



CINNAMON SHORE

MUSTANG ISLAND, TEXAS



OUR STORY

A Traditional Seaside Village

We all live so busy
that we often don't
slow down to enjoy
things that are
important to us—
to invest in ourselves
and in our families.

—Jeff Lamkin, Cinnamon Shore Developer
and Sea Oats Group Chief Executive

When developer Jeff Lamkin first came to Texas looking for a site for a traditional seaside village, he had vacationed in Florida for many years and had grown to admire Rosemary Beach, Seaside and WaterColor. Jeff and his colleagues at Sea Oats Group were searching for a similar place—where homeowners and vacationers could create lifelong memories with their families.

The development team, including Cinnamon Shore master planner Mark Schnell, studied the Florida communities, collected the best features of each into a plan for an ideal vacation retreat and brought it to the Texas Coast. Jeff saw in the wild and spare beaches of Mustang Island and the quaint seaside town of Port Aransas the perfect canvas to create the family beach vacation town of his dreams.

Demographic data revealed that the area offered great opportunities for homeowners

—with twice as many people living within an easy drive to Mustang Island beaches as traveled along Florida's Scenic Highway 30 to Seaside, WaterColor and Rosemary Beach.

The land where Cinnamon Shore was sited, four miles south of Port Aransas' town center, promised a beautiful setting, with some small, serene lakes to attract wildlife and a line of sea oats-covered dunes to shelter the homes that would be built there.

“Cinnamon Shore is a place that lets that happen,” Jeff says. “It’s a place where people get to know each other. They spend time together, and they build real relationships and together we have built an extraordinary community.”

Jeff felt sure that the master-planned community he envisioned with more amenities, upscale design and high-quality construction would show Texans what they had been longing for in beach living.

Cinnamon Shore represents a \$300-million project, with plans for 200 homes, 75 condominiums and about

40,000 square feet of retail space that will house restaurants and destination shopping.

Five years on, Cinnamon Shore has become the community that the team dreamed of—a place where families build relationships and escape the stresses of everyday life.



CONTENTS



TIMELINE



2005

Sea Oats Group Principal Jeff Lamkin identifies Mustang Island as the place to develop the first-ever New Urbanist community on the Texas Coast.

2006

Land development begins with the addition of infrastructure on a 65-acre tract dotted with two lakes and natural dunes.



2007

Streets are paved in April 2007. A marketing campaign begins to raise awareness for a Texas seaside village. Sales begin in late 2007. By the end, Texans will show their faith in the project by purchasing an aggregate \$70 million worth of homes.

Construction begins in summer 2008. Cinnamon Shore establishes the design team, selecting the most talented and experienced architects to build the newest coastal design community.



7. Sales office opens and a
 raise awareness of the vision
 begin in June 2007. By year's
 end in "The Seaside of Texas"
 million in home sites.
 for on four homes in Phase I.
 the Builder's Guild, selecting
 nced builders in the area to
 in Texas.

2008

First homes are completed just as U.S. mortgage and banking crisis reaches its peak. Cinnamon Shore will nevertheless trail blaze in sales and new home starts.
 Speculative and custom home construction continues forward-moving progress. Cinnamon Shore begins infrastructure development of Phase 2A, 2B and Phase 3 Town Center.
 Construction begins on Folly Walk North, Lake Colby Boardwalk and Fishing Pavilion. Cinnamon Shore is chosen to build the 2009 Southern Living Idea House.

TIMELINE



2009

Construction begins on the Keira Pool, Pool House and Fitness Center, completing in May. Southern Living 2009 Idea House opens for tour in June. Over 10,000 people visit Idea House between June 10 and Labor Day weekend.



2010

Phase 2A and 2B are platted, and released for sale to the public. Tour featuring the Susan Castle House opens in June, drawing 4,500 visitors.





and select home sites are
Cinnamon Shore 2010 Home
or Collection Home opens in



2011

The “C” Bar coffee shop opens in Town Center. Lisabella’s Bistro moves to Cinnamon Shore from Port Aransas to acclaim in Texas Monthly review. Sales of homes and home sites steadily continue, defying U.S. real estate trends.



2012

Second condominium building, Three Town Center, is completed in July. Total building of 15 Town Center Residences is sold out by September.

