

BEACHSIDE

Buyer's Guide

This is
The Good Life.
Welcome Home.

Beachside is more than just a beautiful location.
It's a lifestyle.



A LIFE OF LUXURY
WITH RESORT-STYLE
AMENITIES

**7 REASONS
TO CHOOSE**
Beachside in Palacios

**LAND SALE
EVENTS**

What is a land sale? We explain and tell you why we use this method.

**REDFISH
RETREAT**

Hear from real people who live at Beachside, and write your own story.

**HOPE FOR
HONDURAS**

Learn more about Beachside's impact across the globe.





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2024

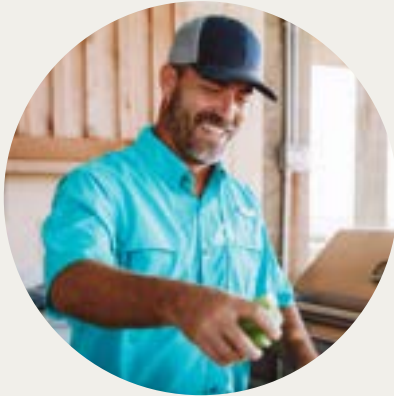
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On The Cover

Dalton and Raiden enjoy an afternoon on the community fishing pier in hopes of reeling in a speckled trout or redfish.



Welcome *Letter*

Thank you for your interest in Beachside!

My name is Stacy O'Quinn and I am the Sales Director at Beachside. I am excited that you are thinking about coming out to see what we are creating!

I have had the honor of knowing Mr. Lynn, our CEO and local developer, for more than a decade.

What excited me about this project was the long-term vision Mr. Lynn has to create a wonderful community of Texans who love the outdoors.

When Mr. Lynn discovered the hidden gem that is now Beachside, he was amazed at the surrounding beauty, the access to Matagorda Bay, and that these 400+ acres weren't being enjoyed by anyone.

I have to say that I agree 100%!

I have enjoyed many sunrises and sunsets at Beachside and can say that there is nothing better than sipping my first cup of coffee in the morning and watching the shrimp trawlers head out for the day.

Yes, Beachside is some of the cheapest waterfront property in Texas. And, yes, it is located only a couple of hours from Houston or Austin, but...

...it feels like you're a million miles away on a luxury island.

I hope that you will come visit and that you will fall in love with Beachside the same way that I have.

Imagine watching the dolphins play while hiking on the peninsula to our private beach, or enjoying a glass of wine on your back porch as the sun shimmers across the water... What's not to love?

I am excited for you to experience all of the amenities we have to offer and for you to be the first to see the next phase of Laguna lots that we are releasing soon.

Our team will be reaching out to get your private VIP tour scheduled, if they haven't done so already.

We'll give you a call very soon,

Stacy O'Quinn
Sales Director

BEACHSIDE

Beachside is a gated, waterfront community in Palacios, Texas, offering a unique coastal lifestyle with stunning water views and a range of amenities. With its land sale events and commitment to sustainability, Beachside has become a thriving community and a positive force for the City of Palacios.
For more information, visit <https://beachsidetx.com>.

FIND YOUR SLICE OF PARADISE



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Follow us online
for updates about our
upcoming land sale events

This is *The Good Life.* Welcome Home.

Escape to paradise at

BEACHSIDE

The good life doesn't have to be a dream.

The Texas Coast's best-kept secret is just a short drive from Houston, Austin, and San Antonio. Put your dream home on ready-to-build sites with urban amenities and stunning views. Enjoy fishing piers, a resort-style amenity center, and so much more.

Beachside is all about a lifestyle. This community is an outdoorsman's paradise with all the urban amenities one could hope for a short drive away.

The Texas Gulf Coast affords you the very best fishing around, and unspoiled beaches allow you to experience the Gulf of Mexico in a way that is unlike anywhere else. The resort community is built on a peninsula; enjoy sunrise and sunset views over Matagorda Bay, Turtle Bay and the Tres Palacios Bay.

The up-and-coming community features a strong building infrastructure, which means less work for you as a homeowner. The community includes concrete streets and curbs, and all underground utilities including electricity, water and sewer. Utilities are connected to the city and ready to go, meaning these homesites are ready to build on right now.

