CINNAMON SHORE FACT SHEET

ABOUT: Cinnamon Shore is a vibrant, master-planned New Urbanism (or neo-traditional) development on Texas’s Coastal Bend, combining diverse housing, work places, retail amenities, parks and recreational facilities into one highly livable, walk-able, seaside resort community.

LOCATION: Mustang Island, a barrier island located off the Texas Gulf coast, just 30 minutes from Corpus Christi and 40 minutes from its international airport, and less than 3.5 hours from Austin, Houston and San Antonio.

DEVELOPMENT TYPE: Mixed-use, including single family homes, Town Center Residences (condos and town homes); shops and restaurants

SIZE: 64 acres, including 1,200 feet of beachfront.

PRODUCT OFFERINGS:
- 280 (approx.) single-family homes condominiums and town homes
- Retail shops and restaurants

FEATURES & AMENITIES:
- Direct access to Mustang Island’s beaches
- Distinctive architecture in the unique Gulf coast vernacular
- Diverse housing types/sizes, ranging from efficient live/work condos and small cottages to large custom homes
- Exclusive homebuilders’ guild and design code
- Pedestrian-friendly, interconnecting street design, paver stone sidewalks throughout
- Town Center with shops, restaurants and a park for social gatherings
- Numerous parks and recreational facilities, including a full-acre lawn for outdoor events, fishing ponds, swimming pools, dune preserve and fitness center. Beach access via two golf cart-accessible dune crossovers
• Golfing 1 mile away at the new Arnold Palmer Signature Course, the only links-style course in Texas at Palmilla Beach Resort & Golf Community
• Vacation Rentals
• 2 large pools with the 3rd pool under construction today
• 2 fully stocked lakes with a boardwalk and fishing pavilion
• Folley Walk north and south, golf cart accessible beach access
• Seasonal movie nights on the lawn
• Live music at the Town Center stage
• Sandcastle building lessons
• Surfing lessons
• S'mores night at the Great Lawn Fire Pit
• Yoga on the beach
• Golf cart, bicycle, fishing poles and beach chair/umbrella rentals
• In home dining with a private chef
• Lisabelas Restaurant in the Town Center
• Seaside Cafe', a poolside cafe and bar located at Kiera's pool
• "C" Treats - snow cone airstream in the Town Center
• Concierge services
• There are events added to calendar weekly

OFFSITE ACTIVITIES:
• San Jose Island lighthouse and dolphin watching
• San Jose Island sunset cruise
• Surfboard and paddleboard lessons
• Pro-guided fishing, birding or nature kayaking tours
• Parasailing
• Mustang Island sight-seeing flight
• Skydiving
• Beach buggy rentals
• Sandcastle building lessons
• Horseback riding on the beach
• High end coastal boutiques

NATIONAL HOME TOURS:
• 2009 Southern Living Idea House
• 2015 Coastal Living Show House
• 2017 Texas Monthly Gulf Coast Show Home

PRICE RANGE:
• Home sites – $155K-$1.4M+
• Condominiums/Town Homes – from the $300's- $800's
• Single-family homes (1500-5500 sq. ft.) – $600's-$3M
DEVELOPMENT TEAM:

- Developer – Jeff Lamkin, Sea Oats Group; Atlanta, Georgia.
- Land Planner – Mark Schnell, LLC; Santa Rosa Beach, Florida.
- Engineering – Jim Urban, PE; Urban Engineering; Corpus Christi, Texas

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