

Bayshore on Tres Palacios
269 CR 305
Palacios, TX 77465

\$625,000
6.44± Acres
Matagorda County



Bayshore on Tres Palacios
Palacios, TX / Matagorda County

SUMMARY

Address

269 CR 305 null

City, State Zip

Palacios, TX 77465

County

Matagorda County

Type

Undeveloped Land, Beachfront, Lot

Latitude / Longitude

28.73045 / -96.2066

Taxes (Annually)

\$15

Acreage

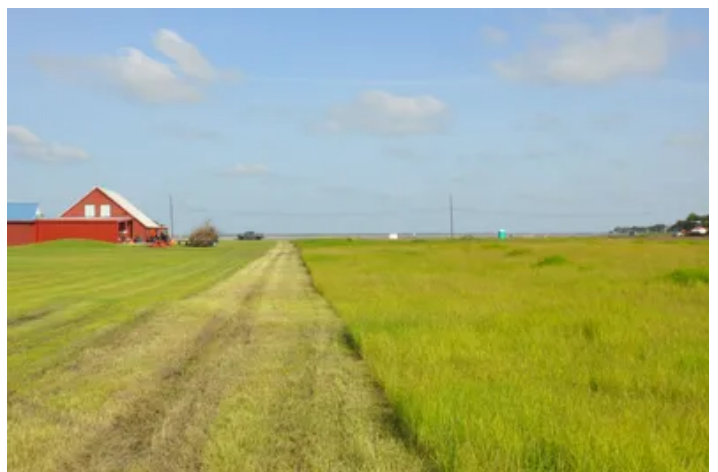
6.44

Price

\$625,000

Property Website

<https://ranchrealestate.com/property/bayshore-on-tres-palacios/matagorda/texas/111821/>



PROPERTY DESCRIPTION

Unrestricted bayfront acreage is a rare find on the Texas coast, and this one sits right on Bayshore Drive in Palacios with direct frontage on Tres Palacios Bay. 6.44 +/- acres of open coastal ground, water and electricity at the road, an ag exemption keeping taxes low, and a front-row seat to a town on the verge of real momentum. Whether you're looking to build a bay house, hold a waterfront investment, or both, this tract checks the boxes.

Land & Wildlife: The property lays out as open coastal pasture, currently under agricultural use. It's a blank slate with no structures to work around and plenty of room for a homesite, guest quarters, or whatever the next owner has in mind. Palacios sits on the Great Texas Coastal Birding Trail, and the bay out front holds redfish, speckled trout, and flounder, with waterfowl working the shoreline through the winter.

Surface Water: Direct frontage on Tres Palacios Bay, with Matagorda Bay and the Gulf beyond.

Improvements: The land is raw and unimproved, giving a buyer full control over placement and design. Access is easy off paved Bayshore Drive.

Utilities: City water and co-op electric service are available at the road. A septic system will be needed.

Tax Status: The property currently carries an agricultural exemption, keeping annual taxes minimal.