The private-gated neighborhood features a newly built amenity center with a resort-style pool, clubhouse, basketball and tennis courts, and more. Residents also enjoy the three fishing piers, two of which extend 300 feet into the bay, a well-maintained park and play area.



*Discover the good life
at Beachside!
Visit us today!*

Palacios is a charming coastal town nestled on the shores of Matagorda Bay. Known as the "City by the Sea," Palacios boasts a rich history, a thriving fishing industry, and a close-knit community that exudes Southern hospitality.

In addition to its natural beauty and maritime heritage, Palacios boasts a friendly and diverse community.

It's a peaceful and laid-back atmosphere, making it an ideal spot for those seeking a tranquil escape from the hustle and bustle of city life. At the same time, there is no shortage of things to do, places to see, or food to eat!





BEACHSIDE
beachside.com

“My husband, Tim, and I are so glad we found this hidden gem on the coast. Beachside is more than just a residential community; it’s a lifestyle.”

– Sophia, Beachside resident since 2017

Driving up to the community, Beachside features a private-gated entrance to promote safety throughout the neighborhood. Your first stop in the community is the amenity center, featuring a private pool, clubhouse, basketball and tennis courts, and more.

Beachside offers its residents and visitors year-round watersports, and is a top bird-watching location, as this community enjoys more bird species than anywhere else in the U.S.

This City by the Sea is a world-renowned fishing community where you

can purchase fresh seafood locally, straight off the boat. An angler’s paradise, you can find them sporting for speckled trout, redfish and flounder.

The mouth of several rivers, Matagorda Bay is home to a rich and diverse population of waterlife.

The land on which Beachside rests was once the famous Camp Hulen. Named for Lt. General John A. Hulen, the property was at one time a military base where 12,000 American soldiers trained between 1925 and 1946. At its height, it was the largest military field training camp in the United States.



Palacios is known for its treasure trove of avian habitat on Texas’ Coastal Bend. The community enjoys a perennial number one ranking in the Audubon Society’s annual Great Christmas Bird Count event held across the globe.

Beachside is a private, gated community situated on a peninsula in Palacios, TX.



7 Reasons to choose Palacios

— Beachside

Choosing a place to call home is a significant decision, and different individuals prioritize different aspects based on their lifestyle and preferences.

Here are seven compelling reasons why someone like you might choose Beachside in Palacios over larger, busier communities like Galveston or Corpus Christi.



05 WORLD-CLASS FISHING:

Palacios is celebrated for its exceptional saltwater fishing, drawing anglers from all over to try their hand at reeling in a big catch. With the bountiful waters of Matagorda Bay, fishing enthusiasts can look forward to battling it out with redfish, flounder, and speckled trout

06 AREA ATTRACTIONS:

From the tranquil City by the Sea Museum, showcasing the rich history of the Texas Gulf Coast, to the inviting Palacios Pavilion, perfect for gatherings and events. Nature lovers can explore the scenic Matagorda Bay Nature Park, a haven for bird watching and kayaking. For a taste of local culture, the annual Palacios Festival of the Arts offers a vibrant display of creativity.

07 COMMITMENT TO EDUCATION:

Palacios Independent School District is investing more than \$66 million into a new 6-12 campus designed for 750 students. The district is currently renovating the Fine Arts facilities, baseball and softball fields, and football stadium as well.



Just some of the reasons to choose Beachside:

01

TRANQUIL LIFESTYLE:

Palacios offers a serene and tranquil environment, perfect for those seeking a peaceful escape from the hustle and bustle of larger cities. The quiet and slower pace of life can be ideal for relaxation and stress relief.

02

CLOSE-KNIT COMMUNITY:

Palacios is a smaller community, fostering a close-knit atmosphere where residents often know each other. This sense of community can enhance social connections and a feeling of belonging.

03

NATURAL BEAUTY:

Beachside's location on Matagorda Bay provides breathtaking views and access to unspoiled natural beauty. The area's scenic landscapes offer a more secluded and authentic coastal experience.

