

RETAIL LAND FOR SALE

SHOVEL-READY OUTPARCELS



10000 EMMETT F LOWRY EXPRESSWAY
Texas City, TX 77591



Kelly Hutchinson
Senior Associate
+1 713 830 2146
kelly.hutchinson@colliers.com

RETAIL LAND FOR SALE SHOVEL-READY OUTPARCELS

10000 Emmett F Lowry Expressway | Texas City, TX

PROPERTY DESCRIPTION

- Seller Financing Available
- No on-site storm water detention required
- Not in a flood zone
- 4.49% population growth in a 2 mile radius 2020-2024 - CoStar
- Zoned for General Business, Office, Medical, Retail, Business Services
- All utilities available
- Excellent ingress/egress

PARCEL SIZE *(Will Subdivide)*

1 SOLD	6 3.939 AC
2 1.104 AC	7 1.106 AC
3 3.8 AC	8 9 AC

SALES PRICE:

Lots 2, 5, 6, & 7 - **\$15/SF**

Lots 8 - **\$9.50/SF**



SURROUNDING BUSINESSES



TANGER OUTLETS

- Nike
- Bath & Body Works
- kate spade
- VANS "OFF THE WALL"
- FOSSIL
- VICTORIA'S SECRET
- TORRID
- OLD NAVY
- MICHAEL KORS
- PAC SUN
- AMERICAN EAGLE OUTFITTERS
- SKECHERS
- BANANA REPUBLIC
- EXPRESS
- Columbia
- COACH

MAINLAND CITY CENTRE

- ST. HELENA'S BREWERY
- WORLD GYM
- College of the Mainland
- PREMIERE CINEMAS
- GRAZIA ITALIAN BOUTIQUE
- THE STORAGE PLACE
- Odyssey ACADEMY
- First Baptist Church of Texas City
- Roux Daddy's Creole
- Peeking Duck
- GRACE
- PIT STOP BBQ

- PAPA JOHN'S
- Wendy's
- Walmart
- sam's club
- IHOP
- SONIC
- SALLY BEAUTY
- SUPERCUTS
- Jersey Mike's
- TACO BELL
- Waffle House
- HANGRY JOE'S
- HOT CHICKEN - WINGS

- HOME2 SUITES BY Hilton
- LA QUINTA
- Quality Inn
- Monthly Inn Express
- Comfort
- Best Western

Sites

- FARMERS COPPER THE METAL SPECIALISTS
- Luna's Mexican Restaurant
- Veterans' Affairs
- Coastal Health & Wellness
- Galveston County Appraisal District
- POPEYES

COMING SOON

- PANDA EXPRESS CHINESE KITCHEN
- McDonald's
- SAJADO
- WHATABURGER
- Carle's
- CHIPOTLE MEXICAN GRILL
- VALERO

- U-HAUL
- Super 8 Motel
- Dominos
- 6

SURROUNDING NEIGHBORHOODS





Market Overview

10000 Emmett F Lowry Expy
5 mile radius

Household & population characteristics



\$65,937

Median household income



\$268,781

Median home value



65.2%

Owner occupied housing units



37.3

Median age



51.4%

Female population



51.6%

% Married (age 15 or older)

