

South Padre Island Marine Park Project

The South Padre Island (SPI) Marine Park project is an ongoing ecological and economic development initiative led by the SPI Economic Development Corporation (EDC). The project leverages a public-private partnership to enhance coastal infrastructure and boost tourism without immediate municipal land costs.

Executive Summary

- **Core Objective:** Build a premier deep-water marina for large and small watercraft. Provide an access for locals and tourists for water sports.
- **Environmental Focus:** Protects regional bird, fish and sea turtle populations while improving local ecosystems. Has shoreline protection in the form of habitat islands specially designed for the various types of existing wildlife. The project will be cleaning up the environment that suffers from water quality issues now.
- **Economic Drivers:** Features deep water slips, a dry stack boat storage building, amenities for boats, weigh in station with area for spectators and a commercial retail/dining village.
- **Public Amenity:** Expands local water sports recreational access and park for residents and visitors.

Location, Acreage, & Land Strategy

- **Site Location:** Situated directly south of the Queen Isabella Causeway.
- **Total Footprint:** 21.9 total acres split across two distinct parcels plus additional acreage gained when surveyed.
- **Agora Tract (9.9 Acres):** Landowner, Agora Group, has committed to donate the parcel and has signed and LOI.
- **Rampart Tract (12 Acres):** EDC/Agora Group is under contract to purchase. Agora will fund and donate this parcel.
- **Current Status:** The regulatory agencies received the permit application in August 2026 and is now being investigated by USACE, GLO, TPWD, TCEQ, USFWS, USCG, etc. A pro forma financial statement has been submitted to the landowners/investor to prove this is a viable project.

Project Leadership

- **Project Manager:** Greg Weykamp, Edgewater Resources (managing since 2022).
- **Environmental Consultant:** Phil Hanley, ERGIS.

- **SPI - EDC:** Gayle Hood, VP of EDC
- **City of SPI** - Kristina Boburka, Shoreline Protection, Consultant to Leadership Group.

Regulatory & Permitting Timeline

- **Regulatory Agency Feedback:** Joint Evaluation Meeting (JEM) in Corpus Christi (27 agency attendees) in March 2026 yielded very positive feedback. Leadership commented it was the best received of any project for which they have been involved. They are still excited and say it is a viable project.
- **Next Step:** The development team filed the first Joint Permit Application in August 2026. As most all permits go, there are requests for more information and these applications normally get rewritten and resubmitted. The leadership team says it should take 12-18 months before a permit is issued. At that point, the Agora Group will take over to engineer, construct, and manage the project.

Public-Private Partnership Objectives

- **Private Objective:** Complements Agora Group's planned beachside hotel, meeting rooms, and luxury condos.
- **Operations:** Private investors will fully fund and operate the completed island village district.
- **EDC Exit Strategy:** EDC will prove project viability by obtaining permit, then sell or lease the park to a private operator. The Agora Group was chosen because they are not only donating their land but purchasing the adjacent tract and donating it in exchange for PPP to operate the SPI Marine Park.
- **Financial Backing:** Agora Group has committed full financial support. Their attorney is composing an agreement that reflects the existing LOI and the terms in this summary. The EDC will
- **Reports Available Upon Request:** Original feasibility study, latest update presentation on SPI Marine Park, link to EDC meeting with latest presentation from City website, Interlocal Agreement with City and County,

Any questions may be directed to Gayle Hood, VP of EDC, at 956-459-9536 or gaylehoodrealtor@gmail.com.