



I-45 & Jasmine Ave

I-45 & Jasmine Ave, Webster, TX 77598



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**9.54 ACRES COMMERCIAL
I45 & JASMINE RD | WEBSTER**

I-45 & Jasmine Ave

\$12,500,000

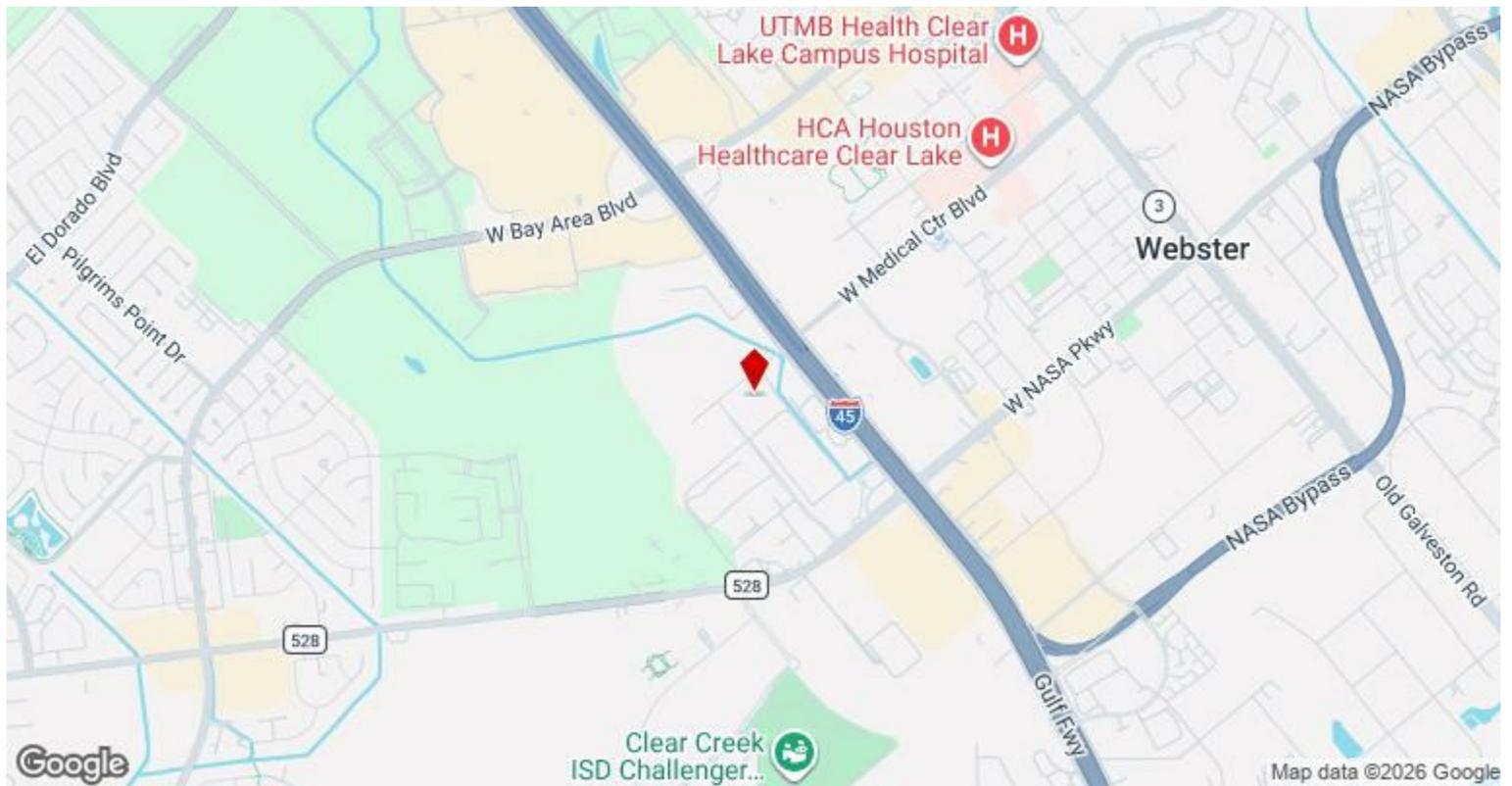
- Prime 9.545-Acre Commercial Corner Lot – Webster, TX
- Jasmine Ave & Gemini St – Zoned Commercial
- Exceptional visibility & exposure — Directly across from Costco Wholesale (1310 Jasmine Ave) with heavy...

Prime 9.545-acre commercial corner lot at Jasmine Ave and Gemini St in Webster, TX—directly across from Costco Wholesale (1310 Jasmine Ave) and just off I-45 with high visibility and traffic counts. Zoned commercial, perfectly positioned for retail, office, or mixed-use development. Jasmine Ave extends directly into the booming Midline master-planned community...

- Prime 9.545 commercial acres
- Corner of Jasmine and Gemini, off of I45
- Exceptional visibility and exposure
- Direct connection to booming residential growth
- surrounded by established commercial and recreational anchors
- Various due diligence previously completed



Price:	\$12,500,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	9.54 AC
No. Lots:	1
Zoning Description:	None
APN / Parcel ID:	036168000002



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- Prime 9.545-Acre Commercial Corner Lot – Webster, TX
- Exceptional visibility & exposure — Directly across from Costco Wholesale (1310 Jasmine Ave) with heavy daily traffic and strong I-45 frontage access
- Strategic location just off I-45 — Prime Southeast Houston corridor with excellent ingress/egress and high traffic counts
- Direct connection to booming residential growth — Jasmine Ave extends straight into the rapidly developing Midline master-planned community (1,066 acres, approximately 2,800 new single-family homes planned, construction starting Spring 2026; homes ranging from high \$300s to \$700s+; featuring respected builders including Highland Homes, Toll Brothers, Perry Homes; future resort-style amenities, trails, parks, and community features)
- Surrounded by established commercial & recreational anchors — Minutes from Baybrook Mall (premier shopping and dining destination), NASA/Space Center Houston, Challenger Seven Memorial Park, Clear Lake waterfront, Kemah Boardwalk, and Galveston Bay attractions
- Previous due diligence completed — Miscellaneous due diligence materials already performed (surveys, environmental reviews, feasibility studies, etc.), saving time and reducing buyer risk
- Ideal for forward-thinking development — Perfectly suited for retail, office, medical, mixed-use, hospitality, or other high-traffic commercial projects in one of the fastest-growing submarkets in the Houston metro area
- Unmatched investment potential — Positioned at the convergence of explosive new-home construction and proven retail/commercial success — a rare opportunity to own prime acreage in Southeast Houston's hottest growth corridor

Property Photos



Aerial 2



Aerial 3

Property Photos



Property Photos



Aerial 7



Aerial 8

Property Photos



Aerial 9



Aerial 10

Property Photos



Property Photos



Jasmine from Costco



Jasmine looking west