

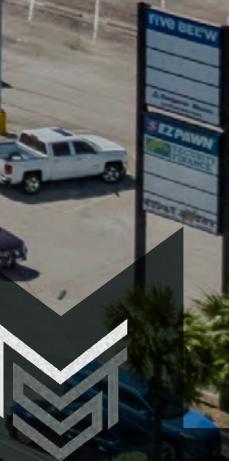
THE PLAZA AT GALVESTON ISLAND



THE PLAZA AT GALVESTON ISLAND

61ST & STEWART RD, GALVESTON, TX 77551

MAIN STREET
COMMERCIAL PARTNERS



> GALVESTON DEMOGRAPHICS

TOTAL POPULATION

YEAR	3 MILES	5 MILES	10 MILES
2022	38,676	52,322	73,616

FUTURE TOTAL POPULATION

2027 TOTAL POPULATION	3 MILES	5 MILES	10 MILES
	39,076	53,122	74,515

MEDIAN HOUSEHOLD INCOME

YEAR	3 MILES	5 MILES	10 MILES
2022	\$55,423	\$54,587	\$54,900





- » The Plaza at Galveston Island is a 152,000sf essential neighborhood community shopping destination, made up of 95% National Tenants.
- » It is located the hard corner of 61st and Stewart Rd, the center of Galveston Islands retail node, with multiple curb cuts and 2 stop lights for easy access into the project.
- » The Plaza on Galveston Island sits on 15 acres and has over 470 parking space exclusive to the Tenants and their customers.
- » Tenants include:

