



BAY COLONY CENTER

630 W FM 517 #646

DICKINSON, TX 77539

VIP REALTY

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PROPERTY INFORMATION

PPSF \$12.00

Address	630 W FM 517 Dickinson, TX 77539
Location	Along Queens Boulevard between 71st Street and 72nd Avenue
Block / Lot	ABST 19, LOT B,
Gross Lot SF	22963
Stories	1
Zoning	C
Residential FAR	
Commercial FAR	2.00
Assessment (24/25)	3.51 Sqft
Taxes (24/25)	1.98 Sqft



PROPERTY PHOTOS



PROPERTY PHOTOS

PROPERTY HIGHLIGHTS



1

HIGHLIGHT #1

The landlord is offering generous TI allowances, allowing you to tailor and refine the space to perfectly suit your business needs.

2

HIGHLIGHT #2

Ideally situated just minutes from major corridors, including I-45 and Highway 3, offering exceptional accessibility for clients and commuters.

3

HIGHLIGHT #3

Offers a versatile floorplan designed to accommodate a wide range of business models, from retail to professional office use.

4

HIGHLIGHT #4

Provides generous shared parking to support high customer traffic and smooth day-to-day operations.

5

HIGHLIGHT #5

Positioned alongside thriving co-tenants that naturally drive traffic and create a high-performing retail and service environment.

6

HIGHLIGHT #6

Featuring competitive rental rates and structured CAM/NNN terms, delivering both affordability and operational clarity for tenants.

PROPERTY DESCRIPTION

Available for immediate lease, this versatile professional office suite offers a functional layout with multiple private offices, a large open common area, and flexible configurations suitable for a wide range of medical and professional uses. The property is well-positioned along FM 517, a heavily traveled corridor with strong visibility, excellent signage opportunity, and convenient access to I-45, Hwy 3, and surrounding residential communities.

This location serves both the Dickinson and League City trade areas, making it ideal for any service-based business seeking convenience, accessibility, and strong local demographics.

Situated in the heart of Dickinson, this suite benefits from a strategic location near schools, neighborhoods, and retail anchors. FM 517 is a primary east-west arterial with steady traffic counts, offering ease of access for employees and clients. The property is less than 5 minutes from I-45, providing excellent connectivity to Houston, Galveston, League City, and surrounding markets.



THE CITY OF DICKINSON

RESTAURANTS

Dickinson offers an elevated dining scene with refined Gulf Coast seafood, upscale local eateries, and stylish cafés. From sophisticated dinner experiences to relaxed weekend brunch spots, residents enjoy exceptional cuisine just moments from home.

RECREATION

Recreation in Dickinson blends serenity with sophistication. Residents can kayak or boat along the tranquil Dickinson Bayou, enjoy beautifully maintained parks and trails, or retreat to nearby golf courses and Galveston's premier coastal attractions. It's a lifestyle that balances leisure, luxury, and natural beauty.

TRANSPORTATION

Conveniently located along I-45, Dickinson provides easy access to Houston, Clear Lake, and Galveston. Public transit options are available, and Hobby Airport is less than 30 minutes away, making commuting and travel simple.

