

### Extending The Vacation Of A Lifetime

(NAPS)—If you're like a growing number of baby boomers, you've looked for ways to extend your vacation getaways. That's one reason beachfront property has become such a hot commodity in the U.S.—boomers and empty nesters have bought up vacation homes and property in record numbers.

In fact, of the total available coastal property throughout the United States, over 86 percent has been developed. But vacation home buyers shouldn't hang up their Hawaiian shirts just yet. Analysts say there are still some great buys out there. You just need to know where to look.

For instance, 8 percent of the undeveloped beach real estate in the U.S. is located in Texas on North Padre Island—the largest undeveloped barrier island in the continental United States. Combined with Padre Island National Seashore, it provides more than 180 miles of white crushed coral reef beaches where you'll probably find more waterfowl, deer and sea turtles than people.

#### A Private Retreat

North Padre Island is separated from the better known South Padre Island by a man-made water channel that prevents access and limits the number of vacationers that visit each year. It also helps keep North Padre under most tourists' radar screens. And unlike popular spring break destination, South Padre Island, North Padre tends to appeal to an upscale, mature crowd that enjoys the undeveloped tranquil scenery and miles of near-vacant top-ranked beaches year round.

#### Affordable Getaways

According to Jared Johnson,



**Home Away From Home—Beach front condos in parts of the U.S. sell for hundreds of thousands less than beach front houses.**

sales manager at Beach Club luxury condominiums in North Padre, condos have become popular on the island because they offer a number of benefits.

"People don't realize that luxury condominiums are the perfect solution for people that want to invest money in real estate, but don't think they can afford it," Johnson explains. "In addition to the great beach-style environment that this area provides, buying a condo provides great tax incentives at the end of the year and a chance to build equity in an investment without doing regular maintenance."

#### Going Condo

North Padre Island condos remain affordable, despite going up in value—and when compared with home prices in the area, condos seem an especially good buy. The average price for a home in North Padre Island with beach front views range from \$400,000 to \$1,000,000. However, Beach Club luxury condominiums located the same distance from the beach start in the low \$100,000 price range.

Johnson says the benefits of condos don't stop at price, though.

He explains that like houses, condos accumulate equity over time. But unlike house owners, condo owners are not responsible for upkeep on their properties. That's usually handled by a homeowners association or management company. Plus, condo owners can rent out their condos when they are not using them.

"Price and equity are one thing," says Johnson, "but a lot of people say the real benefit of a condo to a family is year-round access to beaches, fishing, boating and bird watching. They provide easy access to a warm winter time retreat."

#### About The Island

North Padre is 30 minutes away from the Corpus Christi International Airport and a two-hour flight from a number of places in the U.S. It also provides a great hub to explore or do business in the Rio Grande Valley, including northern Mexico and Texas. In addition, it has excellent golf courses, museums, historic landmarks and wildlife-watching opportunities. For more information, or to schedule a condo visit, call (361) 949-1651 or go to [www.beachclubresidences.info](http://www.beachclubresidences.info).

#### Did You Know?

North Padre Island offers miles of pristine, nearly vacant beaches. Beach Club luxury condominiums in North Padre start at hundreds of thousands less than houses. Call (361) 949-1651 or go to [www.beachclubresidences.info](http://www.beachclubresidences.info) for information.

1

2

3

4

5

6

7

8

9

10