



VIDEO



OFFERING MEMORANDUM

Evergreen Memorial Parkway, Kemah, TX

COMMERCIAL LAND | 1.33 ACRES

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COMMERCIAL LAND | 1.33 ACRES

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EVERGREEN MEMORIAL PARKWAY & RALPH GORDY AVENUE

PROPERTY INFORMATION

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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



EVERGREEN MEMORIAL PARKWAY & RALPH GORDY AVENUE

LOCATION INFORMATION

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NEARBY RETAILERS

LOCAL DEVELOPMENT & CONSTRUCTION PLANS

SUBJECT PROPERTY CITY INFORMATION

LOCATION MAP

DEMOGRAPHICS MAP

Nearby Retailers



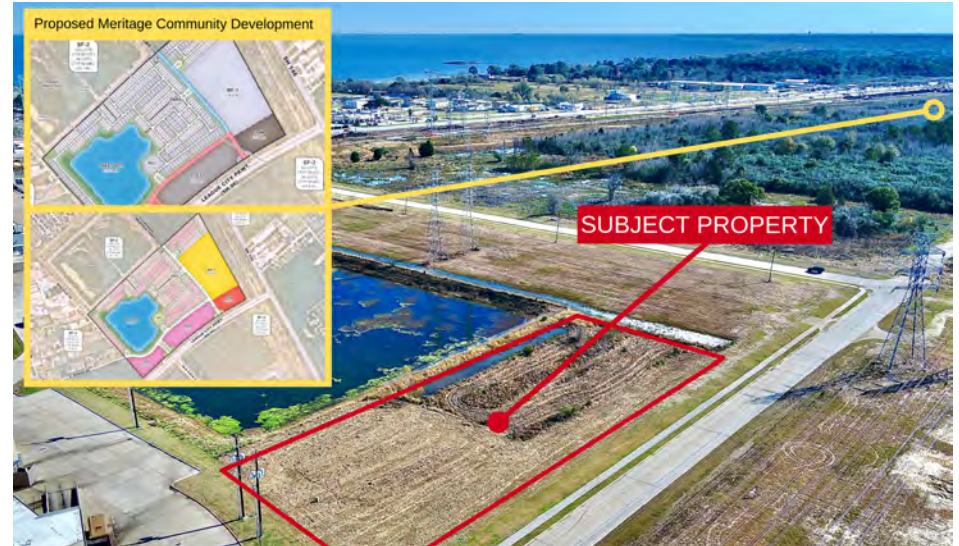
