



# Land for sale

Lot 1: ±1.578 Acres, Lot 2: ±1.495 Acres

10000 Emmett F Lowry Expy | Mainland City Centre | Texas City

# Site Details

## Location

Pad Sites available in front of Mainland City Centre, a family-friendly entertainment destination. Currently, Mainland City Centre is home to TEX Fun+Social, the largest entertainment center in Texas, World Gym, #1 World Gym in North America, 33 fully furnished executive suites, Mainland City Suites, education facilities, Premiere Cinema, and Restaurant Row with access to festival grounds and outdoor entertainment facility.

## Size

Lot 1: ±1.578 Acres

Lot 2: ±1.495 Acres

## Site Details

- Utilities Available
- Off-site detention

## About the Area

Texas City boasts a robust economy driven by major industrial employers and bustling port activity. The city's major thoroughfares experience high traffic counts, making it an attractive location.

## Price

\$430,000 per lot

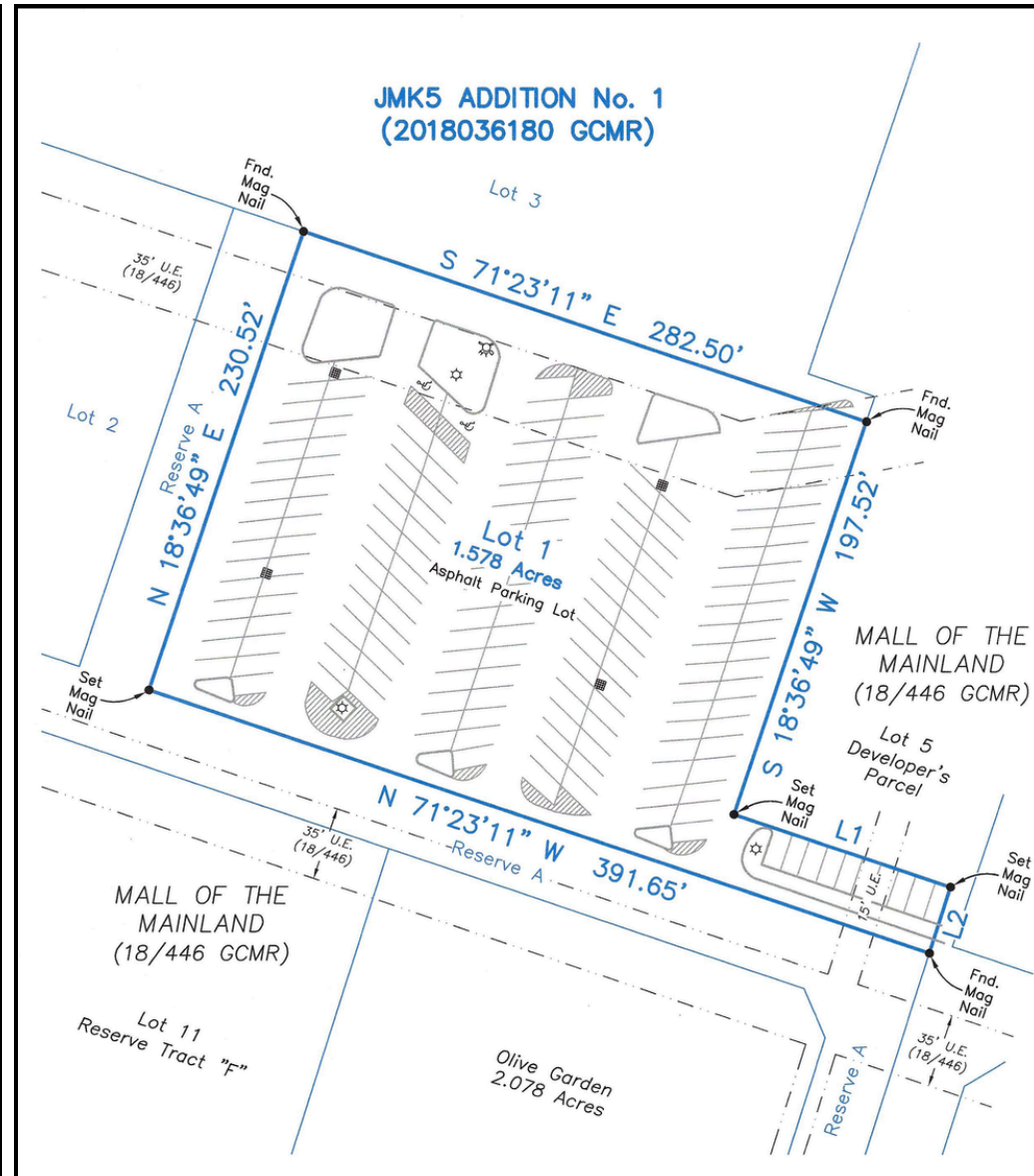
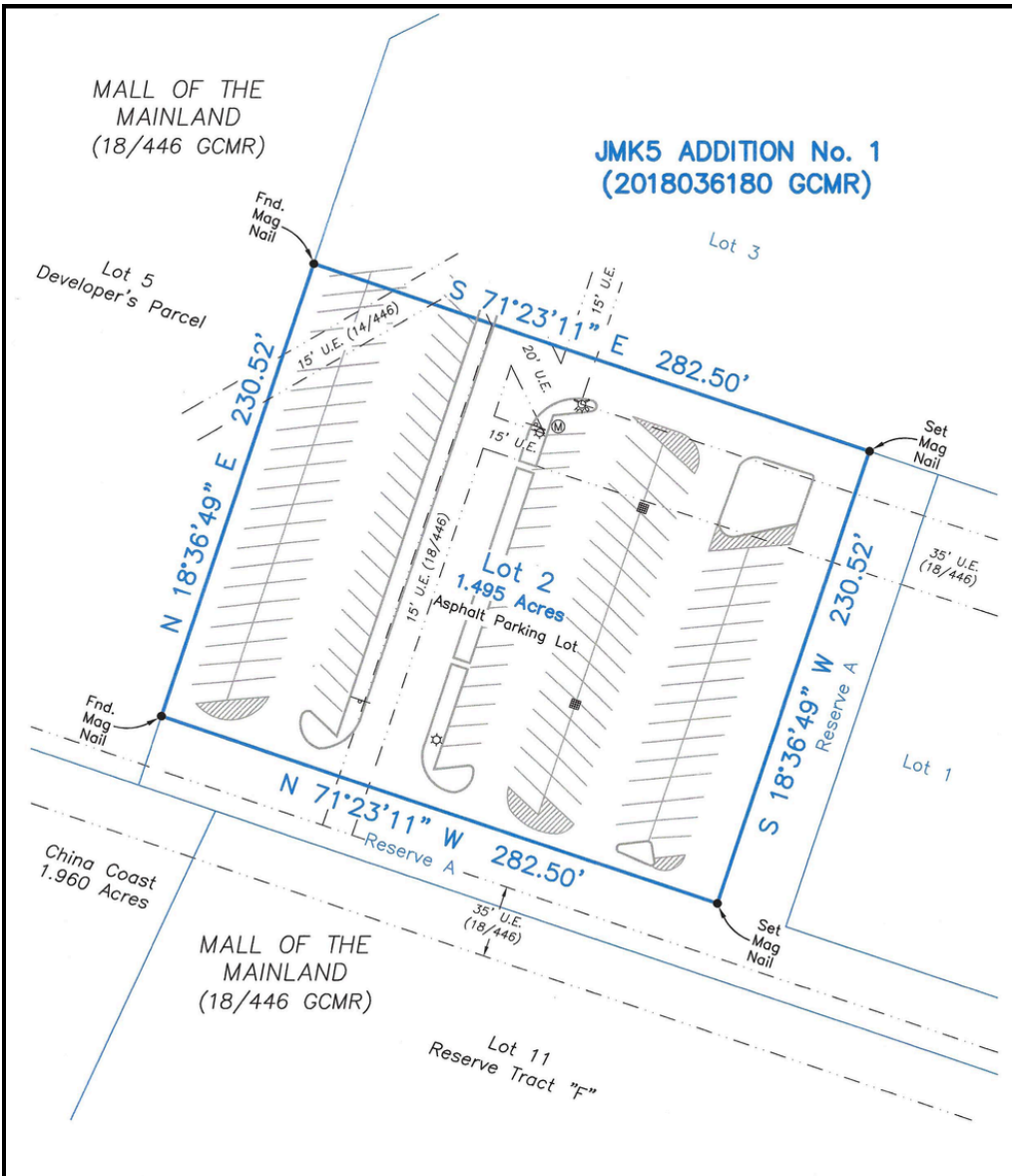


