



# For Sale

8615 Broadway / 8626 Teichman.

Galveston, TX 77554

For Sale +/-3.18 acre \$4,707,120 +/- 2.18 acre Price \$3,144,570.



*"At Apex Realtors, We are not a 9-5, We are a start to finish business"*

For More Information:

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### SIZE

Tract I. 2.18 acre Price \$3,144,570

Tract II. 3.27 acre Price \$4,707,170

### HIGHLIGHTS

Commercial Property

Total Tract 5.45 acre

Frontage Broadway +/- 357'

### TRAFFIC COUNTS

Broadway / I-45 72502



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## Traffic Counts

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Blume Drive	Broadway St	0.02 N	2025	135	MPSI	.26
2	Broadway St	Lewis Ln	0.05 SE	2018	320	MPSI	.29
3	Teichman Rd	89th St	0.04 SW	2022	937	MPSI	.37
4	I- 45	Broadway St	0.04 NW	2024	71,930	MPSI	.37
5	I- 45	Broadway St	0.04 NW	2025	72,502	MPSI	.37
6	Teichman Rd	89th St	0.04 SW	2023	968	MPSI	.38
7	Teichman Road	89th St	0.04 SW	2024	974	MPSI	.38
8	Teichman Road	89th St	0.04 SW	2025	978	MPSI	.38
9	Gulf Freeway	81st St	0.07 W	2021	70,654	AADT	.46
10	I- 45	81st St	0.07 W	2023	61,926	MPSI	.46

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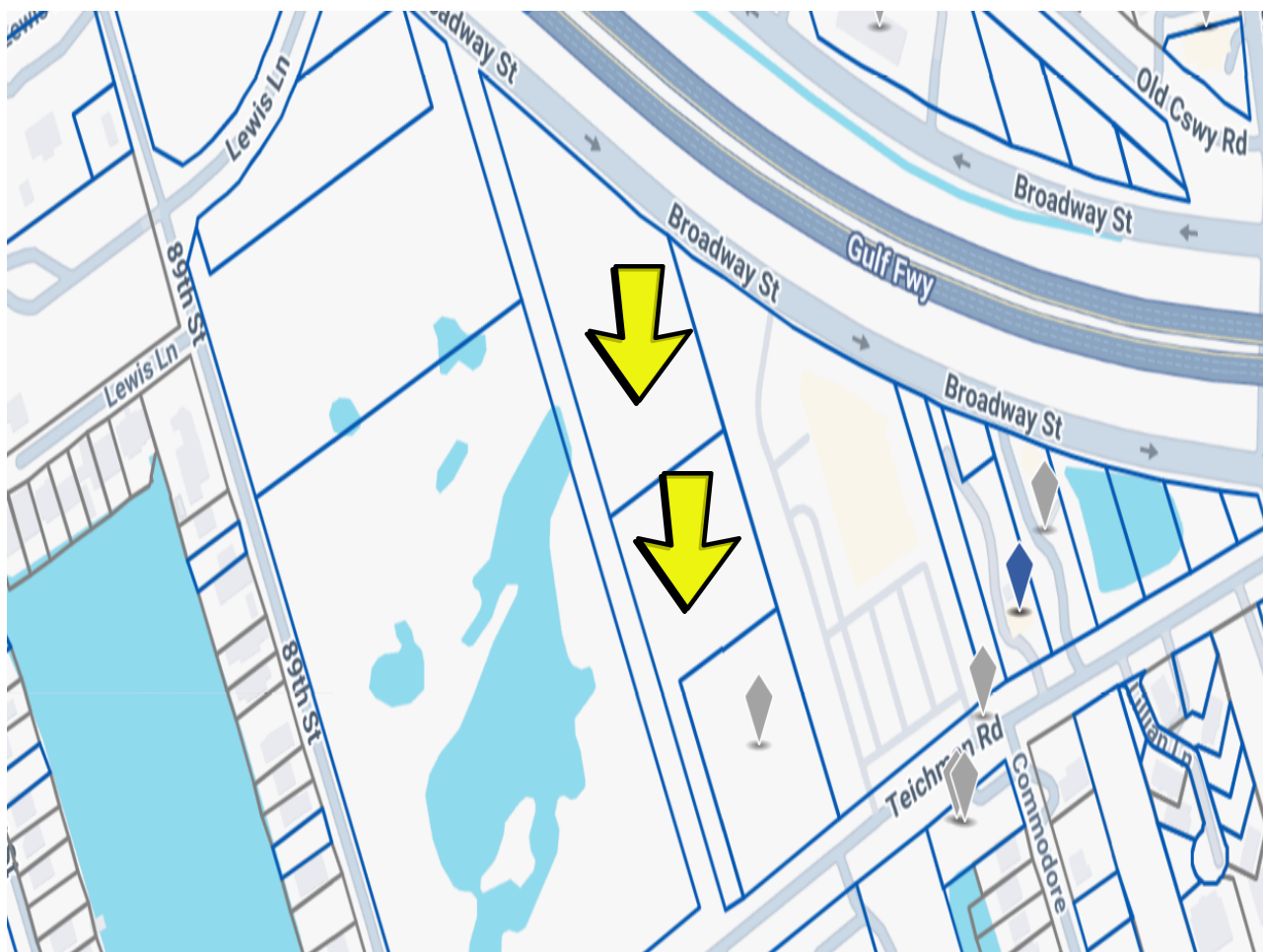


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## Property Features

- Land Size +/- 5.45 Acre
- Mixed use, Ideal for Owner user or Investor.
- Main Rd Hwy Broadway St/ Gulf Fwy ( I-45)
- Frontage +/- 357'

2024 Ave. HH Income \$83,226

2024 Ave. Med Income \$52500

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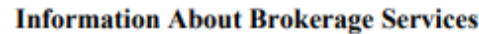
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