Procaccianti Companies and Rugger Capital Acquire Charleston Harbor Resort; Suntex Marina Investors Acquires Charleston Harbor Marina

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Suntex Marina Investors LLC
Sep 09, 2026, 13:00 ET
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PROVIDENCE, R.I, and DALLAS, Texas, Sept. 9, 2026 /PRNewswire/ -- Procaccianti Companies and its joint venture partner, Rugger Capital, today announced the acquisition of Charleston Harbor Resort, a 217-key waterfront property in Mount Pleasant, South Carolina. The resort will be managed by Procaccianti's hospitality affiliate, **TPG Hotels & Resorts**. In parallel, Suntex Marinas announced its acquisition of the adjacent Charleston Harbor Marina, one of South Carolina's largest in-water marinas, with more than 450 slips accommodating vessels ranging from recreational cruisers to superyachts.



Charleston Harbor Resort & Marina

The resort and marina together anchor one of the Southeast's premier waterfront destinations, combining resort hospitality and boating with convenient access to historic downtown Charleston. Each property will be managed separately, with both the marina and resort maintaining specialized ownership and operating expertise.

In the coming months, Procaccianti will explore a comprehensive renovation and repositioning of the Charleston Harbor Resort that is designed to enhance the guest experience and unlock long-term value. At the Charleston Harbor Marina, Suntex, whose national portfolio now exceeds 100 marinas across 17 states, will own and operate the marina.

"Charleston Harbor Resort is exactly the kind of irreplaceable waterfront asset we seek to own for the long term, and we are proud to have brought this partnership together," said **John Phelan, Founder and Chairman of Rugger Capital**. "We see meaningful potential to add value to the property, attract even more visitors to the nearby Patriots Point Naval & Maritime Museum, and expand our programmatic relationship with TPG Hotels & Resorts."

"The combination of a premier waterfront location, strong operating fundamentals, multiple demand generators, and meaningful opportunities for value creation makes this an exceptionally compelling acquisition in one of the country's strongest hospitality markets," said **Robert Leven, Chief Investment Officer of Procaccianti Companies**.

"Charleston Harbor Marina represents an important evolution in how we approach waterfront opportunities," said **Bryan Redmond, Chief Executive Officer of Suntex Marinas**. "Together,

Procaccianti Companies, Rugger Capital, and Suntex have created a solution where the separately owned and operated marina and resort complement one another and strengthen the overall waterfront destination. We look forward to building on this approach across other markets nationwide where hospitality and boating intersect."

The new owners intend to invest meaningfully in the properties in the years ahead, deepening Charleston Harbor's role as a destination for visitors, boaters, and the Mount Pleasant community.

For more information about Charleston Harbor Marina, slip availability, and the marina office, please visit **www.suntex.com**.

About Procaccianti Companies

Procaccianti Companies is one of the largest and most respected privately held real estate investment and services firms in the United States. Founded in 1958, its successful track record spans more than six decades and includes thousands of transactions representing billions of dollars of diversified real estate investments. The Firm is a vertically integrated alternative asset manager with a broad national platform, having owned, developed, managed, or financed investment real estate in more than 400 cities across 42 states. For more information, please visit **www.procaccianti.com**.

About TPG Hotels & Resorts

Dallas-based TPG Hotels & Resorts, the hospitality management affiliate of Procaccianti Companies, is a premier operator of hospitality assets across all chain scales, including luxury, full-service, and select-service hotels, as well as the firm's upscale boutique and independent operations division, INTERA Collection. The firm's historical resume spans more than four decades and includes over 650 branded and independent hotels and marinas, comprising more than 68,000 guestrooms in 42 states. TPG Hotels & Resorts is a vertically integrated organization actively engaged in hotel and marina operations, development, acquisitions, and asset repositionings across the country. In addition to its Dallas headquarters, TPG Hotels & Resorts maintains offices in Providence, Rhode Island, New York, Atlanta, Georgia, and Palm Beach, Florida. For more information, please visit **www.tpghotelsandresorts.com**.

About Suntex Marina Investors

Suntex Marinas owns and operates a national network of over 100 premier marina properties across the United States. With more than a century of combined experience, Suntex specializes in the acquisition, development, and management of high-quality marinas. The company is recognized for its commitment to exceptional customer service, experienced on-site teams, and

strong community engagement delivering elevated, memorable experiences for boaters on the water. **www.suntex.com**

About Rugger Capital

Rugger Capital is a private investment firm active across private equity, venture, credit, and real estate. The firm invests in platforms and irreplaceable assets alongside best-in-class operating partners, through market cycles, including distressed and special situations. Rugger backs opportunities built to compound over the long term.

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