

# Live Oak Preserve

## Corpus Development, LP

### Ingleside (Corpus Christi), Texas

#### Services Rendered

- Marina Market Assessment
- Marina Siting and Location Studies (Engineering Feasibility)
- Marina Layout Planning
- Marina Village Planning
- Economic Pro Forma Analysis
- Regulatory Permit Support (Alternatives Analysis)

#### Project Summary

ATM was engaged by this private development client to facilitate the planning and design of a multi-use recreational marina facility to support an 1,800 acre residential development outside Corpus Christi, Texas. The project is the first community licensed by the NFL Alumni Association, where residents and guests will rub elbows with legendary pro football stars. The development will also play host to the NFL Alumni's annual Charity Golf Classic Tour.

The proposed marina facilities will be an integral part of the overall development at Live Oak Preserve. Planned with a distinct marina village theme, the facilities will include over 500 slips of wet and dry storage, upland residential components at the marina, retail, and dining alternatives for residents and visitors.

Located directly off the Gulf Intracoastal Waterway, the facility is ideally situated in a protected basin that will afford shelter from winds and waves, yet provide direct access to the area's prime fishing and sailing grounds. ATM worked with the Owner and an all-star caliber development team to identify the appropriate marina phasing/development program, situate the marina appropriately on the project site, and work with land planners to integrate vital marina village elements. Further, ATM supported the regulatory permitting process, working with the U.S. Army Corps of Engineers, and assisted the Owner in evaluating financing options by developing detailed construction cost estimates and modeling the anticipated financial performance of the marina project over time.

The project is currently in the final stages of the regulatory permitting process and physical development is expected to move forward directly.

