

FOR SALE | Harborwalk Lodge

201 Harborwalk Boulevard, Hitchcock, TX 77563



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	3,672 SF
Lot Size:	8.43 Acres
Price / SF:	\$680.83
Year Built:	2004
Renovated:	2019
Zoning:	Commercial/Farm Res
Market:	Galveston
Submarket:	Hitchcock

PROPERTY OVERVIEW

Welcome to 201 Harborwalk Blvd in Hitchcock, TX—a unique and expansive property offering breathtaking views of West Bay and Greens Lake. Currently operating as a bed and breakfast, this 3,672 sq. ft. lodge features 7 bedrooms and 7 bathrooms, with a spacious deck perfect for enjoying stunning waterfront sunsets. The property, which recently exited the Harborwalk POA—freeing it from strict restrictions and dues—sits on 3.02 acres, with an additional 5.41 adjacent acres providing even more possibilities. The lodge is a popular destination for fisherman, family reunions, cruise-goers, and special events, boasting a fully equipped commercial kitchen. With its prime location and versatile layout, this property could easily be transformed into a restaurant, clubhouse, or expanded to include single-family homes, bungalows, or tiny houses.

PROPERTY HIGHLIGHTS

- Commercial Kitchen
- Full Facility Fire Suppression System
- Great room with seating for quest, 75" TV, pool table and bar
- Elevator along with room/bathroom with ADA required equipment