Annual lifestyle spending



\$2,419

Travel



\$20

Tickets to Movies



\$58

Theatre/Operas/
Concerts



\$67

Admission to Sports Events



\$8

Online Gaming Services

Households & population



80,383

Current total population



84,324

5 Year total population



30,517

Current total households



32,433

5 year total households

Education

11%

No high school diploma



30%

High school graduate



34%

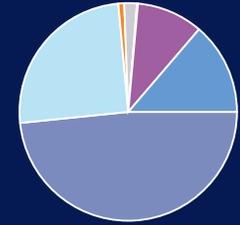
Some college



24%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



2,329

Total businesses



22,501

Total employees

Employment



61%

White collar



24%

Blue collar



14%

Services

4.9%

Unemployment rate

Annual household spending



\$1,985

Apparel & Services



\$219

Computers & Hardware



\$3,267

Eating Out



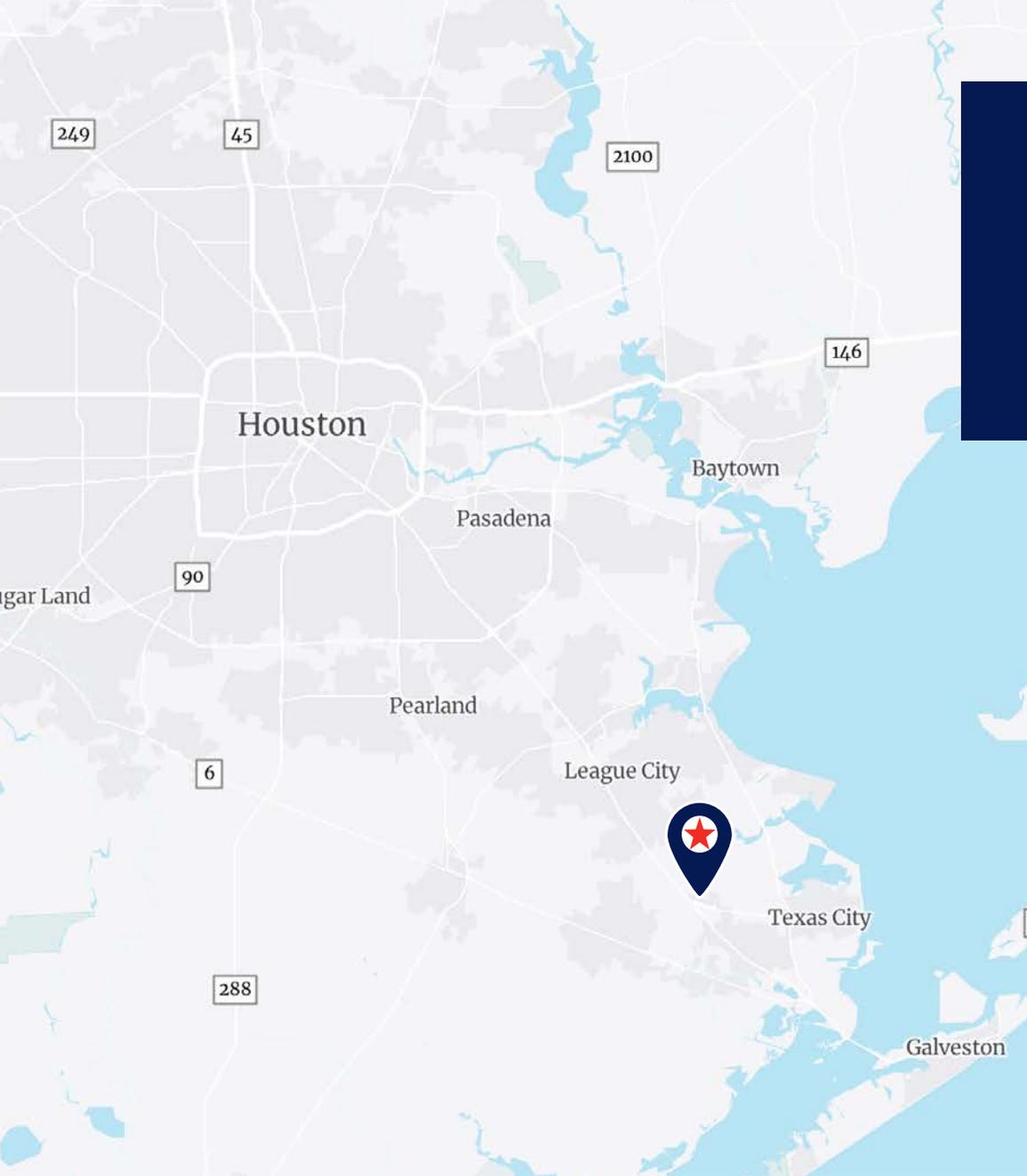
\$5,997

Groceries



\$6,499

Health Care



RETAIL LAND FOR SALE

SHOVEL-READY OUTPARCELS

10000 Emmett F Lowry Expressway
Texas City, TX 77591

MAJOR AREA EMPLOYERS - TEXAS CITY



2,000 employees



1,300 employees

HCA  Houston
Healthcare[®]
Mainland

850 employees



480 employees



480 employees



325 employees



300 employees



291 employees



279 employees

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Kelly Hutchinson
Senior Associate
+1 713 830 2146
kelly.hutchinson@colliers.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International Houston, Inc.	<u>29114</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

<u>houston.info@colliers.com</u>	<u>+1 713 222 2111</u>
Email	Phone

<u>Daniel Patrick Rice</u>	<u>811065</u>
Designated Broker of Firm	License No.

<u>danny.rice@colliers.com</u>	<u>+1 713 830 2134</u>
Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.
---	-------------

Email	Phone
-------	-------

<u>Kelly Hutchinson</u>	<u>317499</u>
Sales Agent/Associate's Name	License No.

<u>kelly.hutchinson@colliers.com</u>	<u>+1 713 830 2146</u>
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date