

MAINLAND CROSSING - LEASE SPACES

9800 EMMETT F. LOWRY EXPRESSWAY, TEXAS CITY, TX 77591

Leasing Opportunities



SUMMARY

Price:\$11.04 + 'NNN'

Available Suites:


Suite 20:.....	Approx.	31,753	SF
Suite 108:.....	Approx.	2,710	SF
Suite 128:.....	Approx.	3,356	SF
Suite 144:.....	Approx.	2,310	SF
Suite 148:.....	Approx.	2,000	SF
Suite 156:.....	Approx.	2,400	SF
Suite 164:.....	Approx.	2,241	SF

PROPERTY OVERVIEW

Located in the Mainland Crossing Center at 9800 Emmett F. Lowry Expressway in Texas City, Texas, this property features prime lease spaces in a high-traffic area with excellent visibility. Positioned on FM 1764 (Emmett F. Lowry Expressway) near I-45 and Highway 146, the site offers exceptional accessibility, with approximately 26,597 vehicles passing daily (TxDOT-AADT, 2023). Its strategic location along major thoroughfares provides seamless connectivity between Houston and Galveston. Current tenants include Time Out #5 Sports Bar and Grill, Rainbow Shops, Cafe Petra, Lovely Nails, Coffee Connection, and Luna's Mexican Restaurant, creating a vibrant atmosphere with consistent foot traffic. Nearby attractions such as Mainland City Centre, Tanger Outlets, and College of the Mainland further enhance the appeal for businesses seeking a diverse customer base in this thriving commercial hub.

CHAUNDRA HUGEL BROUGHTON

Commercial Managing Director

 (917) 743-6241

 Chaundra@KWCommercial.com



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SUBJECT PROPERTY DETAILS

Lot Size:	852,034 SF (Approx.)
Acreage:	19.56 AC (Approx.)
Flood Zone:	X
Legal Description:	ABST 208 PAGE 14 LOT 3 MAINLAND CROSSING
Taxes:	\$221,911 (2023 - Approx.)
Traffic Count:	26,597 (Approx. - TxDOT-AADT, 2022)
Zoning:	General Business




CURRENT TENANTS:

- KPAC Dance and Gym
- Time Out #5
- Stem
- Rainbow
- Smoke and Vape Factory
- Jackson Hewitt Tax Service
- The Nutrition Hangout
- UTMB Health: Women's Services & Pediatrics
- Cafe Petra
- Sid's Grooming & More
- Luna's Mexican Restaurant
- Freeway Insurance
- Lovely Nails
- Vision Source
- Department of Veteran Affairs
- The Connection