Jason Suchecki

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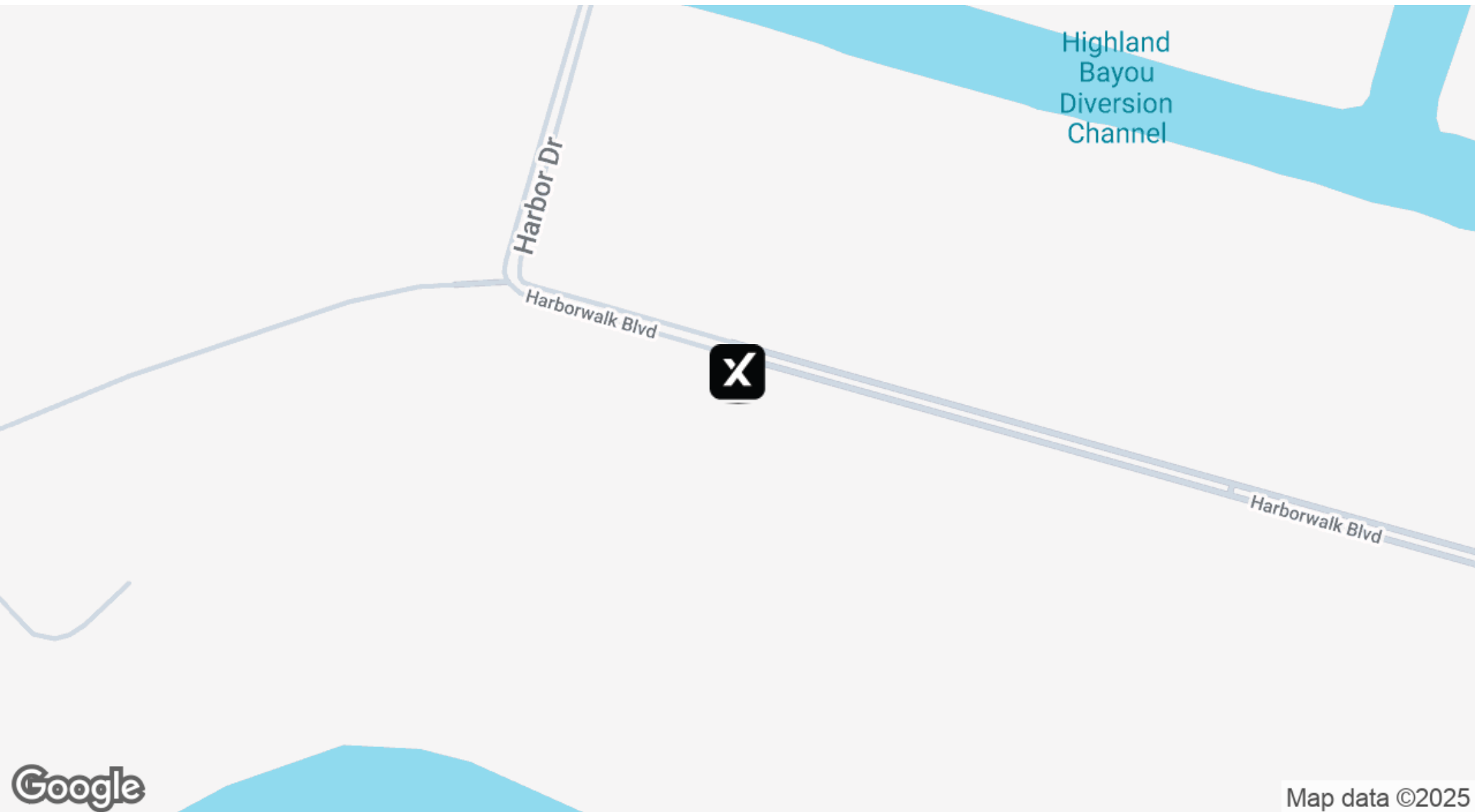
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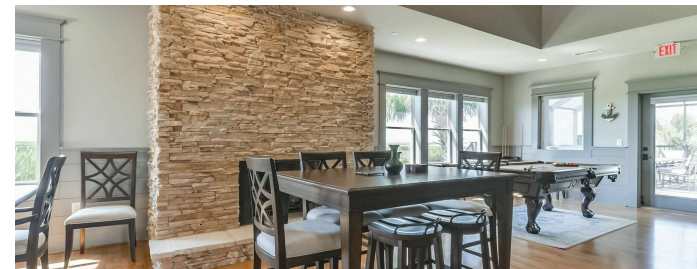
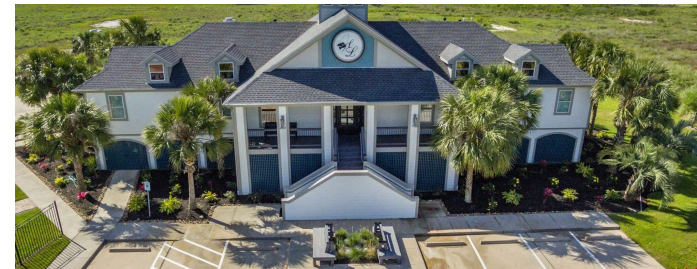
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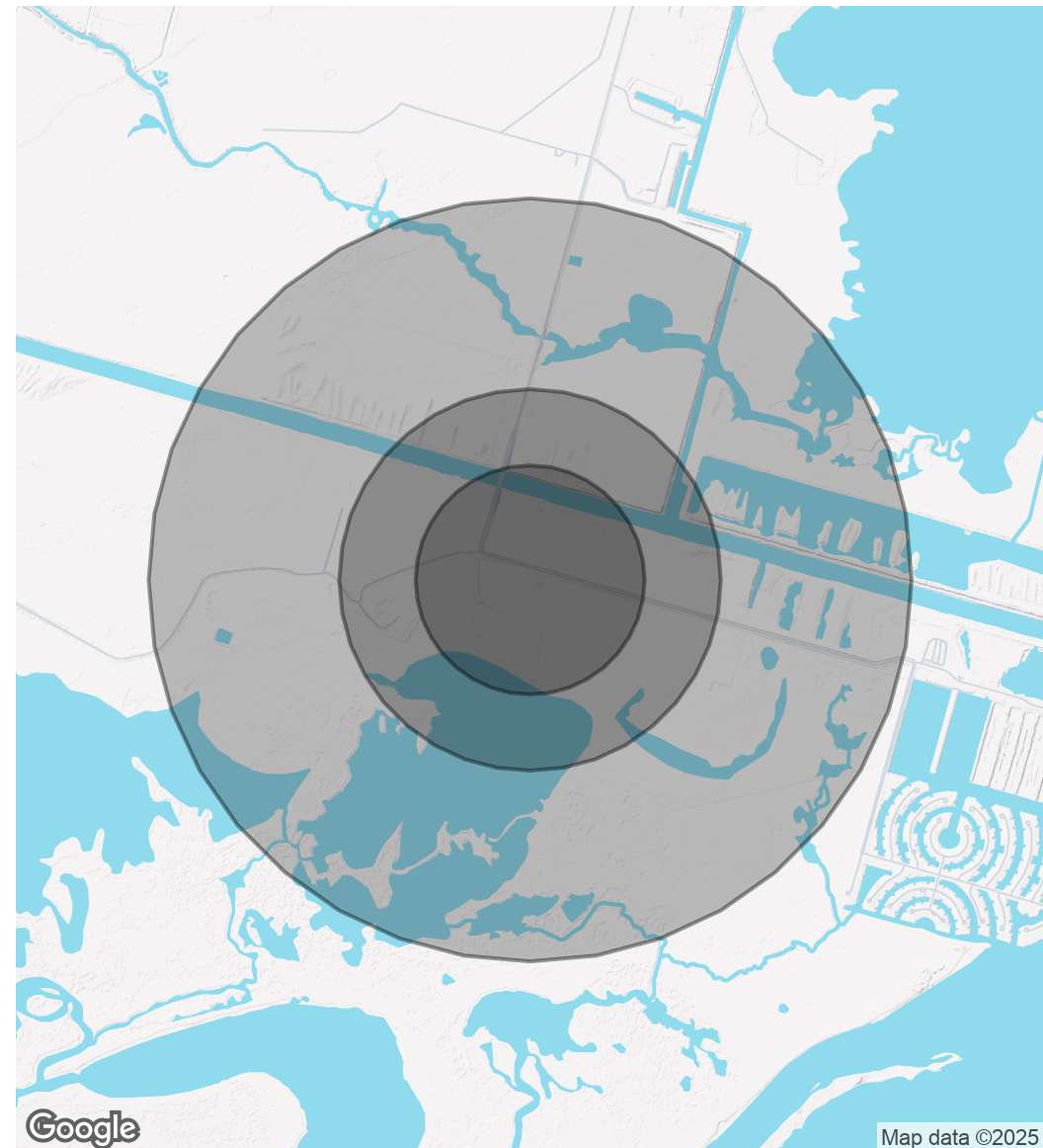
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	10	32
Average Age	44	44	44
Average Age (Male)	45	45	45
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	4	13
# of Persons per HH	3	2.5	2.5
Average HH Income	\$108,233	\$108,233	\$104,169
Average House Value	\$473,817	\$473,817	\$444,846

Demographics data derived from AlphaMap



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