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### COMMERCIAL LAND | 1.33 ACRES

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#### PRESENTED BY:

#### **KW COMMERCIAL**

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#### **CHAUNDRA HUGEL BROUGHTON**

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EVERGREEN MEMORIAL PARKWAY & RALPH GORDY AVENUE

## PROPERTY INFORMATION

**EXECUTIVE SUMMARY** 

SUBJECT PROPERTY LOCATION DESCRIPTION

SUBJECT PROPERTY ARIAL PHOTOS

## **Executive Summary**





#### **OFFERING SUMMARY**

SALE PRICE:	\$950,000
LOT SIZE:	57,960 SF
PRICE / SF:	\$16.39
TRAFFIC COUNT SH-146:	37,698 VPD
TRAFFIC COUNT FM-518:	14,500 VPD

## **CLICK HERE TO VIEW VIDEO**

#### **PROPERTY OVERVIEW**

The subject property is a 1.33-acre lot located on Evergreen Memorial Parkway (formally Bel Road) between FM 518 and Ralph Gordy Avenue in Kemah, TX. Situated directly behind the Kemah Marketplace, home to Walmart, Petco, Ross, Marshalls and more, the site is ideal for a variety of commercial development uses. The lot has approx. 360 feet of frontage and offsite detention is possible (pending approval). Evergreen Memorial Parkway and Ralph Gordy Avenue create new access points for retail and entertainment businesses, including a hotel development currently under construction on Ralph Gordy Avenue. These newly constructed roads have also opened up more than 100 acres of land for future commercial development and create an alternative route for traffic as Highway 146 is widened over the next few years. Proposed plans for a new, nearby subdivision on nearly 89 acres would result in Evergreen Memorial Parkway expanding south and connecting to Highway 96. This is an excellent opportunity to secure prime commercial land in this burgeoning area!

#### PROPERTY HIGHLIGHTS

- Planned Hotel Development on Ralph Gordy Avenue
- Subject Property Proposed Development Use: Operating Gym Facility, Restaurant, Retail, Business/Office Center, Multi-level Mixed-Use, Flex Retail Center, Neighborhood Center, Fast Food, Grocery Store, Spa, Salon
- In-line with Retail Center Detention Pond
- Road Utilized by Commuters during Current Highway 146 Expansion



## **Subject Property Location Description**



## **SALE PRICE: \$950,000**

SUBJECT PROPERTY	LOCATION INFORMATION
City, State, Zip	Kemah, TX, 77565
Market	Kemah
Cross Streets	Ralph Gordy Avenue & FM 518
County	Galveston County

## SUBJECT PROPERTY DETAILS

Property Type	Land for Development	
Lot Size AC	1.3305 AC	
Lot Size SF	57,960 SF	
APN#	4361-0000-0007-000	
Lot Frontage	361 FT	
Lot Depth	161 FT	
Traffic Count VPD SH-146 (TXDOT 2019)	37,698 VPD	
Traffic Count VPD FM-518 (TXDOT 2019)	14,500 VPD	
Traffic Count % Increase SH-146 (2011-2019)	+ 56.52 %	
Traffic Count % Increase FM-518 (2014-2019)	+ 57.72 %	





## **Subject Property Arial Photos**











## LOCATION INFORMATION

**NEARBY RETAILERS** 

LOCAL DEVELOPMENT & CONSTRUCTION PLANS

SUBJECT PROPERTY CITY INFORMATION

**LOCATION MAP** 

**DEMOGRAPHICS MAP** 

## **Nearby Retailers**











## **Local Development & Construction Plans**

HOTEL DEVELOPMENT ON RALPH GORDY AVENUE
PROPOSED RALPH GORDY BUSINESS PARK
HIGHWAY 146 FREEWAY EXPANSION
PROPOSED MERITAGE SUBDIVISION DEVELOPMENT









## **Subject Property City Information**





#### **LOCATION DESCRIPTION**

Kemah is historically known for attracting tourists year-round to the several Entertainment, Dining, Nightlife, and Retail Establishments throughout the city. Additionally, Kemah's location is conveniently centralized between Downtown Houston and Galveston Island, providing visitors easy commutes to the property from either travel hub. Less than a mile away from the subject property is The Kemah Boardwalk, a 60-Acre theme park complex consisting of (14) amusement rides, (10) restaurants, several retailers, outdoor live music venue, and the largest charter yacht on the Gulf Coast. With several seasonal events planned each year, The Kemah Boardwalk consistently attracts visitors to the area during holiday weekends and special occasions.

