

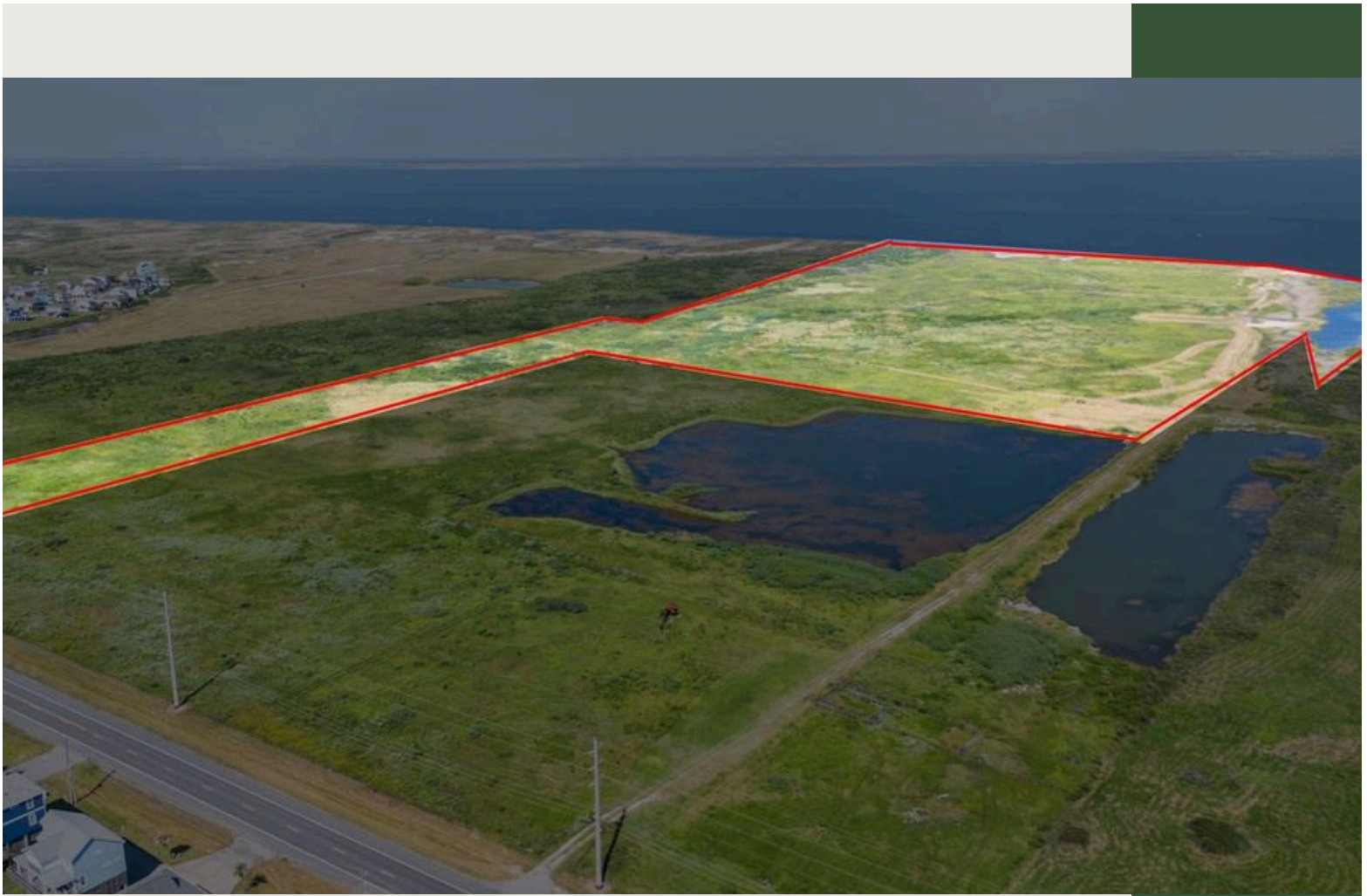


24374 FM-3005 SPOONBILL BAY RANCH

116 ACRES OF COMMERCIAL LAND
IN GALVESTON, TX 77554

WH GP
COMMERCIAL





24374 FM-3005 GALVESTON, TX 77554

Prime Land Near West Bay

Galveston Island's Last Great Coastal Ranch Opportunity, Spoonbill Bay Ranch spans 116 deeded acres on the coveted West End, offering a rare and final chance to own a premier waterfront estate on the Texas Gulf Coast. With 81 contiguous usable acres plus a ~14-acre natural buffer, this expansive property is ideal for a trophy estate, generational compound, or exclusive retreat. Enjoy sweeping sunset views over tranquil West Bay, private dockage potential, and wide-open ranchland perfect for recreation, equestrian use, or wildlife habitat. Whether you envision a trophy ranch, family compound, conservation easement with long-term tax advantages, or a low-density beach and club development, Spoonbill Bay Ranch