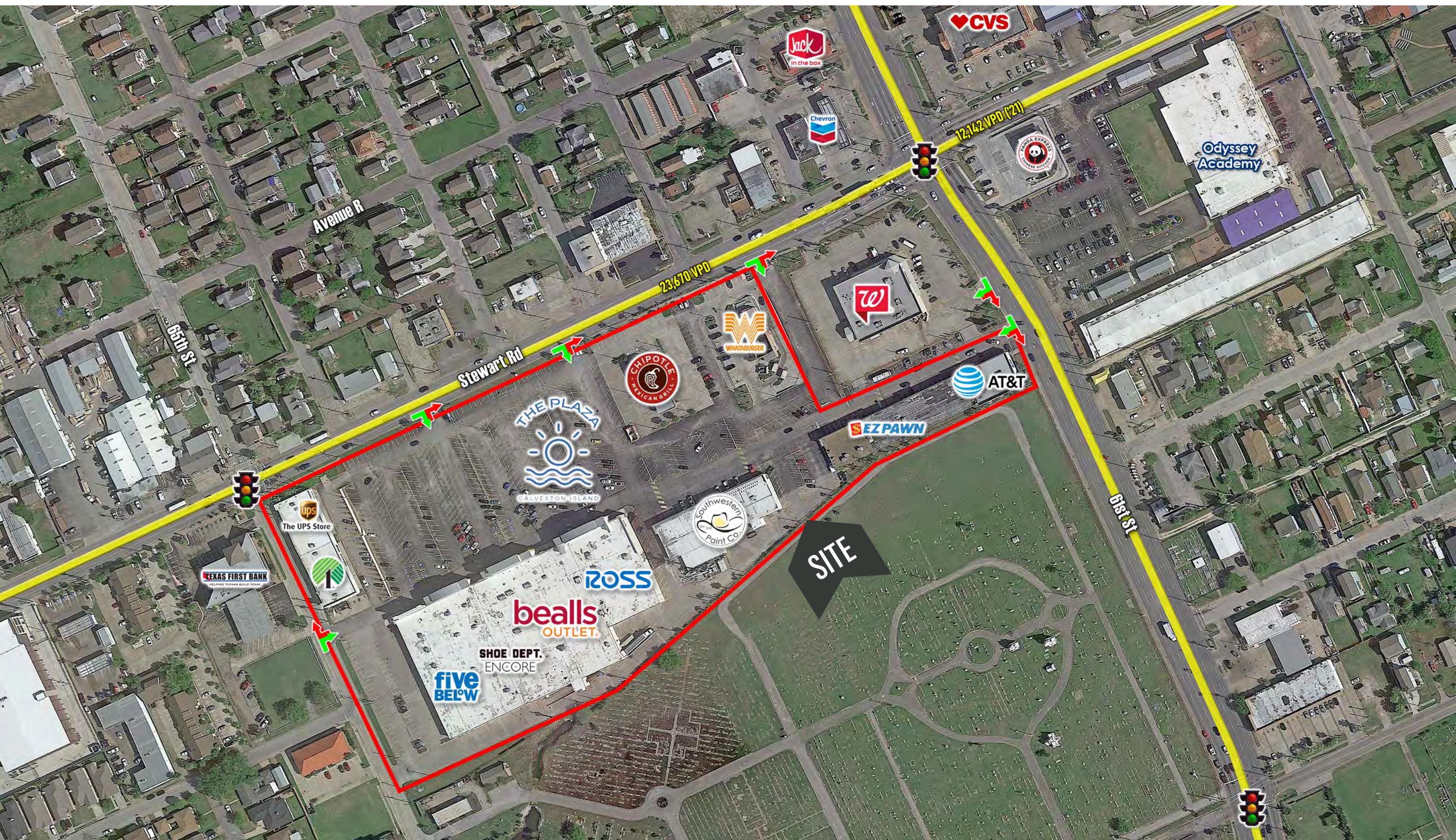
ROSS



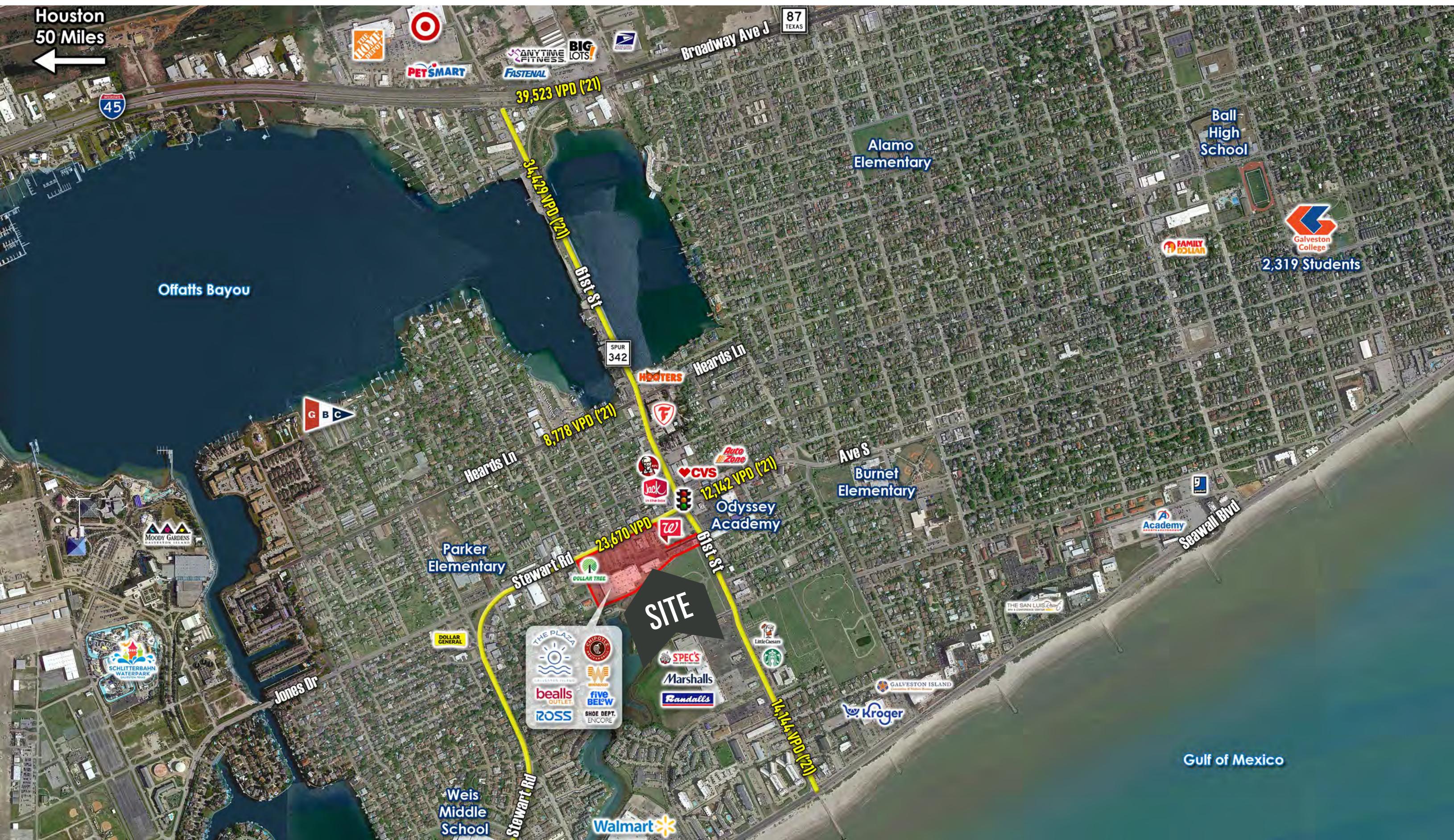
The UPS Store



> CLOSE-UP AERIAL



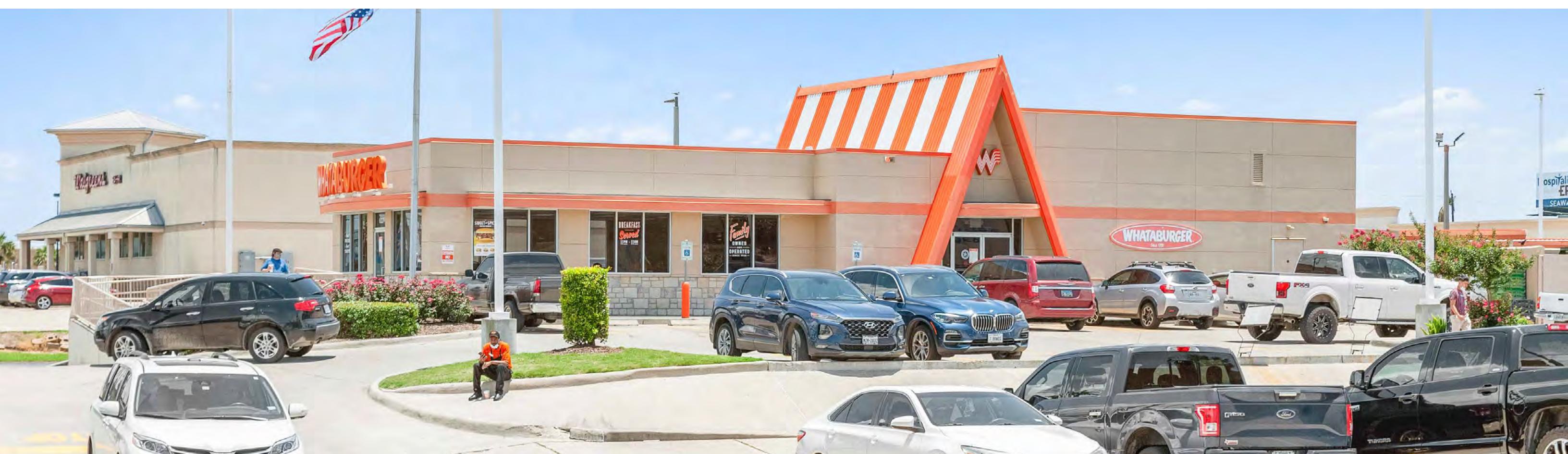
› MARKET AERIAL



> OBLIQUE AERIAL



› THE PLAZA ON GALVESTON ISLAND



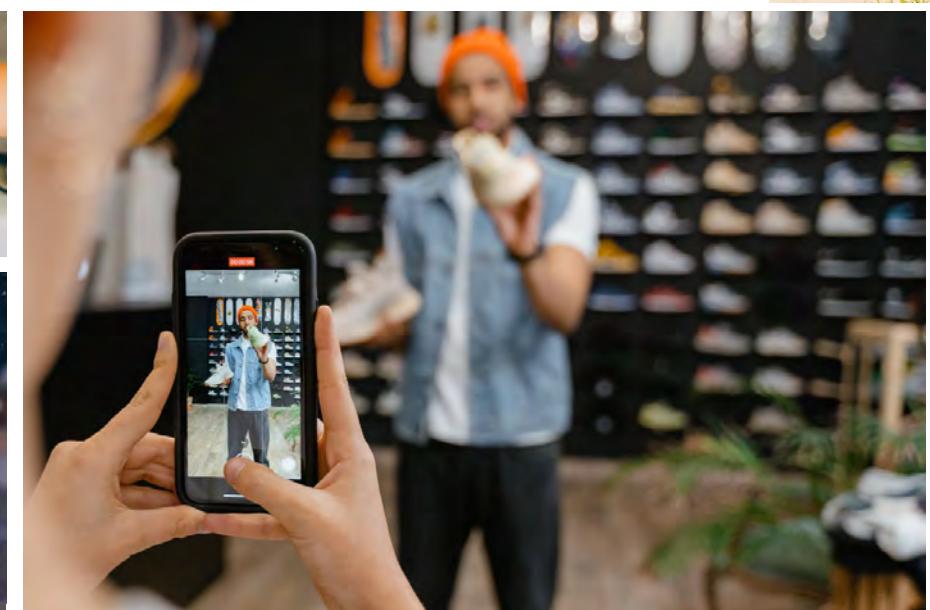
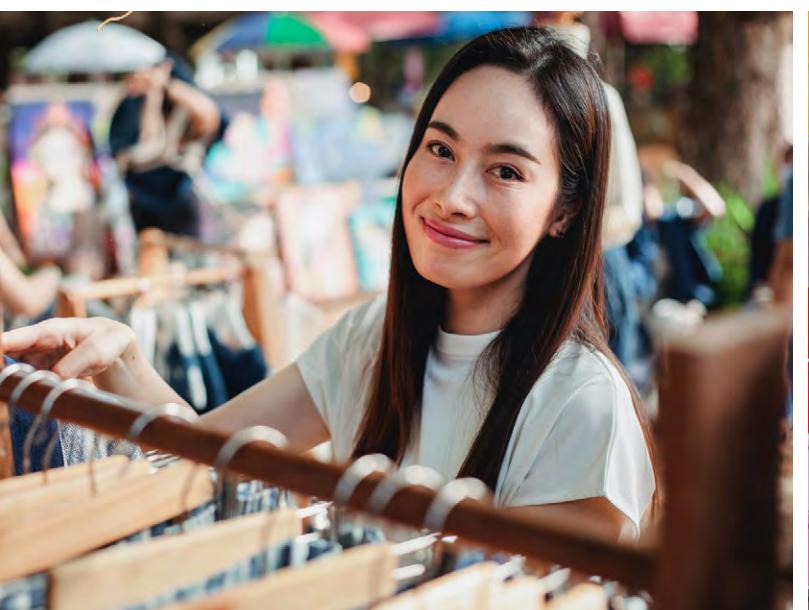
> SITE MAP

STEWART ROAD



> TENANT MIX

THE PLAZA AT GALVESTON ISLAND



> GALVESTON, TEXAS

Galveston Island is a quaint beach-side community approximately 50 miles from downtown Houston. The island is a top tourist destination, hosting a multitude of events annually, including Mardi Gras, the Lone Star Rally, Sandcastle Sculptures, and the Galveston Wine Festival. With easy access to the Gulf of Mexico, this area hosts \pm 7 million visitors annually. Established in the mid-1800's, the city is rich in history and has consistently developed to meet the needs of residents and visitors alike.

The Galveston trade area is experiencing a resurgence of new construction projects, which are helping to revitalize the city's economy and infrastructure. The city has seen a wave of new hotel and condominium developments, which are attracting more tourists and residents to the area. In addition, new commercial spaces are being built, offering more options for entertainment. The city is also investing in infrastructure projects, such as the replacement of the 100-year-old Pelican Island Bridge and the construction of a new cruise terminal, which will improve transportation and bring more visitors to the city. These projects are creating jobs, increasing property values, and contributing to Galveston's overall growth and development.



