



For Sale on Market

**\$89,900**

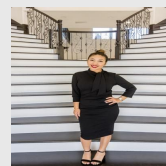
Call (713) 884-0322 Today!

## GENERAL DESCRIPTION

**Subdivision:** Gilchrist East  
**Property Type:** Lots  
**Lotsize:** 65,000 / Appraisal District  
**Market Area:** Gilchrist  
**MLS# / Area:** 35228132 / 33

## 1022 HOLDEN ST, GILCHRIST, TX 77617

Rare Opportunity to Own 1.26 Acres with Both Bay & Gulf Views! This cleared tract in Gilchrist consists of multiple platted lots and offers endless possibilities for a custom beach home, vacation retreat, investment property, or future development (buyer to verify). A recent survey is available, with no known deed restrictions identified. Utilities nearby include BPSUD public water, Entergy electric service, and broadband availability. Located in FEMA VE Flood Zone with a 17' Base Flood Elevation. Enjoy easy access to Crystal Beach, Galveston Bay, the Gulf of Mexico, fishing, boating, kayaking, birding, and miles of Texas coastline. Need more room? The adjacent 3+ acre tract at 1031 Holden Street is also available, creating approximately 4.3 contiguous acres when purchased together. Build now or invest in one of the Bolivar Peninsula's fastest-growing coastal areas! (Buyer to verify utilities, subdivision potential, permitting, and development requirements.)



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

(713) 884-0322

**Listing Broker**  
**RE/MAX On The Water - Bolivar**

1022 Holden St, Gilchrist, TX 77617

Visit <https://www.har.com/35228132> for more information