04 AFFORDABILITY:

Compared to larger coastal cities, Palacios may offer more affordable real estate options. This can be particularly attractive for those looking to purchase waterfront property without breaking the bank. At Beachside, you can enjoy million-dollar views without having to spend millions of dollars.





Beachside is a Lifestyle

**DISCOVER YOUR PEACEFUL SANCTUARY
INVITING YOU TO UNWIND**

If you've been dreaming of cool ocean breezes,
private beaches and the best fishing in Texas,
now's your chance!

Beachside's resort-style clubhouse, pool, and amenity center is the perfect combination of luxury and leisure for your family to create lifelong memories.



When you arrive at Beachside, it is easy to see why this waterfront community provides such a dream lifestyle. Located a short 90-minute drive from Houston, this oasis is a welcome change of pace from the crowded beaches and hectic city life of places like Galveston, Corpus Christi, or even Rockport and Port Arthur.

Avid fishermen far and wide will be quick to tell you Matagorda Bay is the most legendary fishing spot in all of Texas. Even better, living mere steps from the water makes Beachside ideal for bay boat fishing, wade fishing, kayak fishing or just fishing from one of three community piers, two of which extend 300 feet into the bay.

Other activities enjoyed by residents include riding jet skis and venturing out for paddle-boarding. As for amenities, the community pool along with a clubhouse await residents who want to relax and soak up the sun. Families also enjoy access to their own basketball court, two tennis courts, and private boat and RV storage.

“Palacios is the Texas Coast’s best-kept secret. This hidden gem is an outdoorsman’s paradise with all the urban amenities one could hope for a short drive away. Come experience the Gulf of Mexico in a way that is unlike anywhere else.”

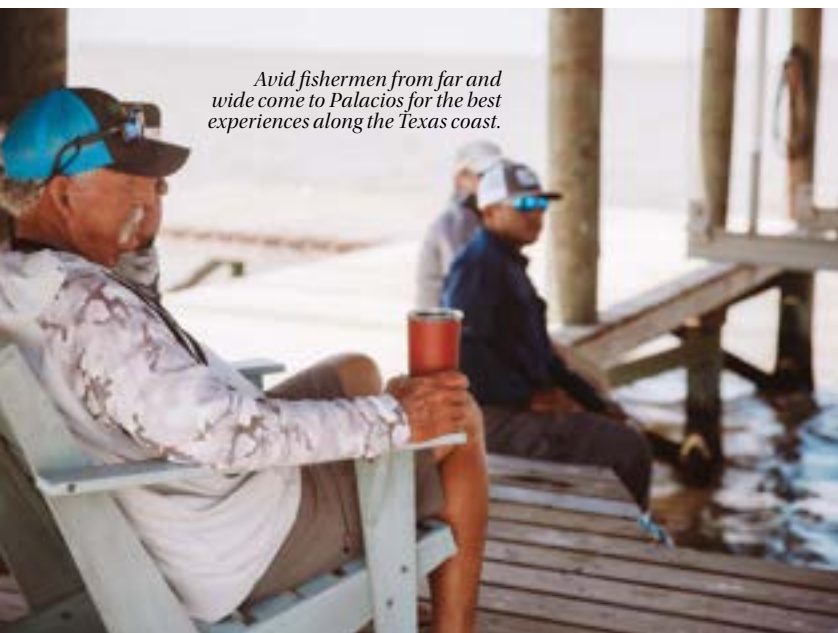
– Stuart Lynn, Founder and CEO of Lynn Development/Beachside



Mindful Escapes

Discover the good life.
Escape to paradise.

Avid fishermen from far and wide come to Palacios for the best experiences along the Texas coast.





Redfish Retreat

Your home is your sanctuary. It's where you go to get away, it's your retreat. Inside its walls, you will live, laugh and love.

It's where you play and pray, rest and relax, discover peace and unlock passion. Where you spend your time is where life happens. Your home should be designed for your lifestyle.

When Angie and Richard were searching for their home away from home, they made a wish list that included everything they were looking for. They had looked around in the more congested areas such as Galveston, but the couple was looking for more of a getaway and less of a social scene.