NOTEWORTHY PROJECTS



Beachfront Boutique Hotel

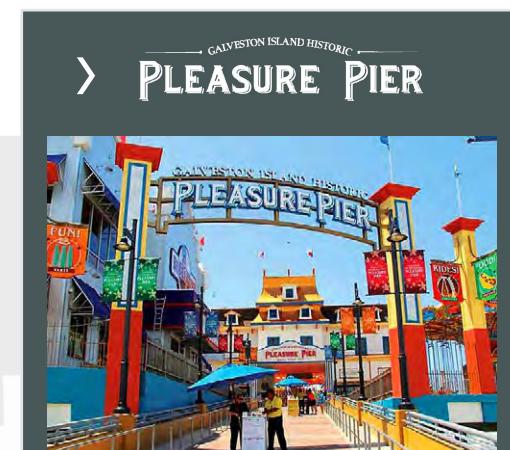
- Redevelopment of the 1960's 61-room Treasure Isle Motel.
- Conceptualized by a local group of entrepreneurs.
- Updates to include mid-century design elements throughout the property, a rooftop bar with 180° views of the gulf, and a chef-driven restaurant concept.



Camp Margaritaville Crystal Beach RV Resort

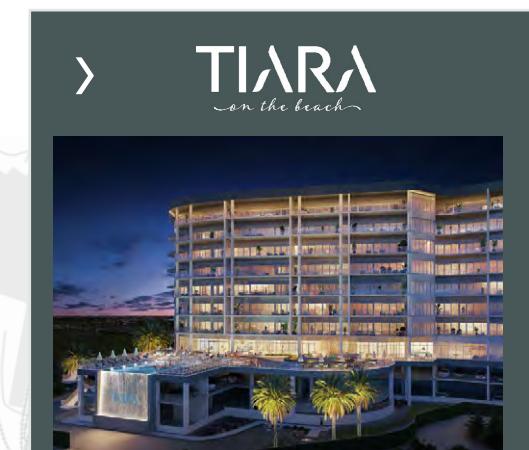
RV Resort with beach access, pools, Volleyball court, a clubhouse with bars, dining options, & more.

- Opened in 2021.
- The resort offers a variety of RV sites, including pull-through and back-in sites, as well as premium sites with beach views.
- Rental units also available for guests who don't own an RV.



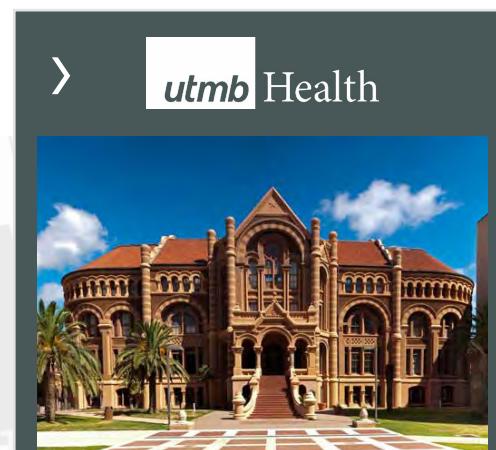
Historic Amusement Park

- Originally built in 1943 by the Mitchell's, a prominent family in Galveston. The site sustained damage from multiple hurricanes.
- Renovated to its former glory in the late 2010's, the Pleasure Pier is once again a top tourist destination in Galveston.
- Features amusement park rides, games, attractions, as well as restaurants and shops.



New Construction Luxury Gulf-Front Condominiums

- 1, 2, and 3-bedroom units across 14 floors, starting at \$1.2 million.
- Featuring high-end finishes and appliances, large balconies, and private beach access.
- Amenities to swimming pools, a fitness center, and outdoor lounge areas with a fireplace & bar.



UTMB Health - Galveston Campus

- Strong medical education program with more than 70 Clinical & Research Programs.
- One of the Largest employers in Galveston.
- The UTMB Campus is home to the John Sealy Hospital, one of the oldest hospitals in Texas.

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ANDERSON SMITH &
BRETT LEVINSON



281.768.8000



WWW.MAINSTCP.COM



MAIN STREET
COMMERCIAL PARTNERS

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless

authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT	DATE		