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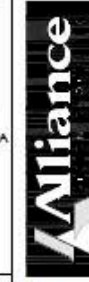
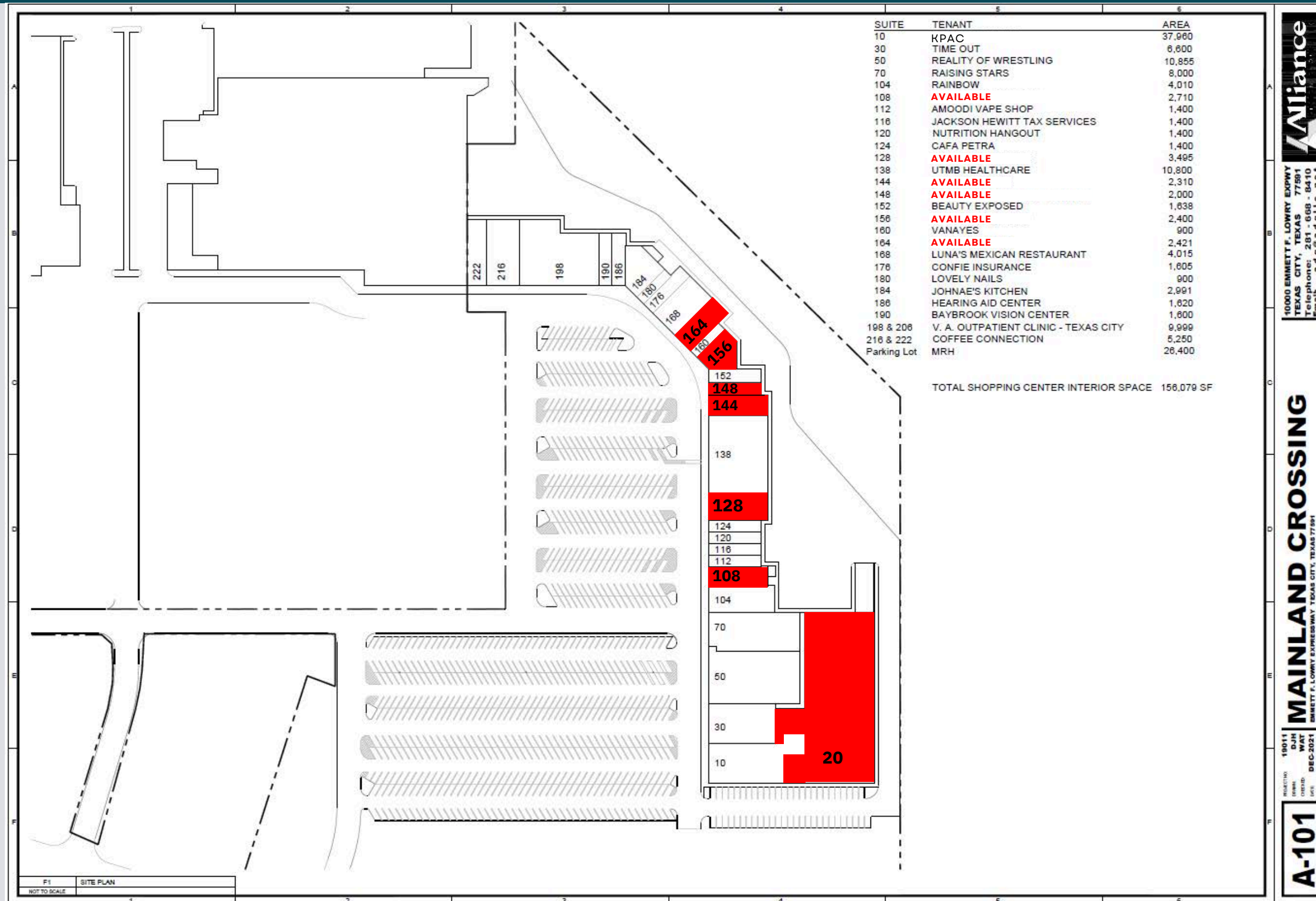
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10000 EMMETT F. LOWRY EXPWY
TEXAS CITY, TEXAS 77591
Telephone: 281-668-6410
Email: adg@alliance.net