Town Center Stage is completed. In October, Cinnamon Shore names the stage “Terry’s Place” in honor of Terry Peters, a founding team member at CS. Cinnamon Shore Foundation, a nonprofit benefiting cultural, educational, environmental, literary and other activities at Cinnamon Shore and in Port Aransas, is established.

Cinnamon Shore’s second swimming pool, the \$1-million Dune Park Pool Complex, is completed. Year-over-year sales break records as a result of booming Texas oil and gas economy as well as an increase in consumer confidence nationally.

The First Annual Tree Lighting event is held Thanksgiving night at “Terry’s Place.”

Third condominium building, Two Town Center, breaks ground for completion in June 2013.

Simplicity is the
ultimate sophistication.

—Leonardo Da Vinci

Cinnamon Shore's master planner Mark Schnell envisioned a traditional community that incorporated "the best of the best" features of a seaside village with an understated elegance—a picturesque place where multiple generations could build a legacy of memories.

Schnell wanted to find the right statement for the coastal grassland that struck him as sparse and beautiful. A fussy house with imported details did not feel right, so he settled on a hybrid of Gulf Coast and modern cottage styles. Although Cinnamon Shore properties come in a wide range of prices, the quality of design and construction remain consistent and high.

Schnell ensured that the homes related to the land and to each other so as to give rise to a true community where residents feel connected to themselves and their neighbors. Front porches

are designed to be wide and inviting—perfect for families to greet one another from rocking chairs or chaise lounges. The pedestrian- and bicycle-friendly streets lined by pavers and palms revolve around the Town Center's shops and restaurants, where families go to meet and make friends.

Cinnamon Shore's intentionally simple and practical design adheres to New Urbanism principles and is unlike any other development on the South Texas coast.

As Cinnamon Shore's master planner, Mark Schnell, has noted, "The purpose is to be a successful business venture and to create a true community with people who feel a strong connection to the place."

New Urbanist towns are compact, vibrant communities where architecture and planning encourage homeowners to come together as neighbors and friends. The communities encompass housing, shops, entertainment, parks and other facilities essential to the lives of residents, all within walking distance.

All housing at Cinnamon Shore is custom-designed to insure a diversity of architecture, yet the community's design committee reviews and approves each plan for conformity to the master plan.







Sometimes the most
ordinary things could
be made extraordinary,
simply by doing them
with the right people...

—Nicholas Sparks

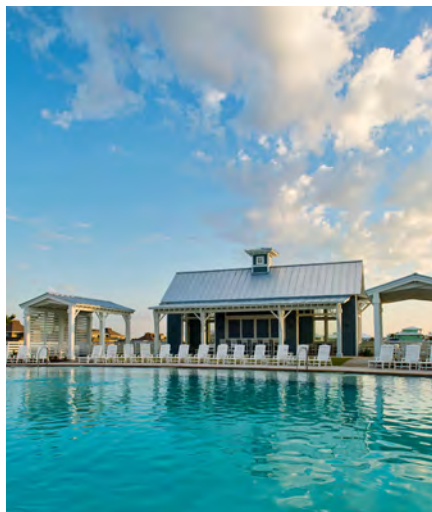
The Town Center and Social Circle lie at the heart of Cinnamon Shore's traditional seaside village. It's a place where people come together and meet friends for dinner at one of our critically praised restaurants or gather on the lawn at our outdoor stage, Terry's Place, for a concert or a movie during Screen on the Green nights.

Lazy summer days see kids fishing from the Fishing Pavilion into the fish-stocked waters of Lake Colby or learning to ride bikes around the Social Circle. Families gather on our beaches beneath cinnamon-and-white umbrellas and on chaise lounges set out by our beach attendants to relax, splash, take sandcastle building lessons or fly kites and enjoy each other and the respite from their busy lives.

Breezy summer nights are made for spreading a blanket on the one-acre manicured Great Lawn for a Star Party with our resident planetary geologist not astronomer, or for building a bonfire on the beach.

Our two sparkling swimming pools invite guests to dive into their pristine salt waters. Keira's Pool boasts a Pool House for group events and a Fitness Center for keeping up with healthy routines.

The \$1-million Dune Park Pool Complex, opened in 2012, boasts a quarter-acre of sparkling water, lawn games like bocce and croquet, horseshoes and tetherball, as well as a poolside food and drinks offered at the C-Bar Cafe.