## KEMAH MARKETPLACE CENTER RETAILERS

Petco Walmart

Whataburger NTB

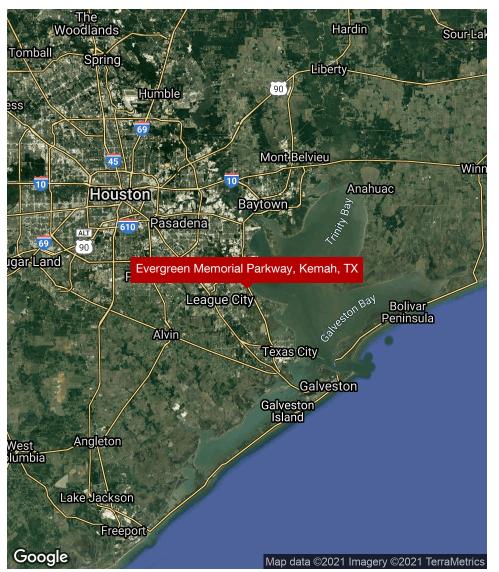
McDonald's Ross Dress for Less

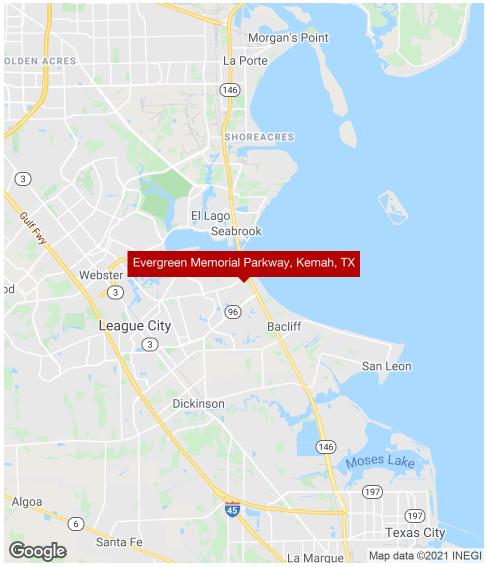
Ulta Beauty Amour Nails & Spa

Marshalls Rack Room Shoes



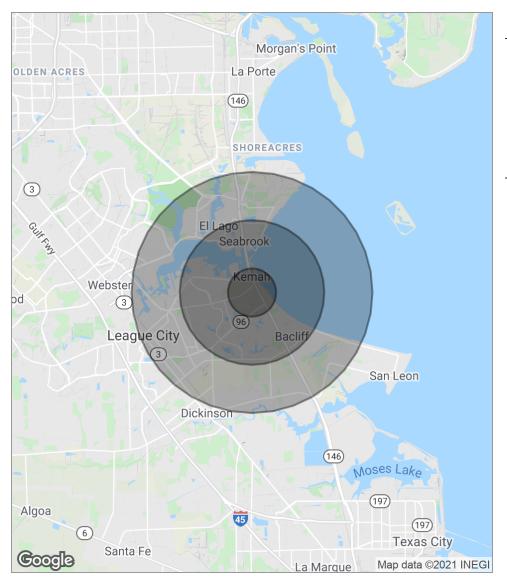
## **Location Map**







## **Demographics Map**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,673	35,885	85,846
Median Age	39.9	37.7	36.4
Median Age (Male)	40.0	38.4	36.4
Median Age (Female)	39.4	37.4	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,886	14,253	33,308
# Of Persons Per HH	2.5	2.5	2.6
Average HH Income	\$93,488	\$95,288	\$89,309
Average House Value	\$235,650	\$227,493	\$213,788

<sup>\*</sup> Demographic data derived from 2010 US Census



# CONTACT INFORMATION 3

**CONTACT LISTING AGENT** 

INFORMATION ABOUT BROKERAGE SERVICES

## **KW Commercial Houston Bay Area Division**



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## **Information About Brokerage Services**

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Te	nant/Seller/Landlord Initials	Date	

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Information available at www.trec.texas.gov