An advertisement in the *Houston Chronicle* for a new gated community outside of Palacios, Texas, caught the attention of the couple from The Woodlands. They did not set high expectations for a community they hadn't known of before, but the more they thought about it the more boxes Beachside checked off their list.

Angie is a retired educator, having put in many years teaching English at the high school and junior college levels. Richard, a petroleum engineer, had entered into the stage of his career where there was more time for play and less work. The couple was looking for a nearby retreat where the two of them could enjoy the fruits of their professional labor. Palacios happened to be inside the two-hour travel time boundary they had set for themselves.

The couple booked a weekend at The Peaceful Pelican bed and breakfast and made plans to explore the quiet waterfront town.

"It was just perfect," said Angie of the City by the Sea. "It had everything we were looking for."

They were pleased to find excellent local restaurants, a beautiful park and seawall, a marina and even a neighborhood market/grocery store. The more they explored, the more boxes on their list they checked off.



"Beachside, itself, was impressive," said Richard. "It being a well-maintained gated community, with a clubhouse is nice. The underground utilities were important to me, as well as the views around the property."

As they were driving through the new development, they happened upon what they had been searching for. Right in the middle of the community's shoreline was an incredible lot—two adjacent lots rather—with spectacular views of West Matagorda Bay.

"It offered exactly what we needed," he said. "The position of the lot allowed for incredible views of sunrise and sunset, and it would accommodate the footprint of the home that we were looking to build."

It was settled. They were joining the Beachside community in Palacios.

"We wouldn't change anything if we were to do it again," added Angie. "There's nothing like the feeling we have sitting on our back porch with a glass of wine and watching the sunset."

It's been nearly two years since Angie and Richard began moving furniture into their coastal getaway. Richard spends his free time chasing redfish in Matagorda Bay, and Angie enjoys diving into a great book on the back deck. They are both thrilled to have the grandchildren over on the weekends — who love the bunk room.

"We have a beautiful home," said Richard. "Everything about it is 'ours.' When I'm not there, I'm thinking about being there."

Exclusive Waterfront Living: Beachside provides exclusive access to waterfront living with homesites offering stunning views of Matagorda Bay, Tres Palacios Bay, and Turtle Bay. This level of exclusivity may be harder to find in larger, more crowded areas.

*"When I'm not there,
I'm thinking about
being there."*

*– Richard,
Beachside resident
since 2019*



What is a LAND SALE Event?

- Private tours.
- Event-only pricing.
- Cash discounts.

Beachside uses a land sale model because it is the very best way for you to experience all that Beachside has to offer! Our dedicated tour guides will take you on a private tour, answer all of your questions, and help you find the perfect property for your family.

Participating in land sale events at Beachside in Palacios offers prospective buyers a unique and advantageous approach to viewing and purchasing properties. Here are several benefits of the land sale event model:

Exclusive Access: Land sale events often provide exclusive access to certain properties or special promotions that may not be available through traditional channels. This exclusivity can present you with unique opportunities and incentives.

Guided Tours: During land sale events, guided tours of the community and available properties are typically organized. This allows you to explore the area, get a feel for the community's atmosphere, and envision your future homesite in person.

Direct Interaction with Developers: You have the chance to interact directly with developers and other representatives from Beachside. This direct communication can provide you valuable insights into the development plans, future amenities, and any customization options available for your property.

Networking Opportunities: Land sale events often attract like-minded individuals who share an interest in the community. This provides you an opportunity to meet potential neighbors, fostering a sense of community even before moving in.

Comprehensive Information: These events typically include detailed presentations and informational sessions about the community, the available properties, and the amenities. You'll gain a comprehensive understanding of what Beachside has to offer.

Community Atmosphere: Attending a land sale event gives you a chance to experience the community's atmosphere firsthand. You can meet potential neighbors, witness the community's lifestyle, and gauge if it aligns with your preferences.



Our team of knowledgeable tour guides and support staff are eager to welcome you home to Beachside. Each member of our team is not only an expert in all things Beachside, but they are successful in their own right in various industries and trades. They come to our team highly-recommended. These are not high-pressure salespeople. These are people who love Beachside and want to see it grow. Many of them own properties in the community themselves.

