT FALCON POINT

TEXT BY ABIGAIL B. MILLWOOD

We've corralled a new group of Gulf Coast developments.

the Texas coast has seen a growth surge in recent years. While waterfront lots are scarce in other American regions, the Lone Star State has just begun to develop sections of its shoreline. And the prices make the dream of living on the coast more attainable. Whether you want to build on a barrier island or prefer mainland living, Texas has opportunities as plentiful and diverse as its population.

On Galveston Island

Site of the 2008 *Coastal Living* Idea House (to be featured in the November issue), the 260-acre oceanfront development **Beachtown** brings New Urbanism to the Texas coast. Minutes from historic Galveston on the island's east end, Beachtown is a planned community with a town center, neighborhood villages, parks, natural lagoons, and beach access. **800/270-8595 or beachtowngalveston.com**

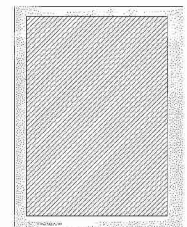
High above the east end of Galveston, **Palisade Palms'** two 27-story condominium towers take in spectacular views of the Gulf as well as the bay. Designed with luxury in mind, the residences range from 1,044-square-foot one-bedroom units to penthouses with nearly 3,000 square feet and club-class amenities. Only a handful of units remain available, but future phases are in planning stages. **888/322-3224 or galveston.com/palisadepalms**

Located behind the city's seawall, **Evia** (which we featured in June 2006) is still going strong. The village's new coffee shop has residents talking, but the big buzz concerns a \$17 million renovation of Galveston Municipal Golf Course—now Moody Gardens Golf Course on Galveston Island—across the street. City residents get perks such as discounted fees at the public course. **866/247-0789 or eviagalveston.com**

On the Mainland

Constructed along the Intracoastal Waterway in Port O'Connor, the canal community of **Caracol** caters to active boaters. The canals, cut to accommodate offshore vessels, allow homeowners to tie off boats outside their doors. For those who want a coastal life without maintaining a second home, Caracol plans to develop condominiums on a marina. **877/883-8700 or caracolcoastal.com**

On the calm side of San Antonio Bay, the 6,000-acre development of **Bay Club at Falcon Point Ranch** brings genuine Texas flavor to waterfront living. Owners of the 108 lots (many of which are bay-front) eat gourmet meals in the dining room, swim in the resort-style pool, and explore the private, exotic game reserve on the grounds. **877/375-4868 or bayclubliving.com**



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Near the popular coastal town of Rockport, **The Reserve at St. Charles Bay** positions itself as an ideal community for boaters. Fifty of 270 custom-home sites line a bayfront boardwalk and share piers with designated boat slips. Other options include canal-style lots along a lagoon with space for private boat slips. **800/348-1627 or stcharlesbay.com**

On Mustang Island

An expansive development of 2,200 acres, **Newport Beach and Golf** arranged its homesites around an Arnold Palmer Signature links-style golf course on the water's edge. At build-out, the community will include four distinct neighborhoods, each with a different architectural style. Phase I will offer Gulf-front lots. **800/985-6344 or newportbeachandgolf.com**

Cinnamon Shore's homes guarantee owners a view—of the ocean, a fishing pond, a park, or the planned Town Center, which will contain shops and restaurants. Cinnamon Shore has preserved several of the property's dunes for use as a park. **888/893-0656 or cinnamonshore.com**

Inspired by Caribbean and West Indies styles, the 137-acre neighborhood of **Tortuga Dunes** sits atop the tallest dunes on the island, which means homeowners have greater access to Gulf views. Tortuga Dunes offers low-density living—more than half the land has been set aside for wetlands conservation and environmental education purposes—with the convenience of a town center. Developers have planned 37,000 square feet of retail space near the community's entrance. **877/289-8842 or tortugadunes.com** 🏠