delivers unmatched flexibility, privacy, and legacy potential — all just minutes from Galveston's amenities and under 1.5 hours from Houston. This is more than land; it's a once-in-a-lifetime opportunity to define a legacy on the Texas Coast.



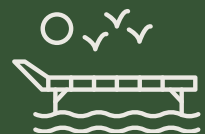
PROPERTY INFORMATION



3 minutes away
from Galveston
Island Koa Holiday



116 Acres available to
develop



Right next to
Half Moon Beach and
Stavanger Beach



Bay Front on
Galveston Island
and by the coast



Beach & Club
Development or
Conservation
Easement Strategy



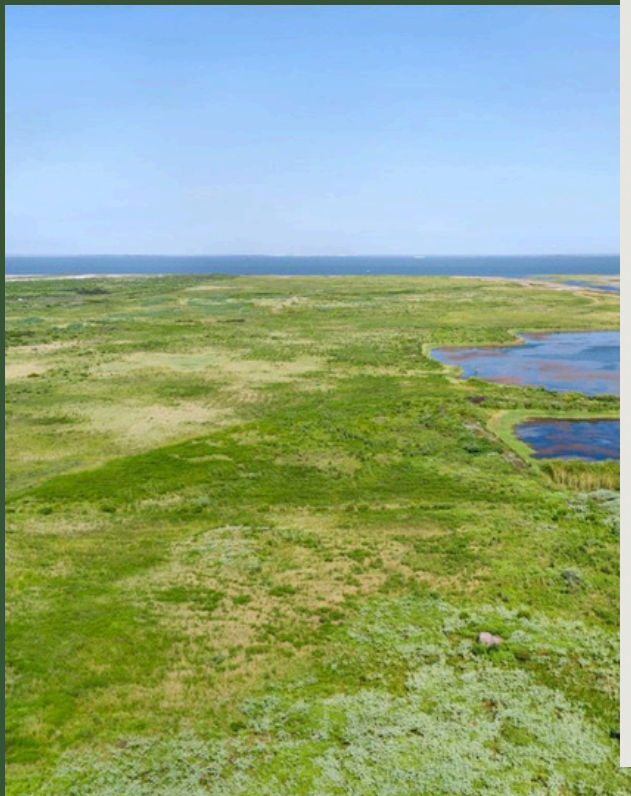
Open Ranchland for
wildlife habitat



ADDITIONAL HIGHLIGHTS

- *Panoramic Sunsets over West Bay, Private Dockage, & Open Ranch Land for Recreation and Wildlife*
- *Able to be subdivided and categorized as a waterfront property*
- *Ideal uses: Low-Density Beach Club Development, Recreational Usage, Private Estate, Ranch Compound*