Transparent Process: Developers often use land sale events to provide transparent information about the buying process, including financing options, timeline expectations, and any associated fees. This transparency is designed to build trust and confidence with you.

Event-Specific Promotions: Exclusive promotions or bonuses may be available only to those attending the land sale event. Beachside offers special incentives and discounts during land sale events. These incentives include reduced pricing, waived fees, or other financial perks that make the buying decision more attractive for you.

Land sale events at Beachside offer a comprehensive and immersive experience for you. From guided tours to exclusive incentives, these events create a platform where you can make informed decisions, connect with the community, and take advantage of limited-time offers.

Each event features an inventory of approximately 50 lots with several in every price range—including our entry-level pricing.

Beachside is even better in person with so much to see and experience. Enjoy great discounts and cash incentives that are available only at our land sale events. With several financing options available, we have relationships with local lenders and many times they are on-site to answer your questions and begin the process for you during these events.

Cash buyers enjoy even further discounts. There are creative ways to obtain these benefits as a cash buyer, including home equity lines of credit to take advantage of your already low interest rate and receive the substantial discount on your lot.

With so much to see and benefit from during our events, don't wait—schedule your appointment today!



Taylor S.

Closing Coordinator

When you purchase a lot during one of our land sale events, you are immediately connected with Taylor. Her job is to walk you through the transaction process with the lender and title company to get your property transferred into your ownership.

She has been an integral part of Beachside's success since the start. Her dedication to our clients success is unparalleled.

From start to finish you can count on Taylor to be there!





WELCOME HOME

Luxury and Leisure

Stunning beauty.
Amazing value.

Paddle the freshwater canals, hike the peninsula to our private beach or spend the day on the water... Every day the choice is yours.

The cool coastal breeze will remind you of your last island vacation and keep you energized to enjoy the stunning pool at the community center, play some tennis, or go fishing.

Unlike anything else in Texas, Beachside is the hidden gem of Texas coastal living.

Surrounded by three pristine bays, Tres Palacios Bay, Turtle Bay, and Matagorda Bay, the wildlife and sporting opportunities are endless.

Beachside is the only community that allows bayfront home sites to build private piers or docks. Constant level freshwater canals give our Laguna homesites a unique lifestyle experience. And, our three community piers and private peninsula give everyone unparalleled access to Matagorda Bay.

Beachside is homeowner friendly. With a low 1800 square foot minimum home size requirement, no time frame to build, and the freedom

to choose your own builder, you're free to build your dream home on your schedule.

All homesites have underground city utilities installed and ready to go. Wide cement streets and curbs make getting around a breeze.

The Property Owners Association benefits include on-site boat and RV storage, lot maintenance until you build, no cost clubhouse use for special events, one of the only private beaches in Texas with a grill and pergola, and so much more...all at a fraction of the cost of a traditional HOA.

By the Numbers

Comparing Beachside/Palacios to similar developments in other communities.



BEACHSIDE

CORPUS CHRISTI

GALVESTON

PORT ARANSAS

	BEACHSIDE	CORPUS CHRISTI	GALVESTON	PORT ARANSAS
Local Population	4,000	320,000	55,000	4,500
Lot Cost Range	\$70K - \$200K+	\$199K - \$1.5M	\$115K - \$1.3M	\$445K - \$2.45M
Large Boat Marina	2.5 MILES	3.6 MILES	7.2 MILES	5.7 MILES
International Airport	130 MILES	230 MILES	75 MILES	230 MILES
Local Private Airport	2.9 MILES	11.2 MILES	14.5 MILES	2.8 MILES
Time to Houston Medical Center	90 MINUTES	3 HOURS	1 HOUR	3 HOURS
Emergency Room	3.6 MILES	4.7 MILES	7.8 MILES	5.3 MILES
Crime per 1000 residents	11/1000	41/1000	32/1000	42/1000
Student Enrollment	1,300	33,000	6,700	1,250
Waterfront w/ Deed Access	YES	NO	NO	NO
VRBO/AirBnB Okay	YES	YES	YES	NO
Average POA/HOA Dues	\$1,495/YR	\$7,800/YR	\$5,000/YR	\$8,000/YR

Community *Harmony &* Beauty

Dive into the benefits of a Property Owners Association that prioritizes you and your beautiful surroundings.