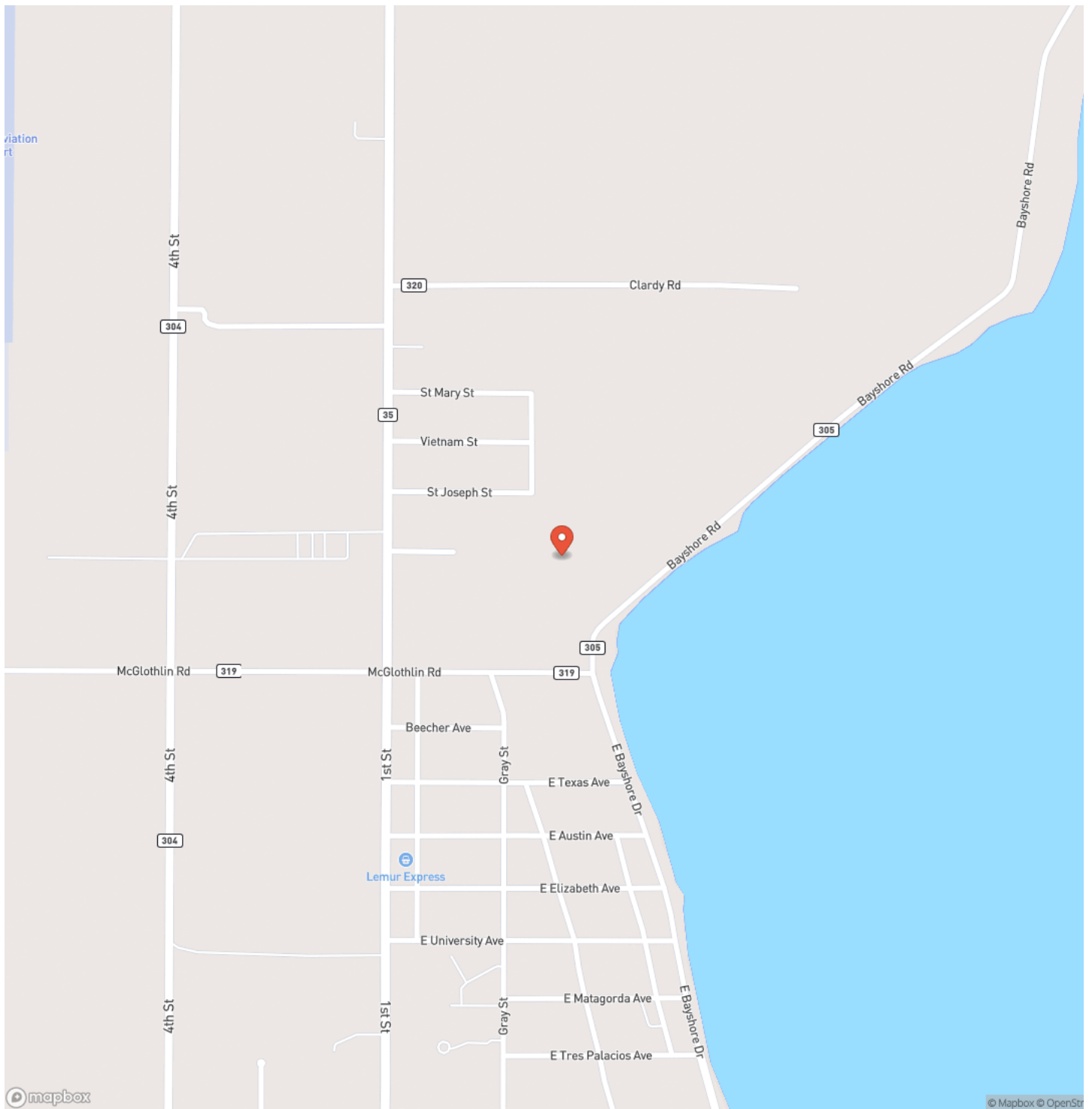
Local Area: Palacios, known as the City by the Sea, is a working bayfront town with an active shrimping fleet, fresh seafood, and a growing reputation among anglers and birders. The town is drawing serious new investment, including a reported \$22 million boutique hotel and restaurant development downtown with plans for a public bayfront boardwalk, plus a new reinvestment zone supporting future development. Bay City is about 30 minutes away, Victoria roughly an hour, and Houston about two hours northeast.

Bayfront tracts of this size, unimproved and ag exempt, don't come available often in Palacios. This is a chance to get in on the front end