Cooking allows me to combine my love of art and science. We love making people feel good with our food—like they are dining at home without having to do the dishes.

—Kris Amundsen, Lisabella's Bistro
Co-owner and Chef

Cinnamon Shore boasts two extraordinary restaurants on property as well as other dining venues on the drawing board.

Lisabella's Bistro, lauded by Texas Monthly as "extraordinary," serves up fresh, coastal cuisine in an elegant yet relaxed and family friendly atmosphere. Chef Kris Amundsen offers a monthly wine dinner for foodies in the off-season that will rock the most discerning palate.

The C-Bar boasts a diverse menu of lunchtime favorites for poolside —hot and cold sandwiches, pizzas and gelato as well as a fully appointed bar.





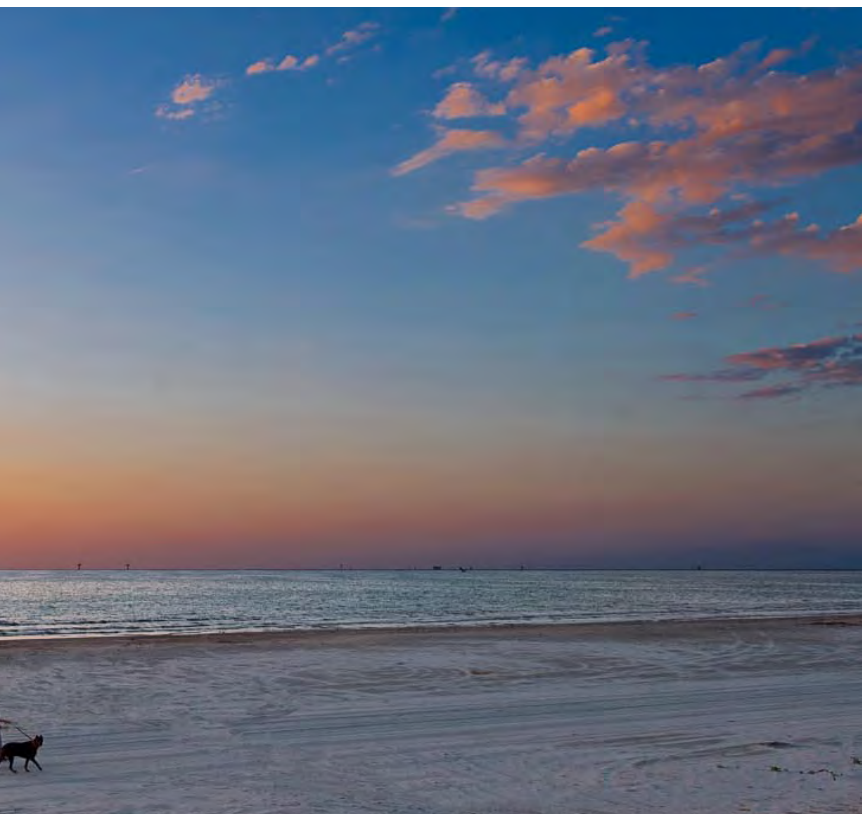
Mustang Island
boasts eighteen miles
of uninterrupted
coastline...

The emerald waters of the Gulf of Mexico stay warm well into the winter months.

Bordered by sea oats-covered dunes, South Texas beaches are home to a menagerie of wildlife—from ghost crabs to green sea turtles to reddish egrets—and the scene of excellent birding during the spring and fall migrations.

The rolling Gulf Coast waves and soft sand are perfect for swimming, body surfing, boogie and skim boarding or just beachcombing. A constant breeze supports aerial pursuits like windsurfing, kite boarding and parasailing.





VACATION RENTAL

Each home at
Cinnamon Shore
is unique...

Each home at Cinnamon Shore is unique yet shares luxury amenities and family friendly features that make it the perfect plan to vacation for a weekend or a few weeks. The interiors are professionally decorated to reflect a relaxed beach lifestyle, and both houses and condos have access to outdoor showers to keep sand where it belongs.

The community consists of the Town Center's beautifully appointed one-, two- and three-bedroom condominiums—as well as three- to five- bedroom cottages and custom homes along quiet streets lined with paverstone, palms and sidewalks.

