

# FOR SALE

DEVELOPMENT OPPORTUNITY

Rare Gulf-Front  
Investment Site



±11 Acres of  
Beach & Shoreline

665'

Seawall Blvd

Permanent Easement

660'

5.92 Acres

79th St

345'

440'

81st St

660'

Stewart Rd

NEWCOR

David Alexander | 281.210.0095  
david@newcorcre.com

Josh Cheatham | 281.210.0097  
josh@newcorcre.com

# FOR SALE

## PROPERTY OFFERING

Rare Gulf-Front  
Investment Site



<b>PROPERTY</b>	8008 Seawall Blvd   Galveston, Texas 77551
<b>ACERAGE</b>	±5.92 Developable Acres + ±11 Additional Acres of beach and shoreline extending into the Gulf of Mexico
<b>USES</b>	Multi-Family, Hotel/Resort, Retail
<b>PRICING</b>	Contact Broker

### OVERVIEW

- Rare Gulf-front development opportunity along Galveston's premier Seawall corridor, offering exceptional visibility and direct beach access.
- The additional waterfront area presents a unique opportunity for private amenities, such as a private pier, beach club, resort amenities, or other waterfront features, creating a true destination-style development.
- The site features approximately 668 feet of frontage on Seawall Blvd between 79th Street and 81st Street, offering uninterrupted Gulf views and convenient access from both Seawall Blvd and Stewart Rd.

**No Property Tours - Existing Improvements on site To Be Demolished**

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## PROPERTY DETAILS

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### GALVESTON'S ICONIC COASTLINE

Along Galveston's iconic Seawall, 8008 Seawall Blvd offers a rare ~5.9-acre Gulf-front canvas for a project that adds to the island's shoreline experience. With ~668 feet of frontage, the site can support a walkable mix of lodging, dining, and neighborhood-serving retail, subject to zoning and coastal approvals. Nearby households and visitor traffic create built-in demand, and the Port of Galveston's expanding cruise activity continues to bring new guests year-round. The demographics on this page highlight the local customer base that can sustain a well-planned destination. Contact the broker for concept discussions, survey, and entitlement status.



### Demographics

Icon	1 Mile	5 Mile	10 Mile
👤	7,055	52,840	75,428
🏠	3,250	22,779	33,082
💰	\$83,314	\$75,812	\$79,179

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PROPERTY AERIAL

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Galveston Bay

61st St

Cruise Terminals | 2 Miles

- ROYAL CARIBBEAN
- Carnival
- NCL
- NORWEGIAN CRUISE LINE
- Disney CRUISE LINE
- PRINCESS

PLEASURE PIER  
RIDES · FOOD · FUN

- JOE'S CRAB SHACK
- GITCH HOUSE TAVERN + TAP

MOODY GARDENS  
GALVESTON ISLAND  
HOTEL, SPA & CONVENTION CENTER  
ATTRACTIONS, GOLF COURSE

SCHLITTERBAHN  
WATERPARK  
GALVESTON ISLAND, TEXAS

Scholes  
International  
Airport



- Randalls
- Starbucks
- SPEC'S
- Waffle House
- Marshalls
- DOLLAR TREE

- EXXON
- Kroger
- BANK OF AMERICA
- IHOP
- LANDRY'S SEAFOOD HOUSE
- Hilton

- Walmart
- SONIC
- CIRCLE K
- PAPA JOHN'S
- orange leaf
- MINT dentistry & orthodontics
- FIRST CONVENIENCE BANK



Gulf of Mexico

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## PROXIMITY

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### SEAMLESS ACCESS. UNMATCHED PROXIMITY

8008 Seawall Blvd is a rare Gulf-front development site on Galveston's iconic Seawall with direct beach frontage. A drive north via 81st Street puts all of Galveston Island's best in easy reach: guests can be at **Moody Gardens'** pyramids or **Schlitterbahn's** slides in under five minutes, and private charters can arrive or depart via nearby **Scholes Airport**. In short, this property combines unparalleled seaside exposure with immediate access to transportation and entertainment. It invites a mixed-use or resort vision where beachfront lifestyle and visitor convenience meet.

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## TOURISM

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Galveston has emerged as one of the strongest coastal tourism markets in the United States, attracting nearly 9 million visitors annually and generating approximately \$1.3 billion in visitor spending each year. Tourism supports roughly one-third of all jobs on the island, creating a powerful economic foundation for hospitality, entertainment, and mixed-use development. The city's visitor base is fueled by both beach tourism and the Port of Galveston—one of the nation's largest cruise homeports—which recorded over 3.4 million cruise passenger movements in 2024 and continues to expand with additional terminals and sailings. Galveston sits within a 46-million-person drive-to market led by Houston and the Texas Triangle, providing a steady stream of weekend and seasonal visitors. Strong hotel fundamentals, major annual events drawing hundreds of thousands of attendees, and iconic attractions such as Moody Gardens, Schlitterbahn and Pleasure Pier further reinforce the island's year-round tourism demand—positioning premier Seawall sites like 8008 Seawall Blvd as rare opportunities to create destination hospitality, resort, and mixed-use developments directly along the Gulf Coast.



**9+ Million**

Annual Visitors



**3.4+ Million**

Cruise Passengers



**\$1.3 Billion**

Visitor Spending



**46 Million**

Within 4-Hours



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# FOR SALE

THE POTENTIAL | RESIDENCES

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## CREATE A TRUE “ARRIVAL” EXPERIENCE

8008 Seawall Blvd presents a rare opportunity to deliver a premier coastal living experience through a thoughtfully designed residential or hospitality development. With direct Gulf frontage, expansive views, and approximately 668 feet along Galveston’s iconic Seawall corridor, the site is ideally suited for a mid-rise project that blends private residences, resort-style amenities, and elevated design. The allowable 8-story height creates an optimal scale to maximize views while maintaining efficient construction and strong unit economics. Whether positioned as a boutique resort, branded condominium, or high-end multi-family community, a development here can capitalize on the growing demand for experiential coastal living—offering residents and guests walkable beach access, curated amenities such as pools, cabanas, and dining, and a true connection to the waterfront. Few sites along the Gulf Coast offer this combination of scale, frontage, and flexibility, making it uniquely positioned for a signature residential or hospitality destination.

Disclaimer: All renderings and development concepts shown are conceptual only and provided solely to illustrate potential development possibilities for the site. They are not intended to represent approved plans, proposed projects, or guarantees of development feasibility. Prospective buyers should conduct their own due diligence regarding zoning, permitting, and development potential.

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THE POTENTIAL | RETAIL

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## BEACHFRONT RETAIL-AND-DINING PROMENADE

Beachfront retail succeeds when it feels like part of the shoreline experience, not a strip center—and this Seawall tract is positioned to deliver a walkable promenade of dining, dessert, and specialty shops that capture spend before and after the beach. With access from both Seawall Blvd and Stewart Rd, a retail plan can be designed for high turnover, clear sightlines, and convenient drop-off/parking, while creating a signature gateway corner for branded signage and event programming. Up to eight stories of allowable height provides flexibility to stack parking, terraces, or entertainment uses above grade without sacrificing a continuous storefront edge at the sidewalk. Cruise activity adds incremental customers: the Port of Galveston reported a record 3.4 million passenger movements in 2024 and serves a 46+ million-person drive-to market within a day's reach.

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# FOR MORE INFORMATION

# NEWCOR

**David Alexander**

*Office: 281.210.0095*  
david@newcorcre.com

**Josh Cheatham**

*Office: 281.210.0097*  
josh@newcorcre.com

**Newcor Commercial Real Estate**

*Office: 281.210.3090*  
info@newcorcre.com

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