DEMOGRAPHICS - 2025

1 MILE



10,520
Population



3,873
Est. Households



\$17.5M
Consumer Spending



\$103,544
Avg. Household Income

3 MILE



41,267
Population



14,560
Est. Households



\$348.6M
Consumer Spending



\$112,872
Avg. Household Income

5 MILE



118,863
Population



42,168
Est. Households



\$632M
Consumer Spending



\$113,576
Avg. Household Income

LOCATION MAP

SURROUNDING POINTS OF INTEREST

Restaurants

Bars & Cafes

Transportation

Reta

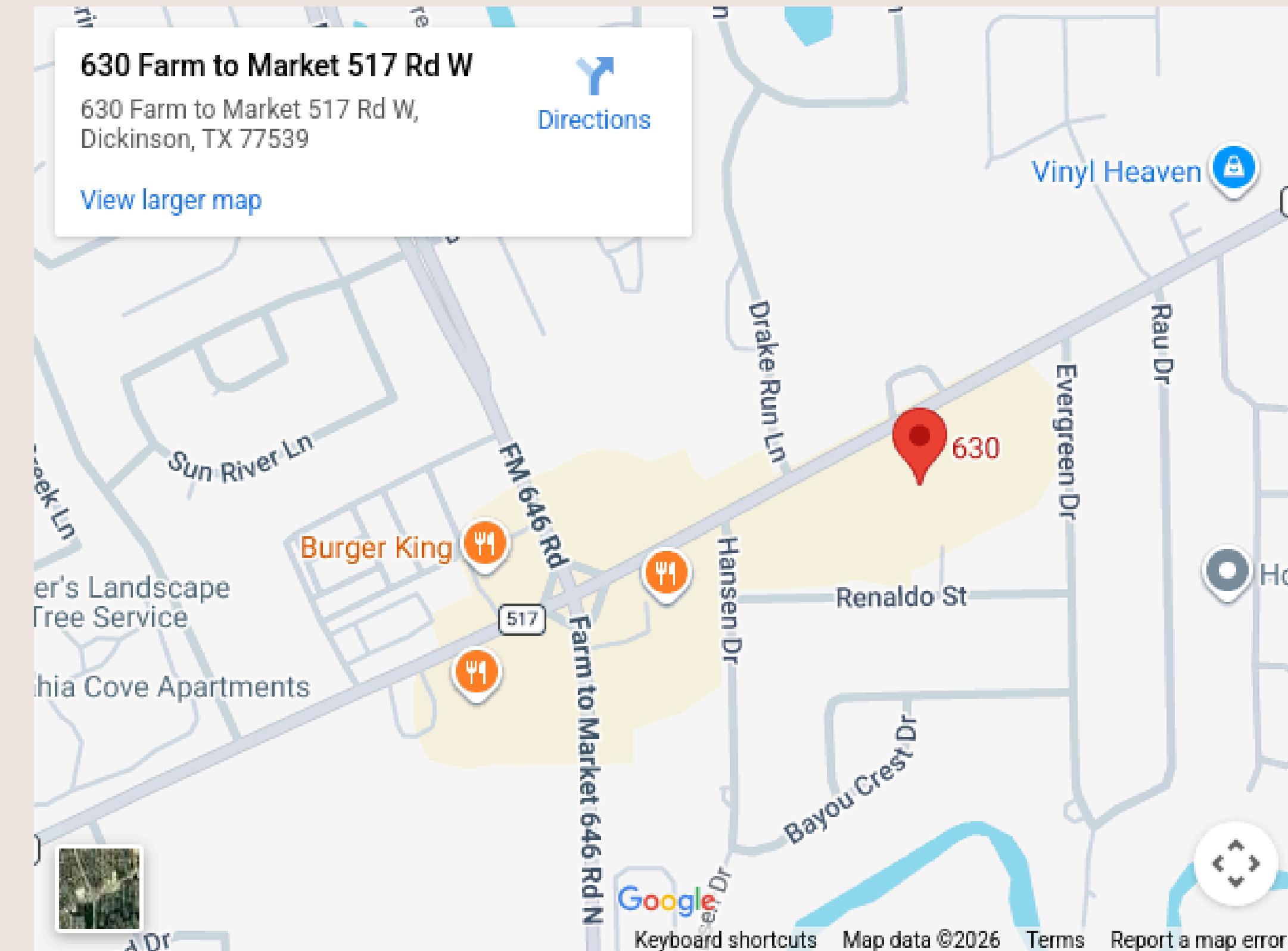
Parks & Recs

Developments

Residential

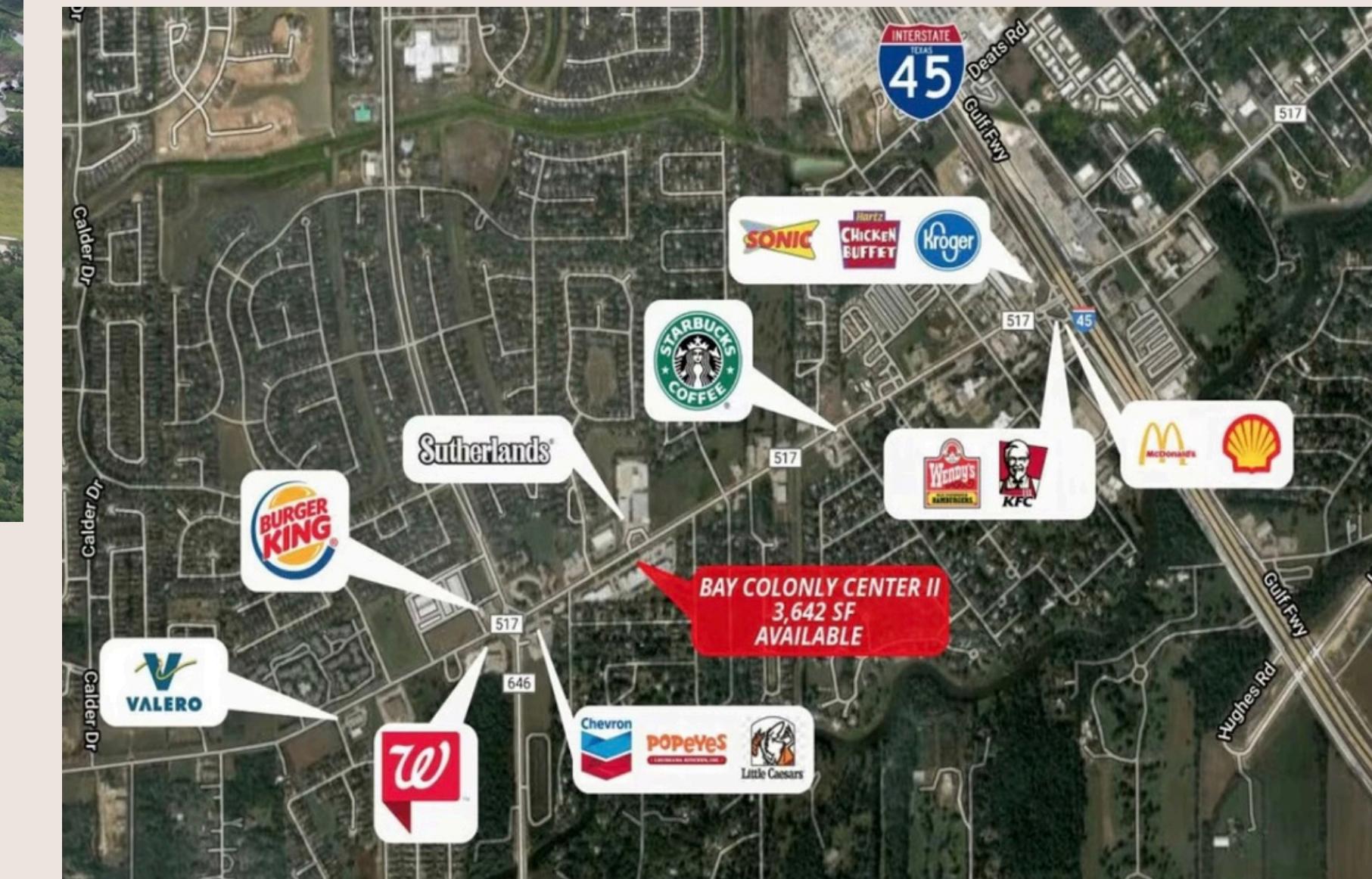
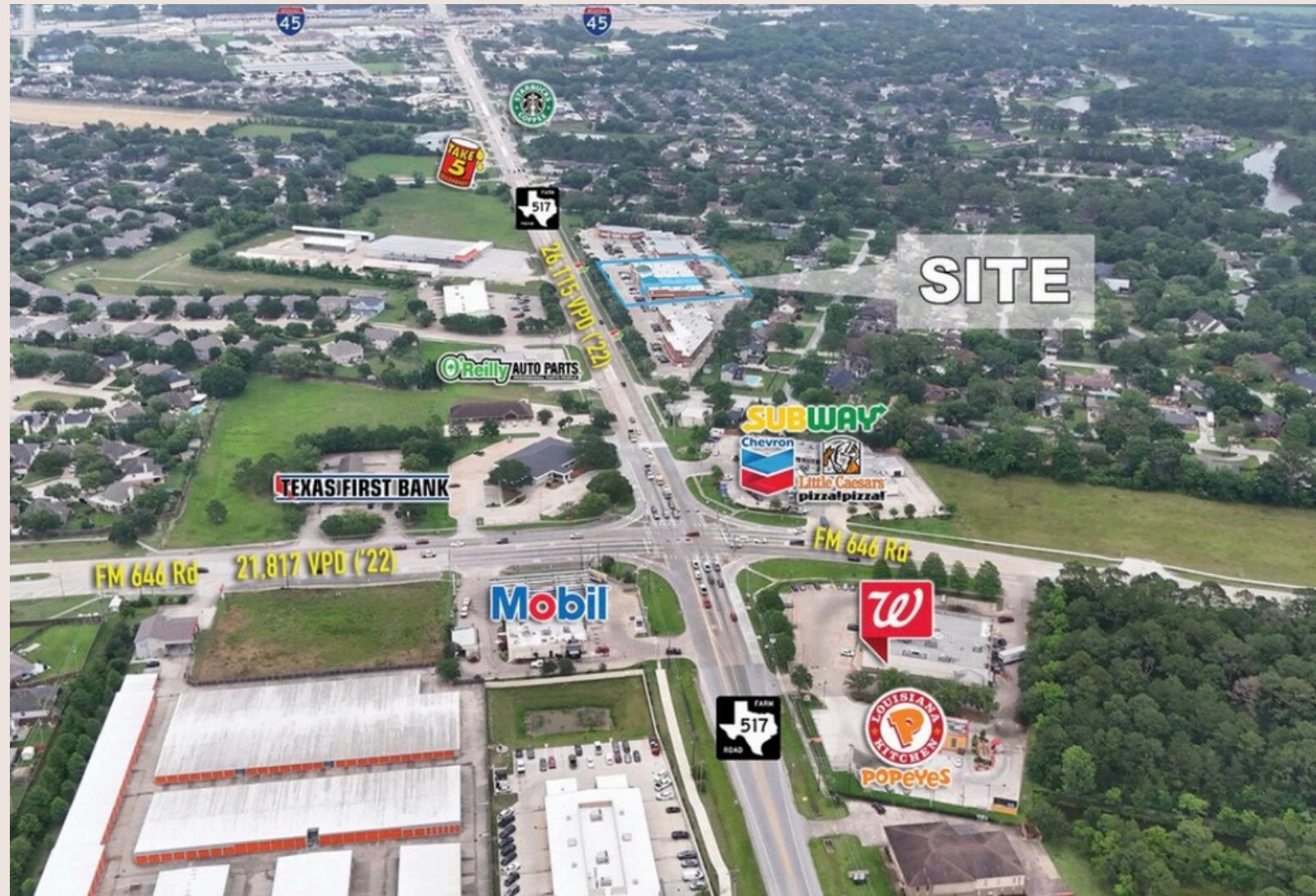
Hospitals