HIGHLIGHTS



Part Of A Vibrant
Galveston Community



Large Plot Of Land
Ensures Long-Term
Value Potential For
Investing



Ideal for a Mixed-
Use Community



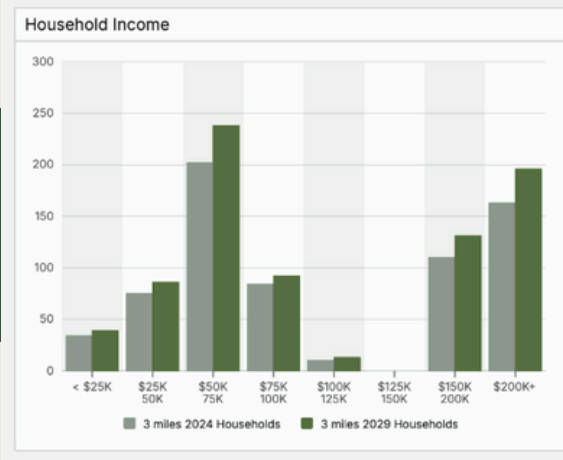
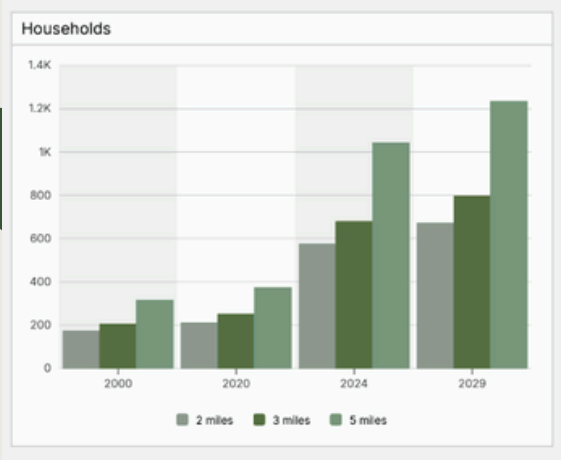
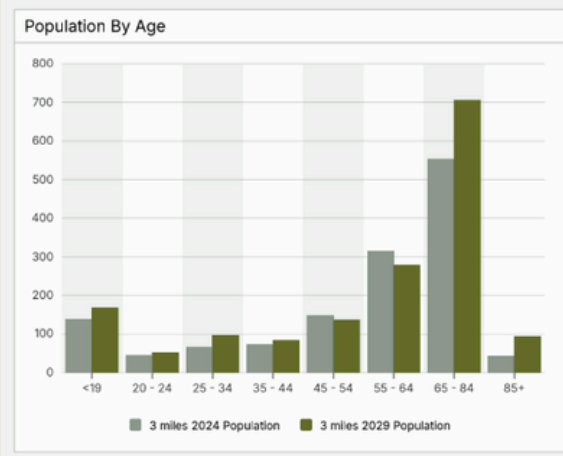
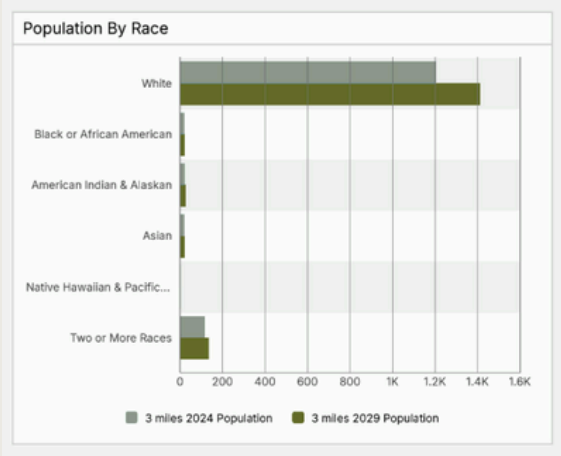
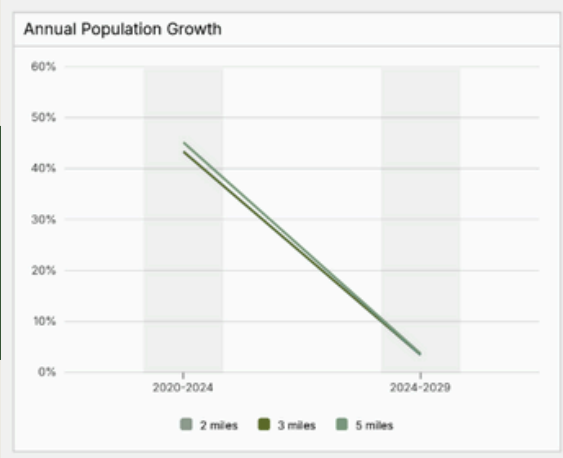
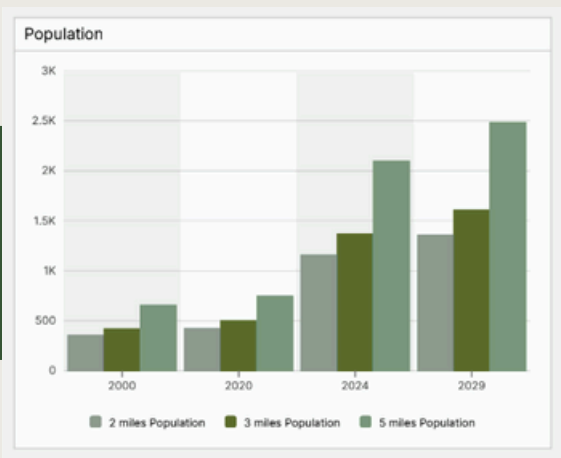
Exclusive And Private
Yet Easy Access To
Galveston Amenities