At Beachside, we're all about soaking up the coastal charm and living it up in style. Part of building a community where luxury meets leisure is creating a lifestyle that is encouraged and aided by the Beachside Property Owners Association (POA)

Our POA is our community's captain, steering us towards smooth sailing and sunny days. Unlike the usual Homeowners Associations (HOA) you find in similar communities, our POA is like a breath of fresh Gulf Coast air.

Our member-led POA is the dream team that keeps our shared spaces – think lighthouse park, private beach, basketball and tennis courts, and resort-style pool – looking like they're straight out of a vacation brochure.

But what's a beautiful view without the freedom to enjoy it? That's where our POA really outshines an HOA. We say "no thank you" to those overbearing rules that tell you how many friends you can have over on the weekend. Our POA's rules are like the friendly neighbor (because they are) who just wants the best for everyone – and that includes having a good time!

Let's break down the Beachside POA perks:

- **Space to Play:** Our POA doesn't just fix things; it's the social butterfly of our community, bringing everyone together for fun times and fellowship. The POA keeps the shared spaces in top condition and ensures that all the community amenities are available to every member of the community.
- **Smart Spending:** We're all about that financial health, making sure every penny is put to good use for everyone's benefit. This means investing in the facilities and taking great care of the amenities we all love and enjoy.

- **Peaceful Vibes:** Life's too short for drama, so our POA is the peacekeeper that keeps things cool and calm. The expectations are simple, and communication is clear. We avoid hurt feelings by being upfront, open, and honest – always.

- **Community Spirit:** It's not all about the upkeep; it's the heart and soul we put into creating a place where friendships bloom. There is no other place like Beachside. We always want to be the example that other communities strive for.

Beachside's POA isn't about telling you what to do; it's about listening to what you want. It's the guiding hand that balances individual freedom with community bliss. It's about making sure that our slice of paradise stays precious today, tomorrow, and for all the sunny days to come.

The POA at Beachside is proactive about preserving the value of our properties. They keep an eye on the long-term, ensuring decisions made today will benefit us tomorrow, next year, and beyond. It's about protecting your investment so we can all enjoy top-notch amenities and well-kept surroundings.

In essence, Beachside's POA combines the best of community management with the personal freedom we all love. It's not just about making sure the lawn is mowed (though they do that pretty well too, handling it for you until you begin construction); it's about ensuring Beachside remains a vibrant, inclusive community that's as beautiful as it is connected.

So, if you're all about that easy-going, yet vibrant community life, then you're home. Here's to living the good life together, where every day feels like a walk on the beach!



BEACHSIDE

POA Benefits

Gated entrance
with code access

Beautiful landscaping
maintained throughout

Private clubhouse,
pool, playground, etc.

Locked boat and RV
storage on-site

Private community
beach and piers

*and so
much more...*

ALL AT A FRACTION OF THE
COST OF A TRADITIONAL HOA.

*See chart on page 15



Life on the water: Our three community piers and private peninsula give residents unparalleled access to Turtle Bay, Tres Palacios Bay, and Matagorda Bay.



COMMUNITY

At Beachside, dreams do come true with homesites tailored for every budget and way of life.

With four distinct lot types on offer—Bayfront, Laguna, Coral Springs, and Interior—there's a perfect property waiting for everyone. Whether you're yearning for a home with sweeping bay views, a tranquil lagoon backdrop, the vibrant neighborhood of Coral Springs, or the cozy charm of an Interior lot, Beachside has a place for you to build your future. Each lot type is designed to match your lifestyle and financial plan, ensuring that life at Beachside is within reach for anyone who desires it.

01

BAYFRONT

Wake up to the soft sounds of the bay and end your day with stunning sunsets on your private deck. Our Bayfront lots offer direct access to the bay, perfect for those who dream of a waterfront lifestyle.

03

CORAL SPRINGS

Ideal for those who love bay views without the necessity of direct water access. Coral Springs lots sit just a stone's throw from Tres Palacios Bay, offering serene homesites where you can bask in the glow of both sunrises and sunsets.