# Drive Time Map

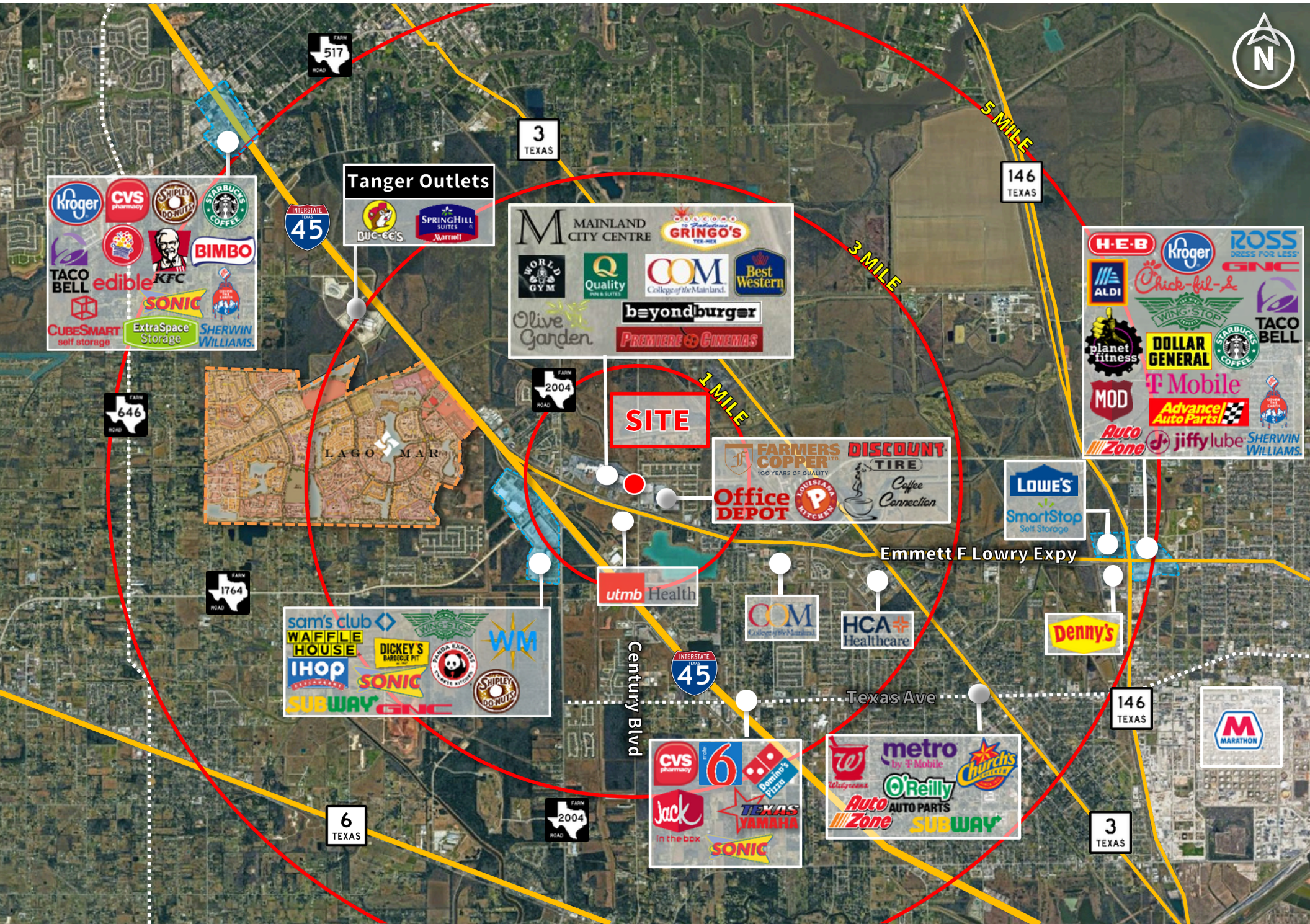


	1 mile	3 miles	5 miles
<b>2024 Total Population</b>	4,754	32,420	85,494
<b>2024 Median Age</b>	34.6	36.0	37.2
<b>Average HH Income</b>	\$86,023	\$105,373	\$92,890
<b>Average Home Value</b>	\$332,802	\$348,495	\$320,587

# Survey



# Trade Area Aerial



FARM ROAD 517 TEXAS

3 TEXAS

146 TEXAS

Logos for: Kroger, CVS pharmacy, SHIRLEY DO-NUTS, STARBUCKS COFFEE, TACO BELL, edible, KFC, BIMBO, CUBESMART self storage, ExtraSpace Storage, SHERWIN WILLIAMS.

Tanger Outlets  
Logos for: Buc-ee's, SpringHill Suites, Marriott.

Logos for: MAINLAND CITY CENTRE, GRINGO'S TEX-MEX, WORLD GYM, Quality INN & SUITES, COM College of the Mainland, Best Western, Olive Garden, beyondburger, PREMIERE CINEMAS.

Logos for: H-E-B, Kroger, ROSS DRESS FOR LESS, ALDI, Chick-fil-e, WING-STOP, TACO BELL, planet fitness, DOLLAR GENERAL, Starbucks COFFEE, MOD, T Mobile, Advance Auto Parts, Auto Zone, jiffy lube, SHERWIN WILLIAMS.



FARM ROAD 2004 TEXAS

**SITE**

Logos for: FARMERS COPPER LTD., DISCOUNT TIRE, Office DEPOT, Coffee Connection.

Logos for: LOWE'S, SmartStop Self Storage.

FARM ROAD 1764 TEXAS

Logos for: sam's club, WAFFLE HOUSE, IHOP, DICKY'S BAR-B-Q PIT, SONIC, SUBWAY, GNC, WM, SHIRLEY DO-NUTS.

Logos for: utmb Health.

Logos for: COM College of the Mainland.

Logos for: HCA Healthcare.

Emmett F Lowry Expy

Logos for: Denny's.

Century Blvd

INTERSTATE TEXAS 45

Texas Ave

146 TEXAS

Logos for: M MARATHON.

6 TEXAS

FARM ROAD 2004 TEXAS

Logos for: CVS pharmacy, Jack In the box, TEXAS YAMAHA, SONIC, Domino's PIZZA.

Logos for: metro by T Mobile, O'Reilly AUTO PARTS, Auto Zone, SUBWAY.

3 TEXAS

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