MAINLAND CROSSING
EMMETT F. LOWRY EXPRESSWAY TEXAS CITY, TEXAS 77591

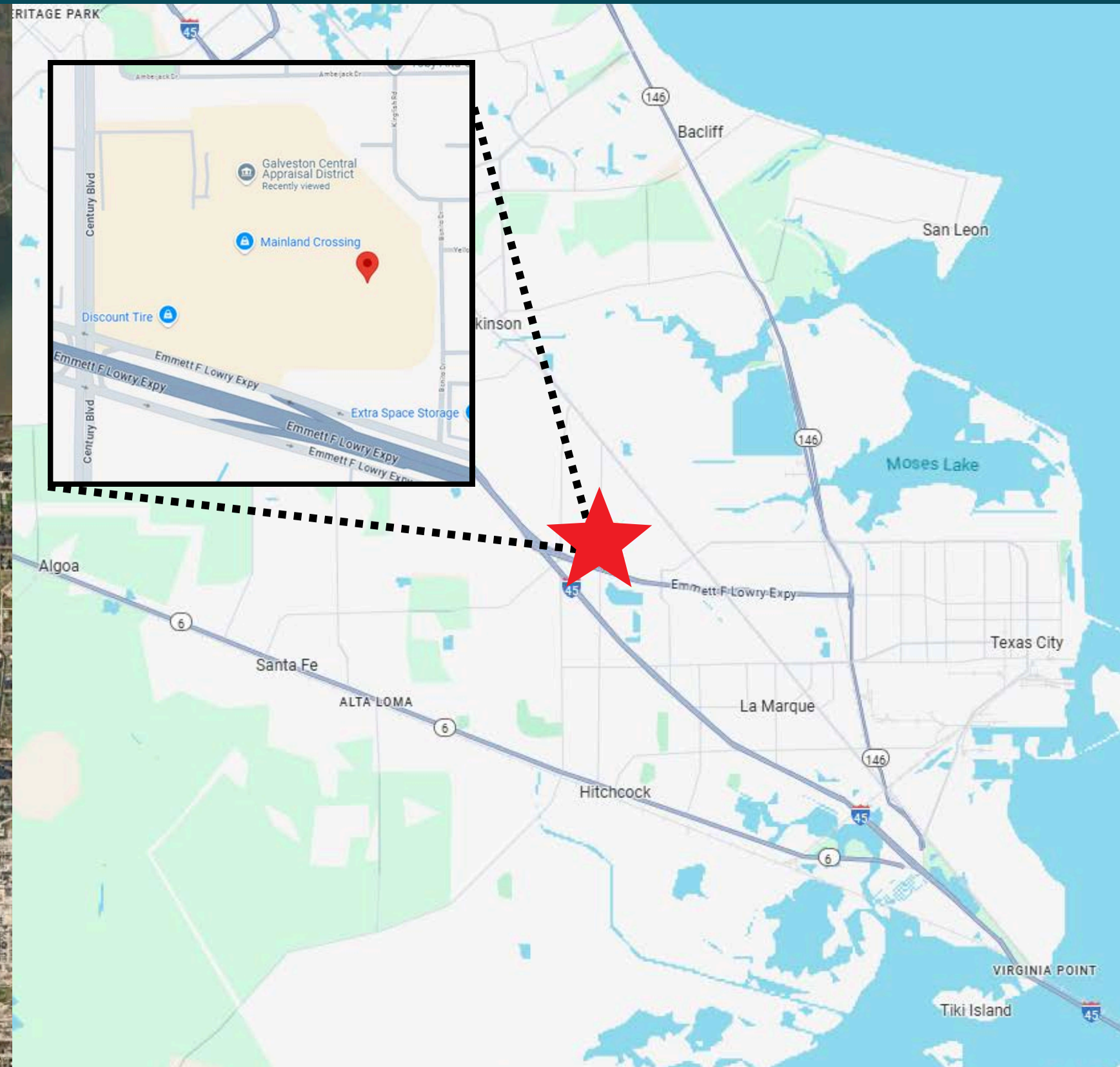
PROJECT NO: 19011
OWNER: DJH
DESIGNER: WAT
DATE: DEC-2021

A-101

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ABOUT TEXAS CITY

Texas City, located in Galveston County on Galveston Bay, is a dynamic Gulf Coast hub with deep industrial roots, a rich heritage, and numerous modern amenities. Established as a port in 1893, it has grown into a vital center for petrochemicals, oil refining, and tin smelting. The city is renowned for its resilience, having rebuilt after historic events, including a 1947 industrial disaster that remains a pivotal moment in its story.


Today, Texas City offers an ideal blend of commercial opportunity and community appeal. Visitors and residents enjoy over 1,200 acres of parks, including Bay Street Park with disc golf and nature trails, and the Texas City Dike, a 5.3-mile pier perfect for fishing and boating. Downtown, with its revitalized charm, features local shops, dining options, and cultural attractions, including the Texas City Museum and historic 6th Street, which hosts lively events year-round.