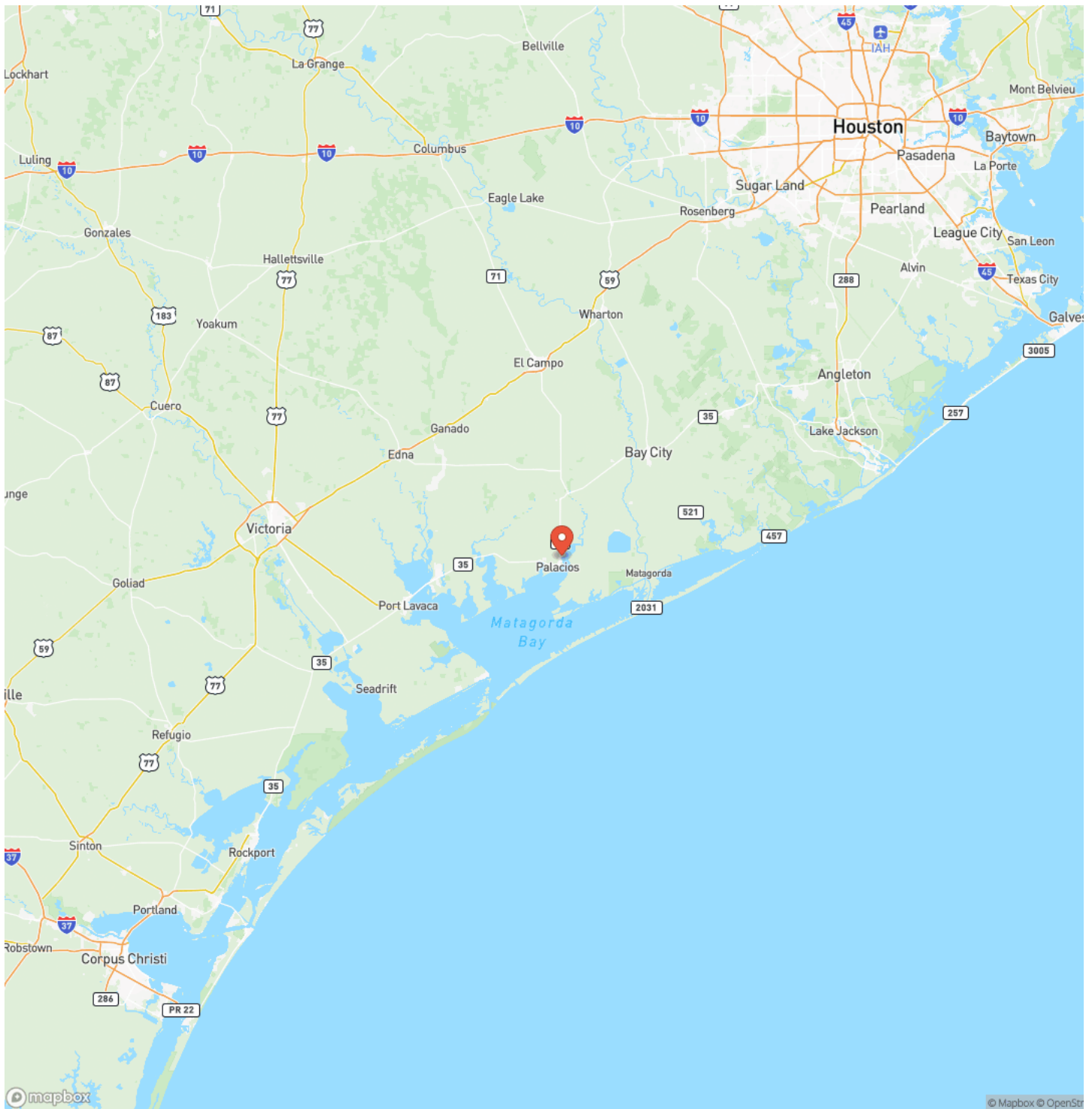
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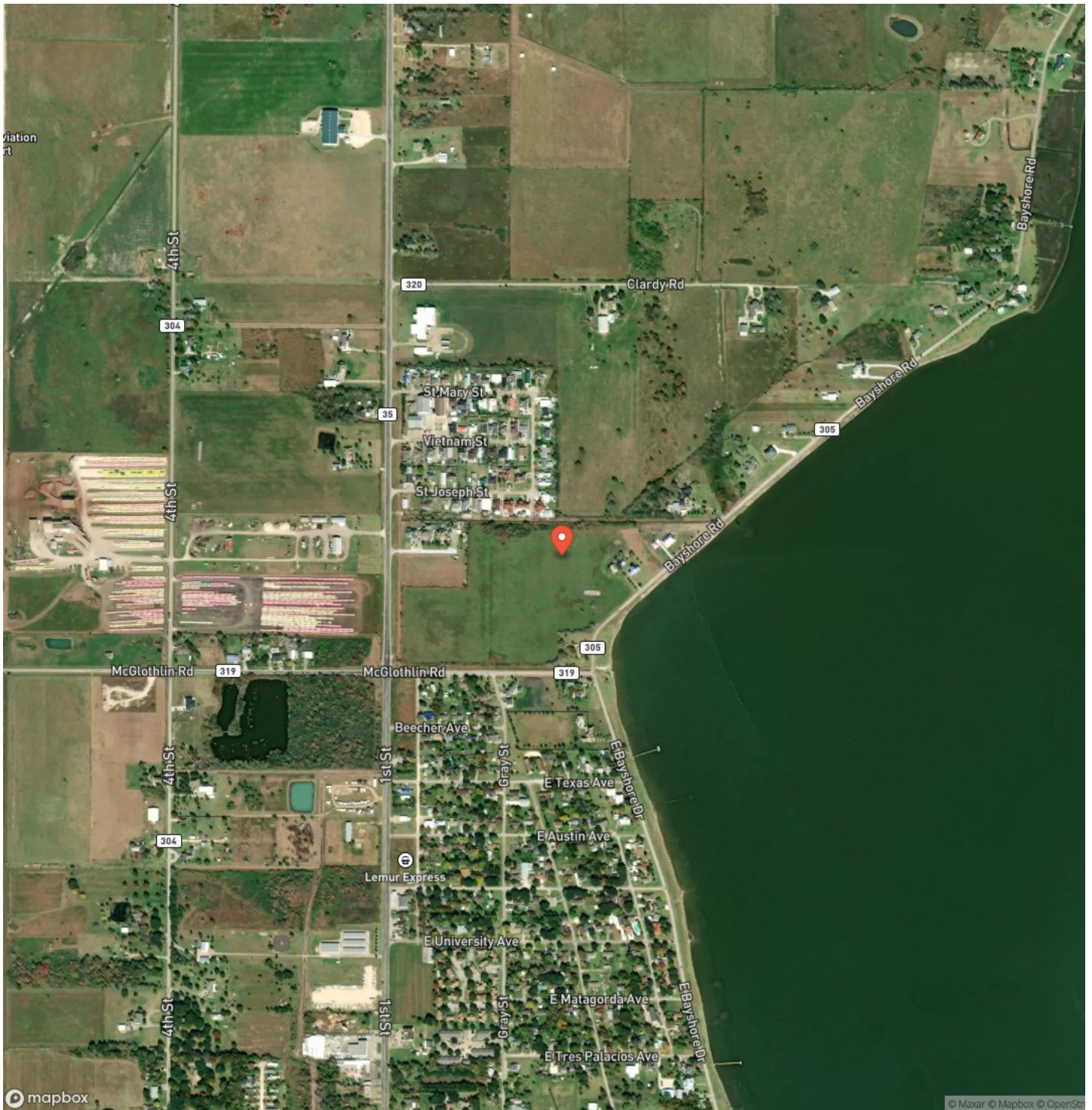
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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