

## Lot Snapshot

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|--------------------------|------------------------------------------------------------------------|
| <b>Address</b>           | 49 Shell Key, Hitchcock, TX 77563                                      |
| <b>Section / Legal</b>   | HarborWalk Sec 5, Lot 1                                                |
| <b>Lot Size</b>          | 13,254 sq ft (0.30 acres) — corner homesite                            |
| <b>Waterfront</b>        | 110' of bulkheaded frontage; two-boathouse capacity                    |
| <b>Views</b>             | Marina, marina channel, protected wetlands                             |
| <b>Minimum Build</b>     | 3,500 sq ft air-conditioned (HarborWalk DRC — Estate Lot / EL 2)       |
| <b>Build Timeline</b>    | No time frame to build; owner selects any DRC-approved builder         |
| <b>Flood / Elevation</b> | AE/VE zone — build above BFE on engineered pilings; TDI WPI-8 required |

## Recommended HarborWalk-Experienced Builders

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| <b>Watkins Projects</b><br><i>League City, TX — Family-owned since 1973</i><br><b>Lynn Watkins</b> (713) 806-3184<br><b>Email:</b> <a href="mailto:Lynn@watkinsprojects.com">Lynn@watkinsprojects.com</a><br><b>Alan Watkins</b> (713) 202-6148<br><b>Email:</b> <a href="mailto:Alan@watkinsprojects.com">Alan@watkinsprojects.com</a><br><b>Web:</b> <a href="http://watkinsprojects.com">watkinsprojects.com</a> | <b>Berry Development &amp; Construction</b><br><i>Custom residential &amp; commercial</i><br><b>Rea Berry</b> (832) 721-4893<br><b>Alt:</b> (281) 828-0018<br><b>Email:</b> <a href="mailto:rberry@berrydev.com">rberry@berrydev.com</a><br><b>Web:</b> <a href="http://berrydevelopment.com">berrydevelopment.com</a> | <b>Mystique Custom Homes</b><br><i>Since 1996; 10-yr third-party warranty</i><br><b>Recie Tisdale</b> (832) 279-9540<br><b>Email:</b> <a href="mailto:wrtisdale@comcast.net">wrtisdale@comcast.net</a><br><b>Web:</b> <a href="http://mystiquehomesinc.com">mystiquehomesinc.com</a> |
| <b>A &amp; B Homes</b><br><i>Custom home builder</i><br><b>Brian Gregory</b> (214) 682-9043                                                                                                                                                                                                                                                                                                                         | <b>Mike Doughty Home Builder</b><br><i>Custom home builder</i><br><b>Mike Doughty</b> (281) 636-2171                                                                                                                                                                                                                   | <b>Notes</b><br><i>DRC approval required for any builder</i><br>Always request current references and recent HarborWalk build examples.<br>Get a written cost-per-sq-ft estimate scoped to a 3,500 sq ft minimum on 49 Shell Key.                                                    |

## Build-Cost Expectations (3,500 sq ft minimum)

2026 Galveston Bay coastal construction for elevated pier homes with windstorm certification. Hard construction only — lot, boathouse, site work, pool, and soft costs are separate.

| Finish Tier                     | \$ / SqFt      | Est. Hard Cost — 3,500 sq ft | What It Buys                                                                                                                                                                                      |
|---------------------------------|----------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Standard / Builder-Grade</b> | \$225 – \$275  | \$790K – \$960K              | Semi-custom coastal plan, elevated pilings, quality stock windows, entry quartz, mid-tier appliances, architectural shingle roof.                                                                 |
| <b>Above-Average Custom</b>     | \$275 – \$400  | \$960K – \$1.4M              | Fully custom plan, impact-rated windows, engineered pilings, upgraded quartz/granite, premium flooring, Thermador/Bosch appliances, metal roof option, larger outdoor living, elevator-ready.     |
| <b>Top-Tier Luxury</b>          | \$400 – \$550+ | \$1.4M – \$1.9M+             | Architect-designed, hurricane-rated glazing throughout, standing-seam metal roof, wide-plank hardwood, Wolf/Sub-Zero, custom millwork, smart-home, elevator, integrated pool/spa/outdoor kitchen. |

## HarborWalk-Specific Cost Drivers

- **Elevated pier/pile foundation.** AE/VE zone requires driven or drilled pilings above BFE — adds ~\$25–\$50/sq ft over slab equivalents.
- **HarborWalk DRC approval.** Exterior standards, roof pitch/materials, and 3,500 sq ft minimum push builds to mid-range+.
- **Site work.** Corner-lot driveway, culvert, tree clearing, utility taps typically \$40K–\$100K.
- **Windstorm (WPI-8) certification.** TDI inspection at foundation, framing & completion; requires impact-rated glazing.
- **Boathouse & bulkhead.** Bulkhead renewed Apr 2026. Budget ~\$75K–\$150K per boathouse depending on size/lift.
- **Soft costs.** Architect (6–10%), engineering, permits, TDI, HarborWalk plan review, interest carry.

**Realistic All-In Project on 49 Shell Key (3,500 sq ft custom):** Mid-range turn-key **\$1.3M – \$1.8M** • Top-tier luxury **\$2.0M – \$2.5M+**

*Includes lot (\$199.9K–\$219K), site work, one boathouse, landscaping, pool allowance, and soft costs. Excludes furniture and premium boat lifts.*