

SHORT-TERM RENTAL INVESTMENT OPPORTUNITY

740 Copano Cove — "Pelican Point"

Rockport, TX 78382 · Waterfront STR · Bay View

Asking price

\$795,000

Avg nightly rate

\$356

Occupancy rate

65–80%

Est. annual revenue

\$84K–\$104K

PROPERTY DETAILS

- 2 bedrooms, 3 bathrooms
- Sleeps 6
- 3 waterfront lots
- Updated interior
- Ground floor garage
- Pet friendly

WATERFRONT AMENITIES

- Private 50ft boat ramp
- Lighted private pier
- BBQ & side entertaining area
- Large balcony & deck with bay views
- Outdoor rinse shower

REVENUE PROJECTION

Conservative (65%)

\$84,462 / yr

Midpoint (72.5%)

\$94,016 / yr

Optimistic (80%)

\$103,926 / yr



CURRENT PROPERTY MANAGEMENT

Miss Kitty's Fishing Getaways

Currently managed and actively listed — turnkey operation for the incoming investor. Established booking history and guest pipeline already in place.

[View live listing → rockporthomerentals.com](https://rockporthomerentals.com)

GUEST REVIEWS

J

Juan

★★★★★

"Had a great stay! The reviews are spot on. We were visited by a dolphin every day. Saw a shark near the pier. Did a whole lot of fishing. Best catches were a 13" speckled trout, 11" speckled trout, and a 10" speckled trout. Lots of bait for bigger fish to be caught."

M **Mary**
★★★★★

"Enjoyed the lighted pier for night fishing! We had a wonderful stay! When done fishing relaxed and watched tv. This was the perfect location for Rockport fishing!"

Why this property wins as an STR

Rockport is one of Texas's most sought-after coastal destinations for fishing, boating, and wildlife. "Pelican Point" is a turnkey investment — currently managed by Miss Kitty's Fishing Getaways with an established booking history, repeat guests, and a proven nightly rate. Three waterfront lots, a lighted pier, and a private 50ft boat ramp make this a rare and high-demand coastal asset.

CONTACT YOUR AGENT

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