Local Development & Construction Plans

HOTEL DEVELOPMENT ON RALPH GORDY AVENUE

PROPOSED RALPH GORDY BUSINESS PARK

HIGHWAY 146 FREEWAY EXPANSION

PROPOSED MERITAGE SUBDIVISION DEVELOPMENT



SH 96 KEMAH TRACT
88.8 ACRES OF LAND



Subject Property City Information



LOCATION DESCRIPTION

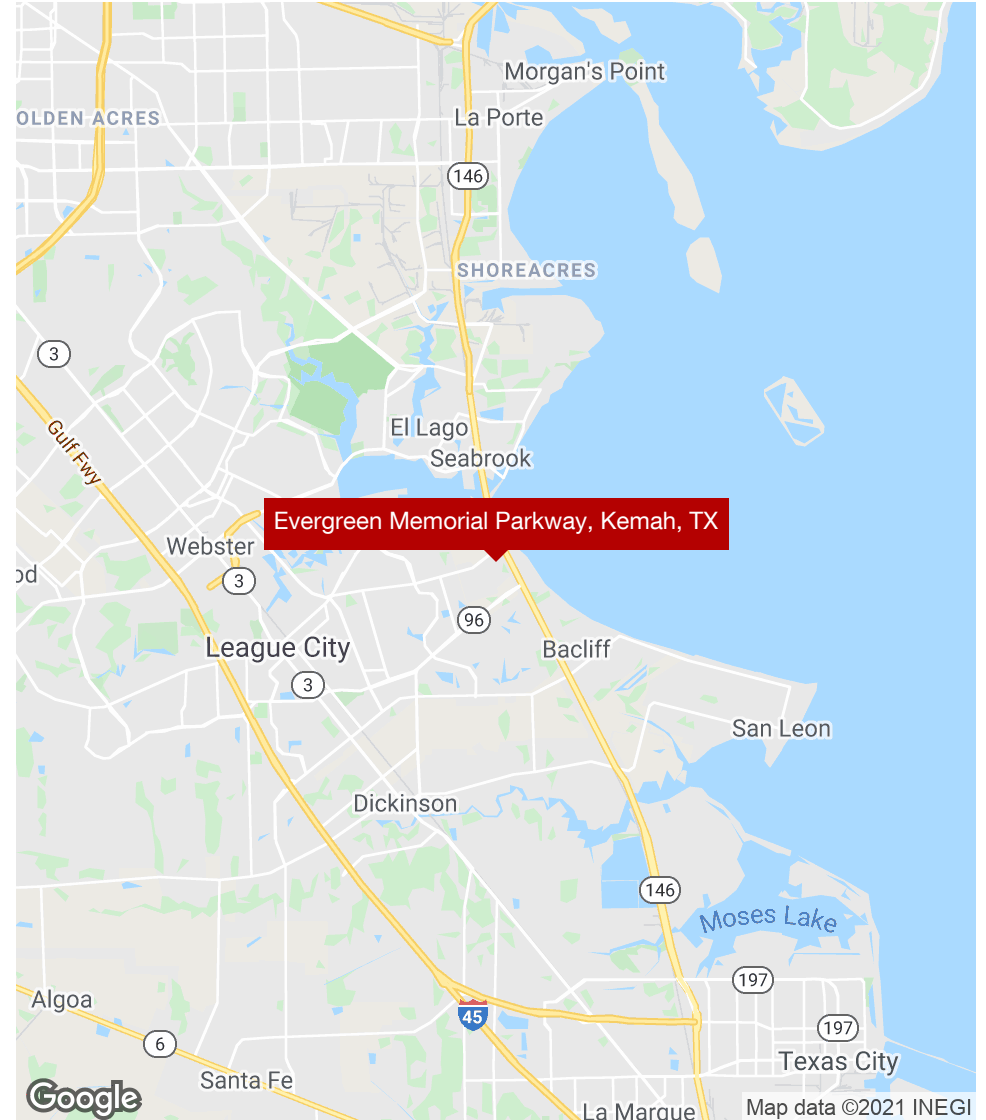
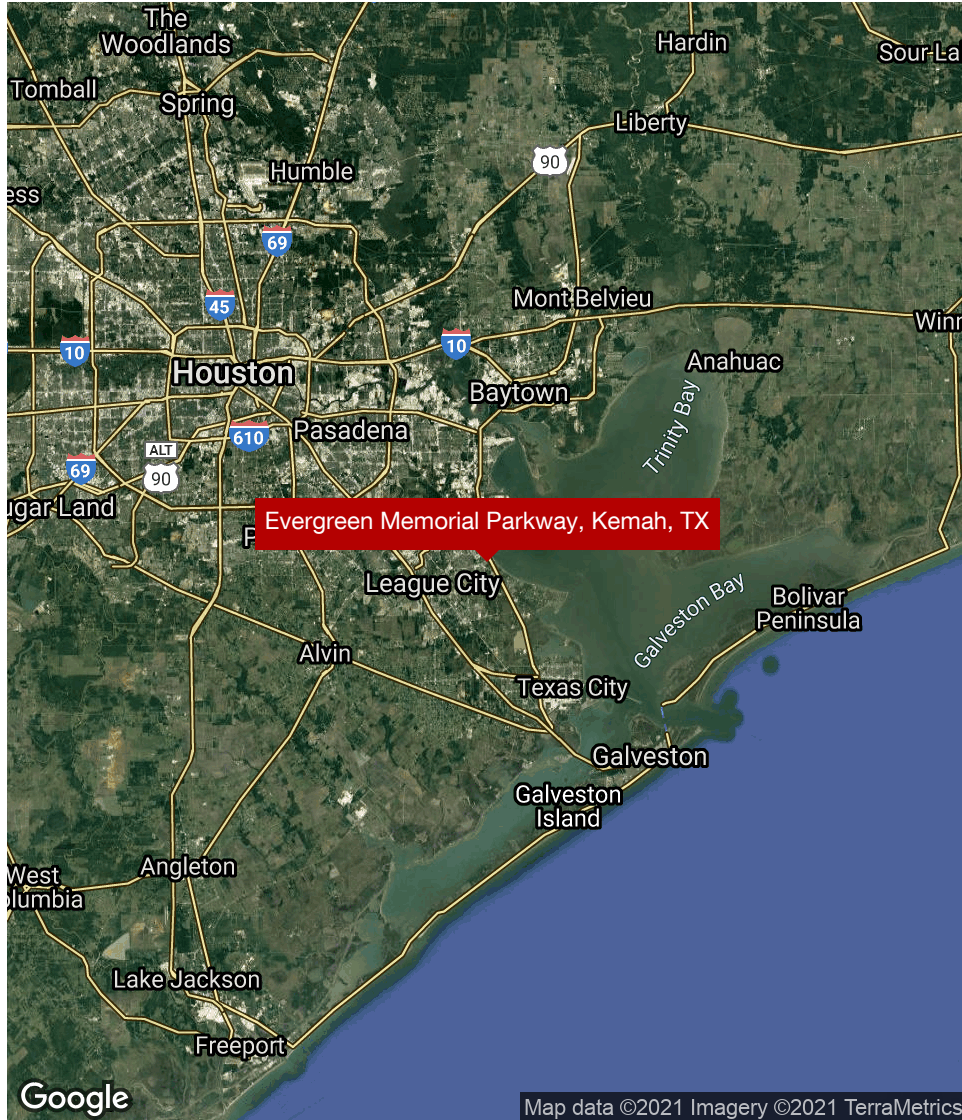
Kemah is historically known for attracting tourists year-round to the several Entertainment, Dining, Nightlife, and Retail Establishments throughout the city. Additionally, Kemah's location is conveniently centralized between Downtown Houston and Galveston Island, providing visitors easy commutes to 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.