Every home enjoys a view of bayside sunsets, gulf sunrises, peaceful lakes or a vista of the Town Center's green expanse. Many residences include two living spaces—one for grownups

and a kids' lounge. The bunk rooms in most houses and larger condos feature built-in single- to queen-sized beds and make it fun for families to share a residence.

The kitchen is the place where families love to congregate. Our open living areas—gourmet kitchens and large, airy living and dining spaces—make appealing areas to gather and visit.





It is such a happiness
when good people get
together—and they
always do.

—Jane Austen

Our Seaside Village is the ideal backdrop for the picture-perfect beach wedding. With gorgeous natural settings, Cinnamon Shore can accommodate any style and size destination wedding. Tie your knot in a simple ceremony at Keira's tranquil infinity pool or a sun-kissed beach wedding or make a splash with a big tent ceremony on the Great Lawn.

The destination wedding becomes a true vacation for guests who use our large beach homes to reconnect and recharge. Honeymooners can find no better place for a getaway than our wild beaches and cozy town.

Our on-site restaurant, Lisabella's Bistro, provides catering for any

wedding meal. We also work with outside wedding planners, caterers and other vendors.

For more information, speak with the weddings/events coordinator at Cinnamon Shore.





Nature does not
hurry yet everything
is accomplished.

—Lao Tzu

Cinnamon Shore is a unique destination to hold a corporate function and one that is perfectly equipped to handle meetings as diverse as a 90-person conference to a beach retreat for a small circle of senior executives.

We offer executive-class accommodations in our rental properties, as well as centrally located indoor meeting space at Lisabella's Bistro and at the Pool House at Keira's Pool. Meeting planners often enjoy holding team-building exercises at the beach or another of our beautiful natural settings,

including the Town Center, Great Lawn and Boardwalk Pier and Fishing Pavilion.

Lisabella's Chef Kris Amundsen has years of experience as a special events caterer and is well equipped to provide breakfast and lunch menus for corporate events.





Our town within a town is intended to be a hub of activity for the area and a jumping off point for activities in the region.

—Mark Schnell, Cinnamon Shore
Master Planner

Our Vacation Rentals staff helps you get the most from your stay in our beachside village. Whether it is supplying fishing poles for an afternoon communing with the trout and bass on our boardwalk or bicycles for a spin around our tranquil streets, or setting out umbrellas and lounge chairs for your trip to our beach.

If you'd like to look farther afield for fun, our helpful staff can advise you about everything from where to get a great slice of pizza or an invigorating facial, to how to get swept up in a pirate adventure or score tickets to tonight's Hooks or Ice Rays game.

Fishing/Hunting

Texas has a world-class saltwater fishery that is open all year round. As a stop on the migratory Central Flyway, it boasts an ever-changing variety of ducks during hunting season. South Texas offers some of the finest

waterfowl hunting in the United States and knowledgeable guides to help hunters enjoy the best sport.

Bay Charters

Chartered fishing vessels out of Port Aransas ply the network of inland bays along the South Texas coast for redfish, speckled trout, drum and flounder. Experienced captains take anglers shallow boat fishing or wading in the salt waters of the Corpus Christi and Baffin bays, as well as the Laguna Madre and the Land Cut.

Gulf Charters

Experience the thrill of catching really big fish on a deep-water expedition off the Texas Gulf Coast. Anglers set out for deep waters about two hours off Port Aransas to hunt red snapper, yellowfin tuna, speckled trout, vermilion snapper, shark, kingfish, black drum, dorado and redfish, grouper and marlin.

Flounder Gigging

Set out at sunset to the shallows to gig flounder in Rockport, Aransas Pass and Port Aransas during the autumn, when the bottom-hugging fish head out to sea to migrate.

Flounder gigging is perfect for amateur fishermen, who use a specially designed spear to capture the flat fish and pull them into the boat. A flounder charter on the bay is an experience great for every age.