Thoroughfare

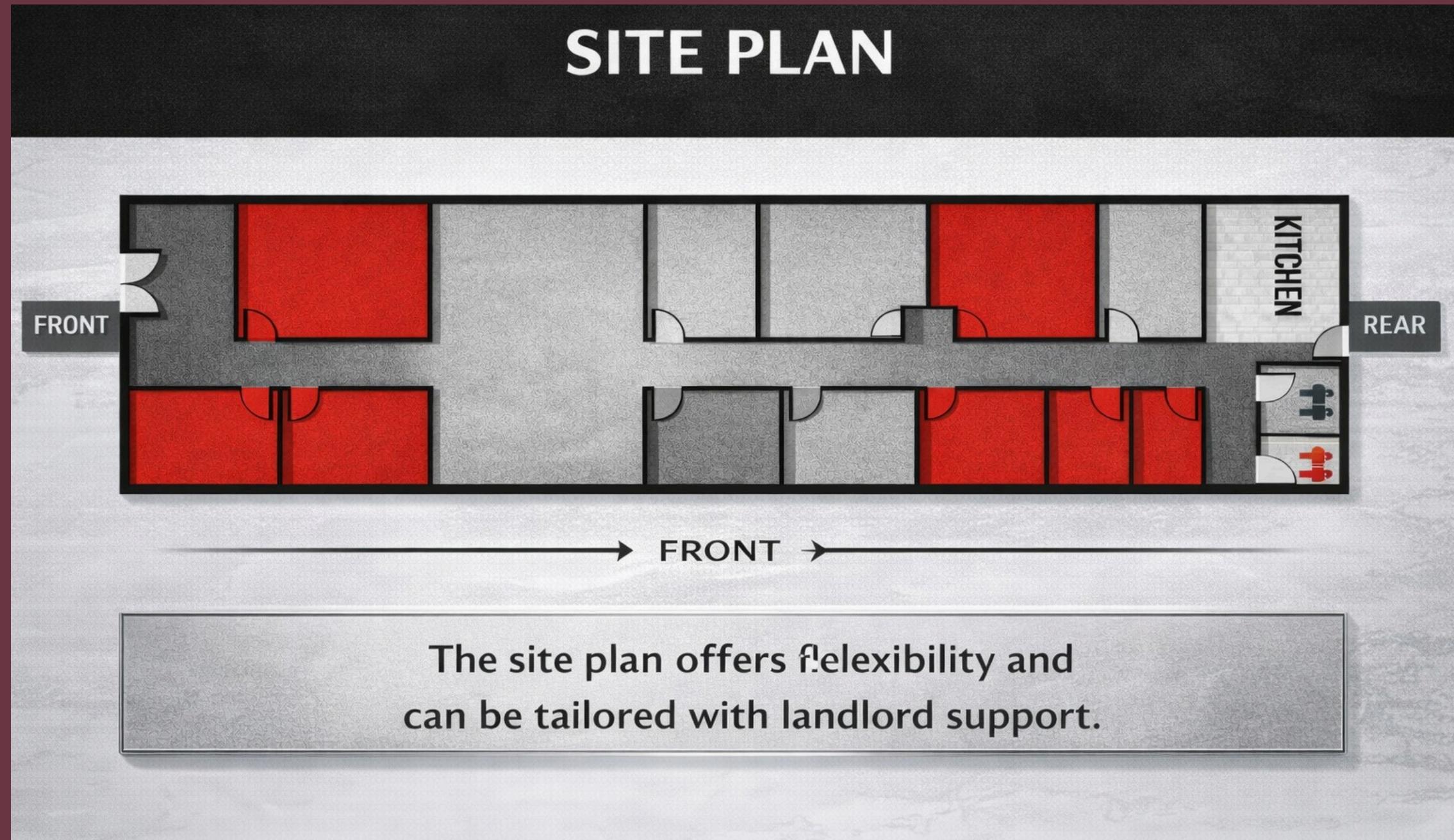


SITE

MAP



SITE PLAN



CONTACT US

EXCLUSIVE BROKERS



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