Affordable Compared To
Other Coastal Cities

GENERAL MARKET DATA

POPULATION



GENERAL MARKET DATA

POPULATION

Population

	2 miles	3 miles	5 miles
2020 Population	424	502	748
2024 Population	1,159	1,372	2,099
2029 Population Projection	1,359	1,610	2,484
Annual Growth 2020-2024	43.3%	43.3%	45.2%
Annual Growth 2024-2029	3.5%	3.5%	3.7%
Median Age	62.5	62.5	61.8
Bachelor's Degree or Higher	31%	31%	31%
U.S. Armed Forces	0	0	0

Income

	2 miles	3 miles	5 miles
Avg Household Income	\$140,788	\$141,261	\$134,150
Median Household Income	\$83,098	\$83,333	\$83,365
< \$25,000	29	34	67
\$25,000 - 50,000	64	75	120
\$50,000 - 75,000	171	202	291
\$75,000 - 100,000	71	84	130
\$100,000 - 125,000	9	10	37
\$125,000 - 150,000	0	0	16
\$150,000 - 200,000	93	110	161
\$200,000+	137	163	221

Housing

	2 miles	3 miles	5 miles
Median Home Value	\$588,889	\$588,558	\$510,442
Median Year Built	1996	1996	1995

Households

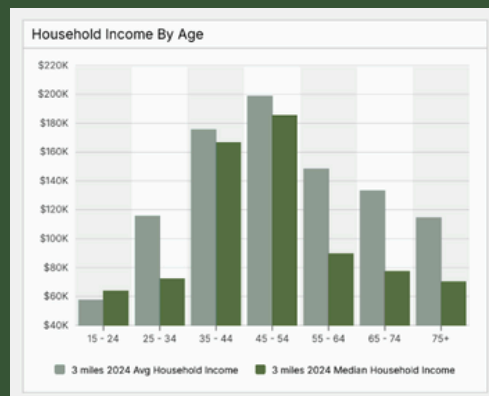
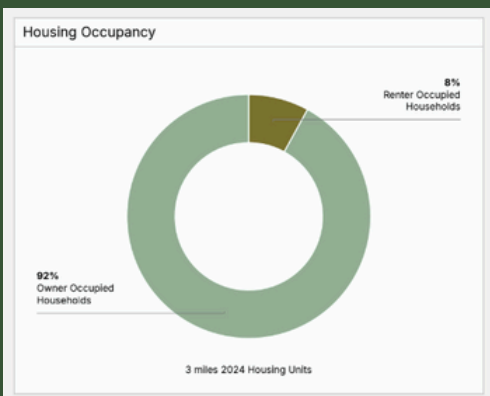
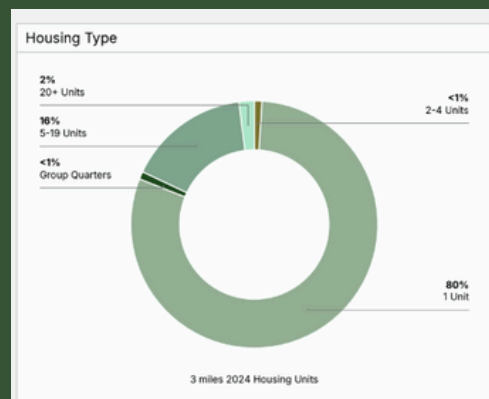
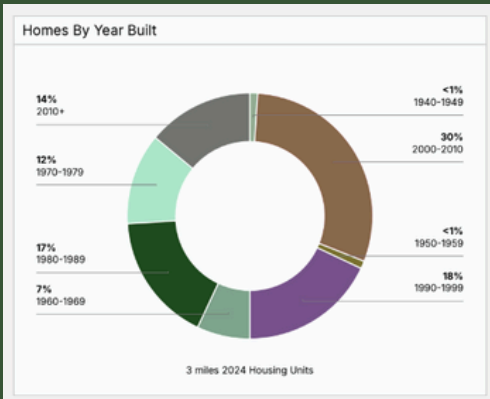
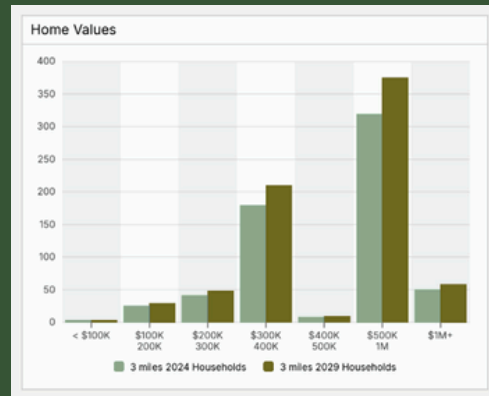
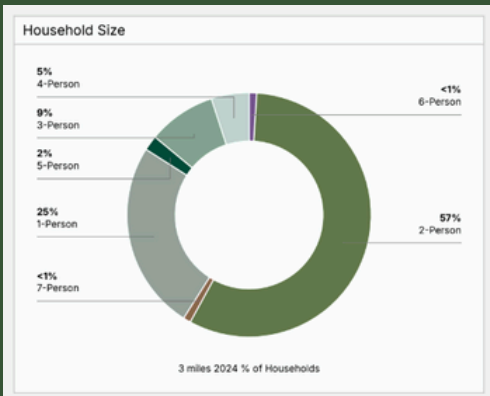
	2 miles	3 miles	5 miles
2020 Households	211	250	373
2024 Households	573	678	1,042
2029 Household Projection	672	796	1,234
Annual Growth 2020-2024	2.7%	2.7%	2.5%
Annual Growth 2024-2029	3.5%	3.5%	3.7%
Owner Occupied Households	620	734	1,116
Renter Occupied Households	52	62	118
Avg Household Size	2	2	2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$20.9M	\$24.8M	\$37M