For more details, call the experts:

GUIDES

Trey Clark

Bay and Flounder Trips

Offshore Fishing

(218) 341-3672

Extreme Charters

Offshore fishing

(361) 749-2544

Coastal Bend Kayak

(coastalbendkayaking.com)

Tours, Rentals, Instruction & Fishing

(361) 557-7003





Duck Hunts

Duck hunting on the Texas Coast is a distinct experience. Hunters ride airboats or kayaks to the blinds for morning and afternoon hunts in the Aransas Flats. Pintail, Scaup, Teal, Buffleheads, Widgeons, and Gadwall are all plentiful in the Aransas Flats.

Well-placed, private decoyed blinds offer maximum opportunity, and hunters now have the option of heading out on the water in kayak blinds specially built by

Coastal Bend Kayaks. You can even bring your own dog.

For more details, call the experts:

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Golf

Newport Dunes Golf Club, an Arnold Palmer Links Oceanside Masterpiece, boasts a Scottish links-style design in a lavish tropical setting just one mile from Cinnamon Shore. The Par 71 course features stacked wall bunkers and deceptive landing areas, as well as vibrant coastal foliage, native dunes and abundant wildlife. An exhilarating ocean

breeze and gorgeous views of the Gulf of Mexico makes the course even more challenging.

Elite Golf Performance in Port Aransas offers golf instruction packages to suit all play levels, from duffers to dedicated players. Elite instructors will teach individuals and groups.

PORT ARANSAS

Best-kept secret in Texas...

While you won't want to leave Cinnamon Shore, it is surrounded by the abundant beauty and attractions of Mustang Island. This virtually undiscovered Gulf Coast jewel is located just 30 minutes east of Corpus Christi, and only 40 minutes from its international airport.

Mustang Island's town, Port Aransas, has grown from a fishing village inhabited in different eras by the nomadic Karankawa tribe and buccaneers to a vibrant beach community with shopping, dining and entertainment that is at once laid back and exciting.

The "best-kept secret in Texas" is an unspoiled paradise for beachcombers, nature lovers and sports enthusiasts alike, offering endless expanses of pristine shoreline, majestic dunes cresting up to 30 feet, world-class golf and fishing, and one of the country's best bird-watching locations. With roughly half the island dedicated to a state park and wetland sanctuaries, plus strict environmental laws, it will remain so.

At the northern tip of Mustang Island, just minutes from Cinnamon Shore, Port Aransas is the island's hub for family fun and entertainment. "Port A" continues to lure anglers as it has for over a century, as well as others who know its many coastal pleasures. Here you'll find first-class marina facilities, superb restaurants, charming boutiques and shops, art galleries, year-round community theater, a host of recreational activities, and even operating trolley cars. Just across the bay are all the attractions of Corpus Christi, quickly accessible by highway or free ferry service.

The Schlitterbahn Resort and Waterpark & Resort opens in North Padre Island in 2014, and includes plans for lodging, golf and restaurants.





SHOPPING

Ragdoll Boutique
124 East Avenue G

Fishtales
345 North Alister, Suite A

Gratitude
316 North Station

A Mano Gift Shop and Boutique
1726 State Highway 361

Coastal Closet
1726 SH 361, Suite D

Cita Resort Interiors
129 North Alister

Stephanie's Stuff
710 State Highway 361

DINING

Kody's
Shells
Roosevelt's at Tarpon Inn
Pelican Club
La Playa
Café Phoenix
Venetian Hotplate
Marcel's
Port Aransas Brewing Co.

ENTERTAINMENT

Third Coast Studio
The Back Porch
Fire It! Ceramics
Dolphin Watch & Pirate Cruise
Belt sander races at The Gaff

BEACH/OUTDOOR ACTIVITIES

Beach Cart Rentals
Cars & Carts
Coastal Bend Kayak (Aransas Pass)
Port A Parasail
Sandrum Sandcastle Building
Skydive South Texas
Third Coast Kitesurfing

CULTURE

Port A Glass
401 Beach St
Port Aransas Art Center
323 North Alister
Potters on Cotter
413 Cotter
Mustang Island Art Gallery
2222 State Highway 361

CORPUS CHRISTI

Funtrackers
Art Museum of South Texas
American Bank Center (Ice Rays, concerts)
Whataburger Field (Hooks baseball team)
USS Lexington Museum
Texas State Aquarium
South Texas Botanical Garden &
Nature Center

ROCKPORT DINING

Glow
Latitude 28'02

ROCKPORT ENTERTAINMENT

Texas Maritime Museum