02

LAGUNA

Enjoy the serene beauty of the bay coupled with the privacy of a canal shoreline. The Laguna Lots at Beachside are a hit, offering extended canal views that create an idyllic setting for evening cocktails and picturesque sunsets from your deck.

04

INTERIOR

For those seeking value and views, our Interior lots provide the best of both worlds. With generous sizing, cost-effective pricing, these lots offer a peaceful retreat with a close-knit community feel.

Property GUIDE

Homesites
for every
lifestyle.



BEACHSIDE



Hope for **HONDURAS**

Building homes. Building lives. Building hope.

It's often said that hope is the most powerful word in the English language. In the Central American country of Honduras, the word translates to *esperanza*.

Honduras is one of the poorest nations in the Western Hemisphere. Many, if not most, of its citizens live on the equivalent of less than \$4 USD per day. Basically, it's a nation overrun with poverty. Not the poverty we are familiar with in the United States — but an extreme form of poverty reflected in desperation and strife.

For those who do have a roof over their heads, makeshift shacks and lean-tos consist of branches

and stacks of tires with cardboard walls strung from rope and sometimes a corrugated metal roof. Many times, these small, one-room structures house 5-7 members of a family.

All too often, children are taking care of children so parents can do odd jobs for a small pittance during the day. Pursuing an education is the furthest thing from their minds. They are focused necessities to survive — such as food, clothing, and shelter. Eight-year-olds aren't worried about spelling tests and recess, they're wondering where their next meal will come from and

With the absence of running water, much of the population is relegated to bathe and wash their

clothes in the river basin. Efforts for cleanliness are further complicated by the lack of sewer, plumbing and water treatment. The same river in which the impoverished population bathes, washes clothes in and drinks from is the repository of the entire region's sewage.

If these afflictions sound dire, it's because they are. If the situation sounds destitute, it's because it is.

This description would lend itself to portray the absence of hope of any kind. Why even have the word *esperanza* in this language, one might ask.

We can do something about it.

We are Beachside, a waterfront development on the Gulf Coast of Texas in Matagorda County. With our development team, led by Mr. Stuart Lynn and Mr. Stacy O'Quinn, we are connecting our tight-knit community to the need of the people in Honduras. Not only are we donating a portion of our proceeds from every lot sale at Beachside, but we are also encouraging our residents to personally accept the challenge to get involved with our team as we seek to make a difference.

We make multiple visits to Honduras each year, bringing our team and neighbors alike, to see first-hand the impact of their giving. We roll up our sleeves, carry materials, stack cinder blocks, paint walls, hug necks, and love on the children we're fortunate to serve.

This year, we've set an ambitious goal of building an entire village for a region in desperate need after being ravaged by a hurricane. Just as Beachside is a coastal fishing community, so will be the self-sustaining community we build in Honduras.

Named Matagorda Village after the county in Texas where Mr. Lynn was raised and grew his business, this community will provide not only the basic needs for survival, but opportunities to be industrious, create economic activity, and ignite generational change.

Join us, as we positively impact the lives of these most-deserving families. We invite you to come alongside us on this amazing journey to create Hope for Honduras.

Join us at ourvision2030.com.





Above: Beachside Tour Guides Jarad Ramirez and Jacob Lynn carry cinder blocks to the site of a new home being built. **Below:** Beachside Developer Stuart Lynn and Sales Director Stacy O'Quinn visit with children during a community activity.

Facing page/top: Beachside Tour Guide Dalton Cloud spreads mortar while constructing a wall for a new home. **Facing page/middle:** Beachside property owner Karen Maloy paints the exterior wall of a recently built home. **Facing page/bottom:** Beachside Tour Guide Tammy Watson paints a final trim on a home in preparation of its new residents moving in.





BEACHSIDE BUILDS



building homes
planting gardens
serving the needy



Join us as we
think BIG, work BIG
and give BIG to make an
impact on the lives of others.

ourvision2030.com



2024

THIS IS THE GOOD LIFE. WELCOME HOME.

Beachside is an enchanting coastal community and of the most coveted addresses on the Texas Gulf Coast. Ideally located with easy access from Houston, this area offers the relaxing coastal lifestyle you've been looking for.

BEACHSIDE