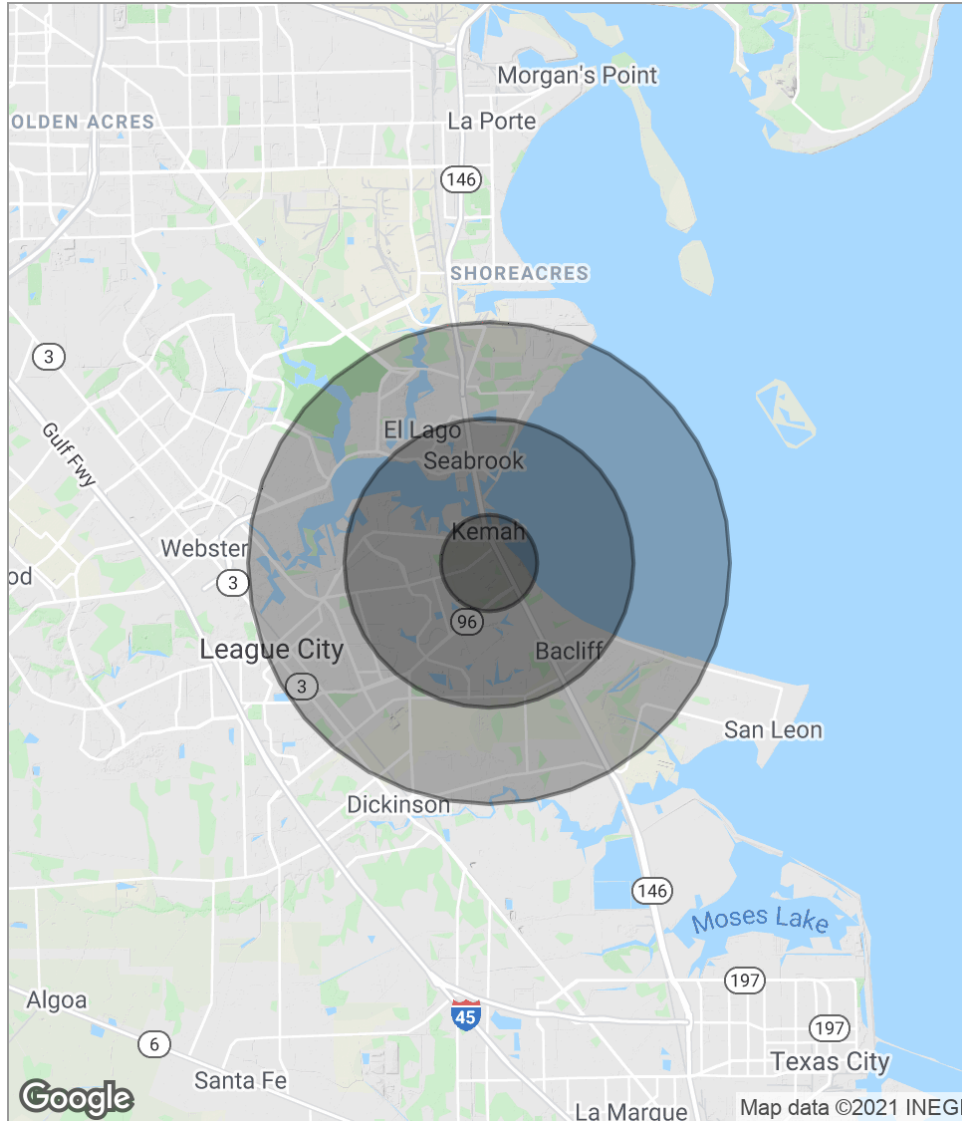
KEMAH MARKETPLACE CENTER RETAILERS

- | | |
|-------------|---------------------|
| 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

** Demographic data derived from 2010 US Census*

EVERGREEN MEMORIAL PARKWAY & RALPH GORDY AVENUE

CONTACT INFORMATION

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CONTACT LISTING AGENT
INFORMATION ABOUT BROKERAGE SERVICES

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