In addition to its economic and recreational offerings, Texas City honors its unique African American heritage with the 1867 Settlement Historic District, the only Reconstruction-era African American community in Galveston County. This historic district highlights stories of resilience and tradition through preserved homes and interpretive exhibits. Positioned conveniently between Houston's metropolitan conveniences and Galveston's coastal attractions, Texas City is a special place to work, live, and invest.



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TEXAS CITY, TEXAS - FAST FACTS

53,084

\$166,600

Total Population

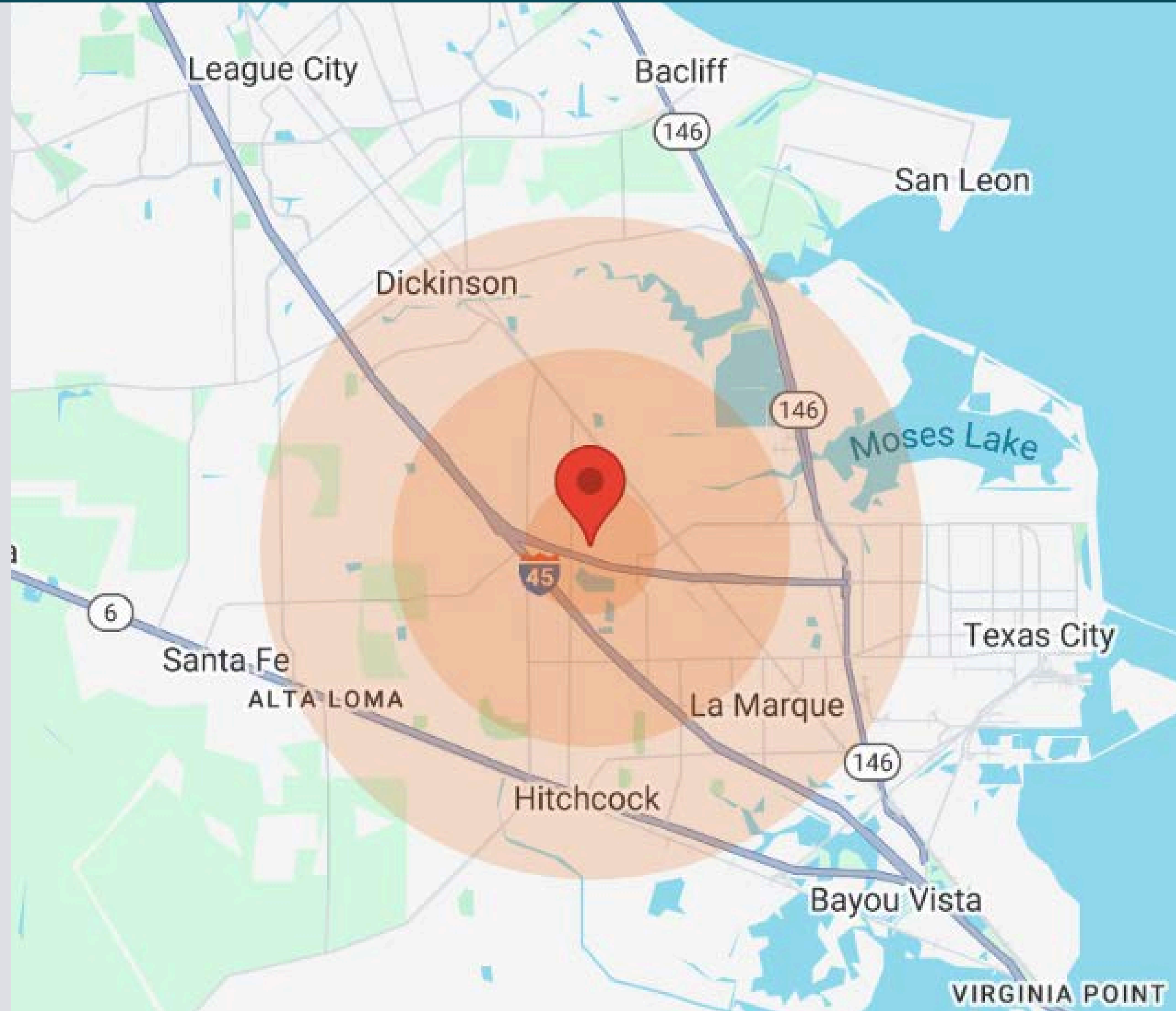
Median Home Value

34.9

\$61,359


Median Age

Household Income



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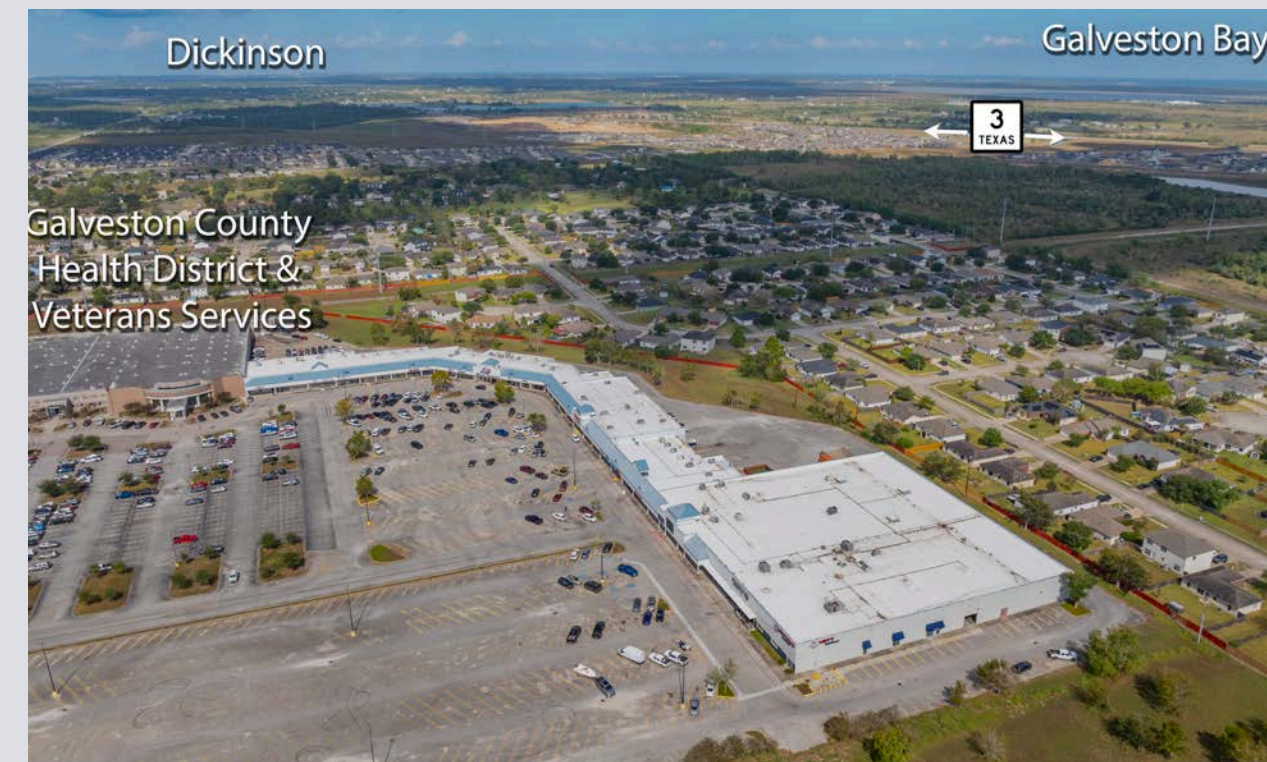
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