Population By Race

	2 miles	3 miles	5 miles
White	1,015	1,202	1,812
Black	14	17	30
American Indian/Alaskan Native	20	23	30
Asian	14	17	27
Hawaiian & Pacific Islander	0	0	0
Two or More Races	96	114	201
Hispanic Origin	103	122	191

GENERAL MARKET DATA

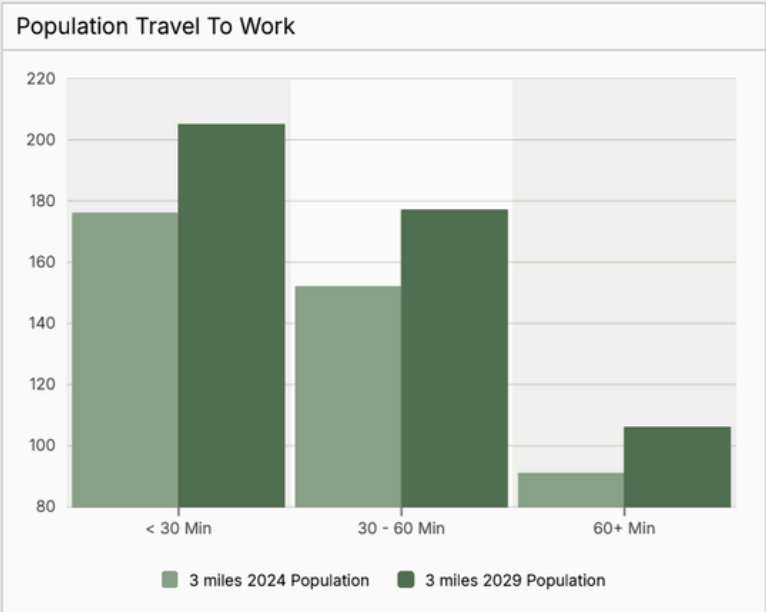
HOUSING



GENERAL MARKET DATA

TRAFFIC

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
San Luis Pass Rd	7th St SW	1,042	2025	0.65 miles
Vida St	Laguna Dr NE	222	2025	1.64 miles
San Luis Pass Rd	Monterrey Dr NE	1,200	2025	2.23 miles
Zachary Dr	Ector Dr NW	414	2025	2.26 miles
San Luis Pass Road	Bay Water Dr S	1,679	2025	2.44 miles
San Luis Pass Road	Monterrey Dr NE	1,454	2021	2.44 miles
Liberty Dr	Shelby Dr S NW	61	2025	2.56 miles
Shelby Dr S	Mason Dr NE	162	2025	2.60 miles
Panola Dr	E Taylor Dr SE	81	2025	2.73 miles
San Jacinto Dr	San Luis Pass Rd SE	17,366	2025	2.80 miles



MEET THE SALES TEAM



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