



Luxury Beachfront Estate

1216 HIGHWAY 87,
GILCHRIST, TX 77617



 9 BEDS  10 BATHS  3,885 SQFT

PROPERTY HIGHLIGHTS

- New Construction
- Beachfront Short-Term Rental
- Eligible Bonus Depreciation
- A Turnkey STR with a Tax Advantage Built in.
- Built for Large Groups for Special Events (25-30 people)
- 9 Bedrooms | 10 Baths | Gulf Views
- Multiple Entertainment Areas
- Chef's Kitchen with Dual Ranges and Refrigerators
- Air conditioned Elevator for Multiple Levels
- Outdoor Amenities
- EV charger



SCAN HERE

kw SOUTHWEST
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MOST MAJOR SERVICES ARE WITHIN A SHORT DRIVE, INCLUDING:



GROCERIES & ESSENTIALS

- T J's Grocery – 1366 TX-87
- The Big Store and Ace Hardware – 2385 TX-87
- Swedes Food Mart – 1780 TX-87
- Gas Station – 1366 TX-87



SCHOOLS NEARBY

- High Island School – ~9.3 mi
- Additional schools and educational services are farther inland.



OUTDOOR ACTIVITIES

- Rollover Island – ~2–3 mi
- Bolivar Peninsula beaches – nearby
- The Ranch “Wallis Smith Community Golf Course” – ~9 mi
- Gulf Coast recreational areas and beach access – within a short drive



DINING OPTIONS

- JayLa's Bar & Grill – 1951 TX-87, Gilchrist
- Stingaree Restaurant & Marina – seafood & waterfront dining
- Tia Juanita's Fish Camp Ocean Grill – seafood & casual dining
- Gidget's Smash Shack – burgers/casual food



CONVENIENT LOCATION

- High Island School (PK–12) | approx. 9.3 mi
- High Island School District serves elementary, middle & high school students.



WHY IT PENCILS AS AN STR

• LARGE-GROUP CAPACITY.

Nine bedrooms, ten baths, and 25+ beds command premium nightly rates and pull reunions, weddings, and corporate retreats that smaller homes can't.

• TURNKEY AND FURNISHED.

Built-in beds throughout mean lower furnishing cost and faster time to first booking.

• NEW CONSTRUCTION.

Fresh systems and a 2026 build mean minimal deferred maintenance — and a clean, full depreciable basis.

• BONUS-DEPRECIATION ELIGIBLE.

The cost-segregation study front-loads deductions into year one, improving after-tax cash flow when it matters most.



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