



**BAY COLONY CENTER**  
**630 W FM 517 #646**  
**DICKINSON, TX 77539**

**VIP REALTY**  
5100 WESTHEIMER RD STE 200  
HOUSTON, TX 77056  
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630 W FM 517| DICKINSON, TX 77539

# PROPERTY INFORMATION

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



PPSF \$12.00



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.

4

## HIGHLIGHT #4

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

2

## HIGHLIGHT #2

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

5

## HIGHLIGHT #5

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

3

## HIGHLIGHT #3

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

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.





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# THE CITY OF DICKINSON

## RESTAURANTS

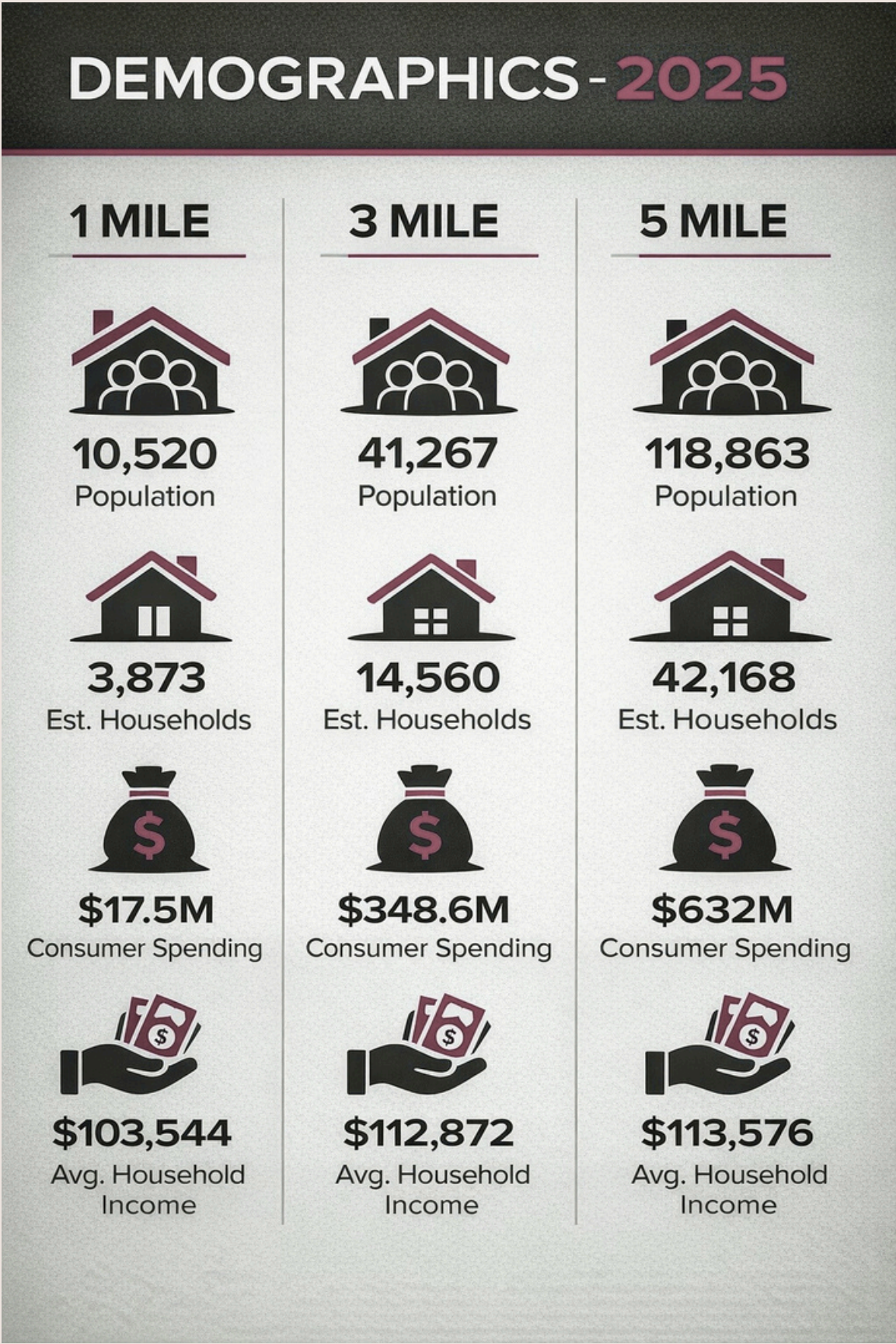
Dickinson offers an elevated dining scene with refined Gulf Coast seafood, upscale local eateries, and stylish cafés. From sophisticated dinner experiences to relaxed weekend brunch spots, residents enjoy exceptional cuisine just moments from home.

## 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.



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# LOCATION MAP



PPSF \$12

**SURROUNDING  
POINTS OF INTEREST**

Restaurants

Bars & Cafes

Transportation

Retail

Parks & Recs

Developments

Residential

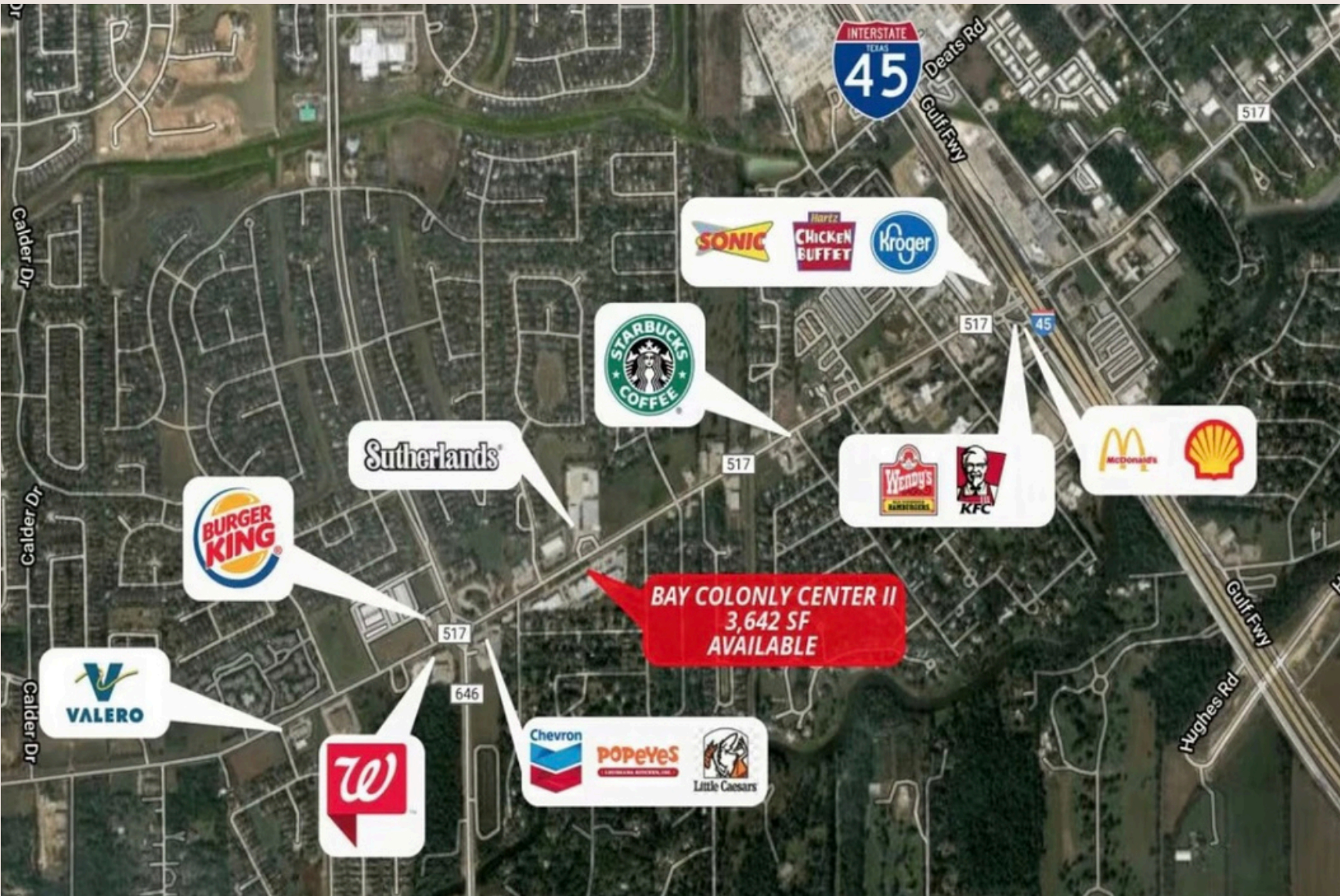
Hospitals

Thoroughfare



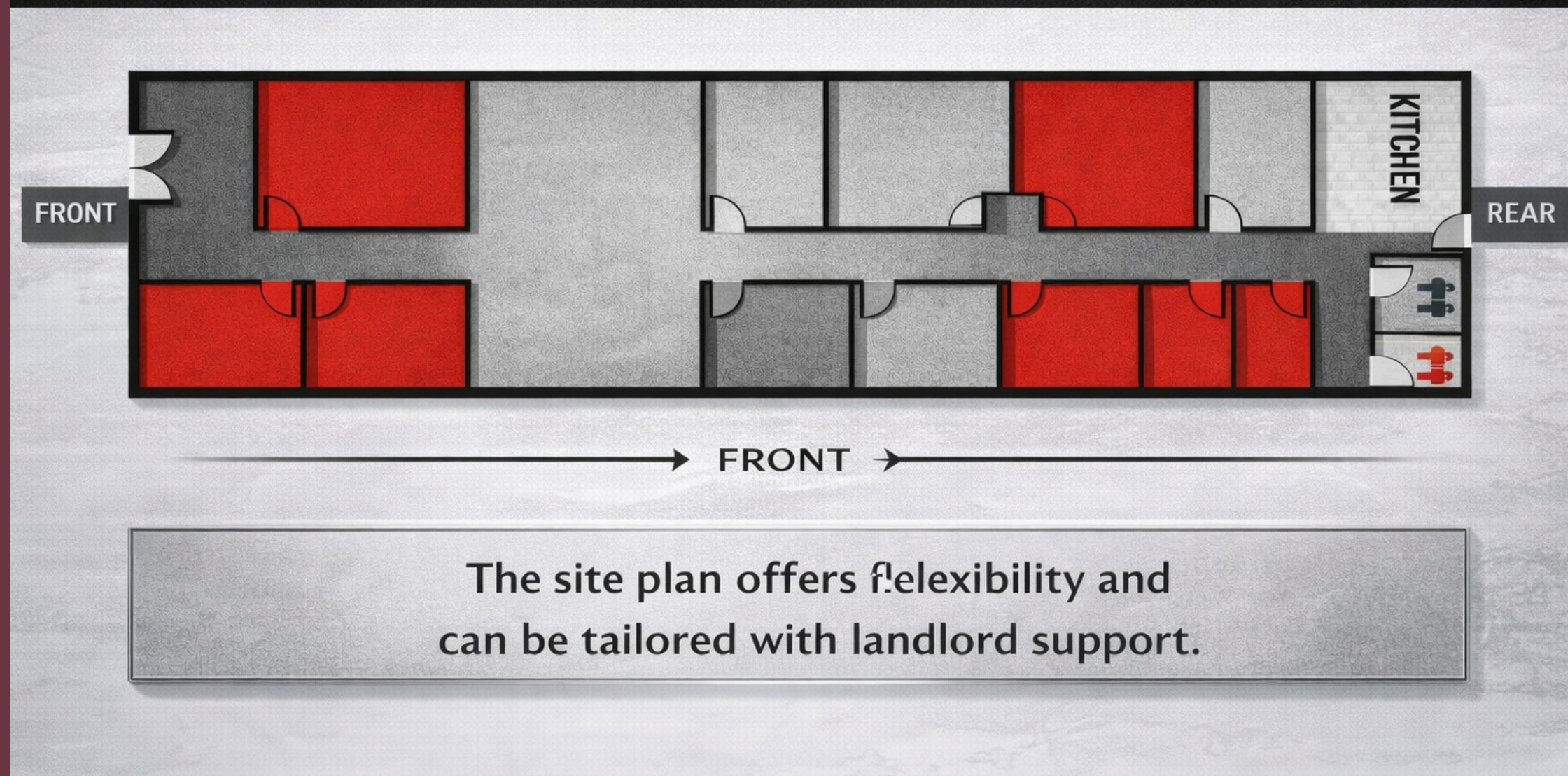


SITE  
MAP





# SITE PLAN



## CONTACT US

### EXCLUSIVE BROKERS

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