

FOR SALE

602 25th St., Galveston, TX 77550

Offering Memorandum



partners

PARTNERS | 1360 Post Oak Blvd, Suite 1900, Houston, TX 77056

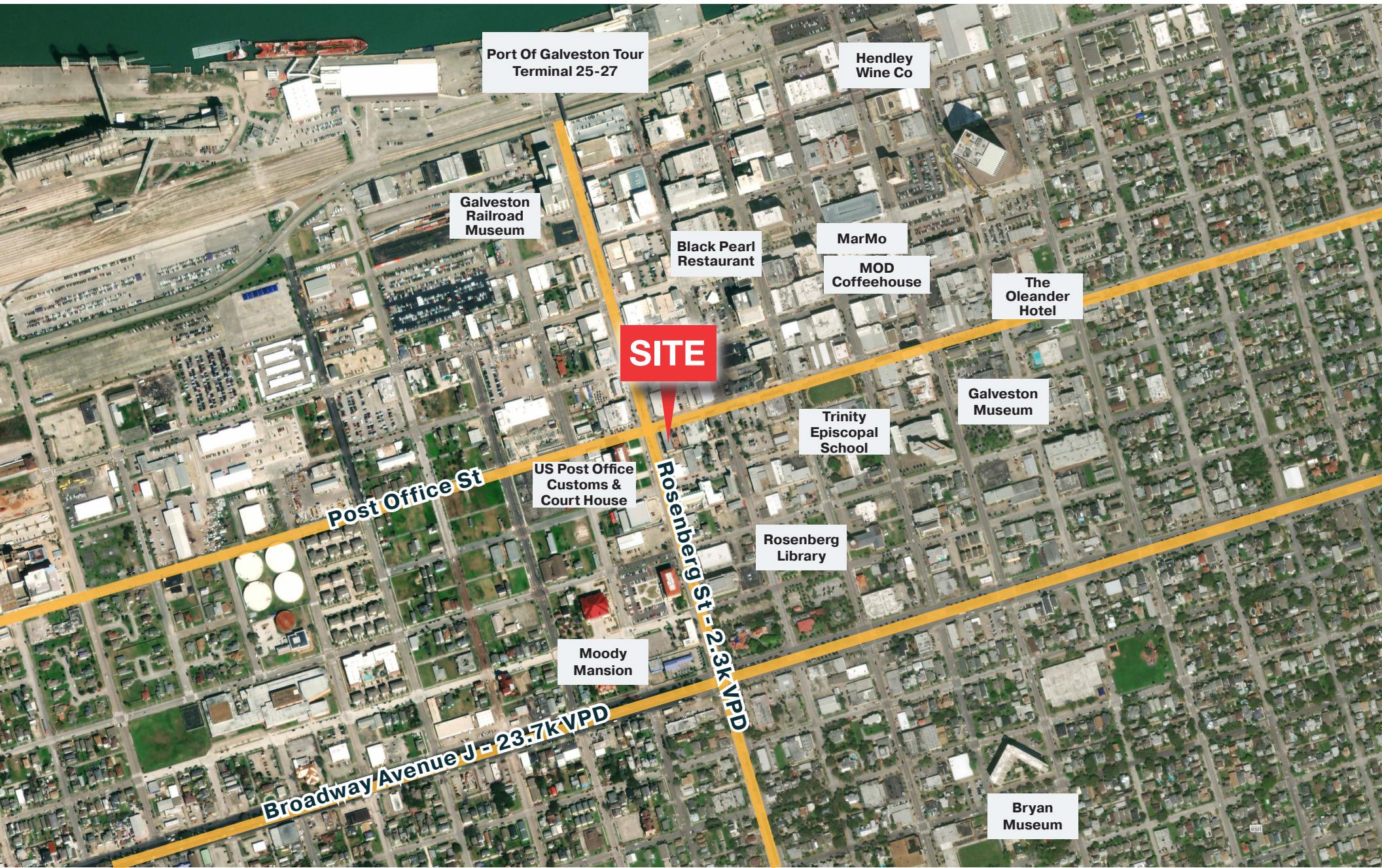
Property Highlights



| | |
|----------------------|-----------------------------|
| Address | 602 25th St., Galveston, TX |
| Building Size | 10,148 SF |
| Land Acres | 0.33 AC |
| Year Built | 1980 |
| Stories | 2 |
| Building | 1 |
| Parcel # | 3505-0384-0001-000 |
| Price | \$1,275,000 |

- **Currently operating as a Daycare
DO NOT DISTURB TENANT**
- Situated in the heart of Downtown Galveston, the property is conveniently close to Sharky's Tavern and Vita Agave.
- It is directly across from the U.S. Post Office, six blocks south of the Port of Galveston and cruise terminal, and four blocks north of Broadway Avenue.
- This central location is ideally positioned near some of Galveston's top attractions.
- Over one million cruise passengers per year.
- Commercially zoned.

Property Aerial



Pricing Details

LIST PRICE

| | |
|----------|-------------|
| Price | \$1,275,000 |
| Price/SF | \$125.64 |



Property Photos



Interior Photos



Interior Photos



Property Photos



Galveston Area

Population:

In 2022, Galveston had a population of 53,300 people, with a median age of 39.4. The population is made up of 15,779 Hispanic or Latino people, 1,651 mixed or multi-racial people, 199 people of some other race, and 39 Pacific Islander people.

Median household income:

In 2022, the median household income in Galveston was \$57,453, which was an 8.61% increase from 2021.

Employment:

In 2022, the employment rate in Galveston was 53.9%.

Education:

In 2022, 32.2% of Galveston residents had a bachelor's degree or higher.

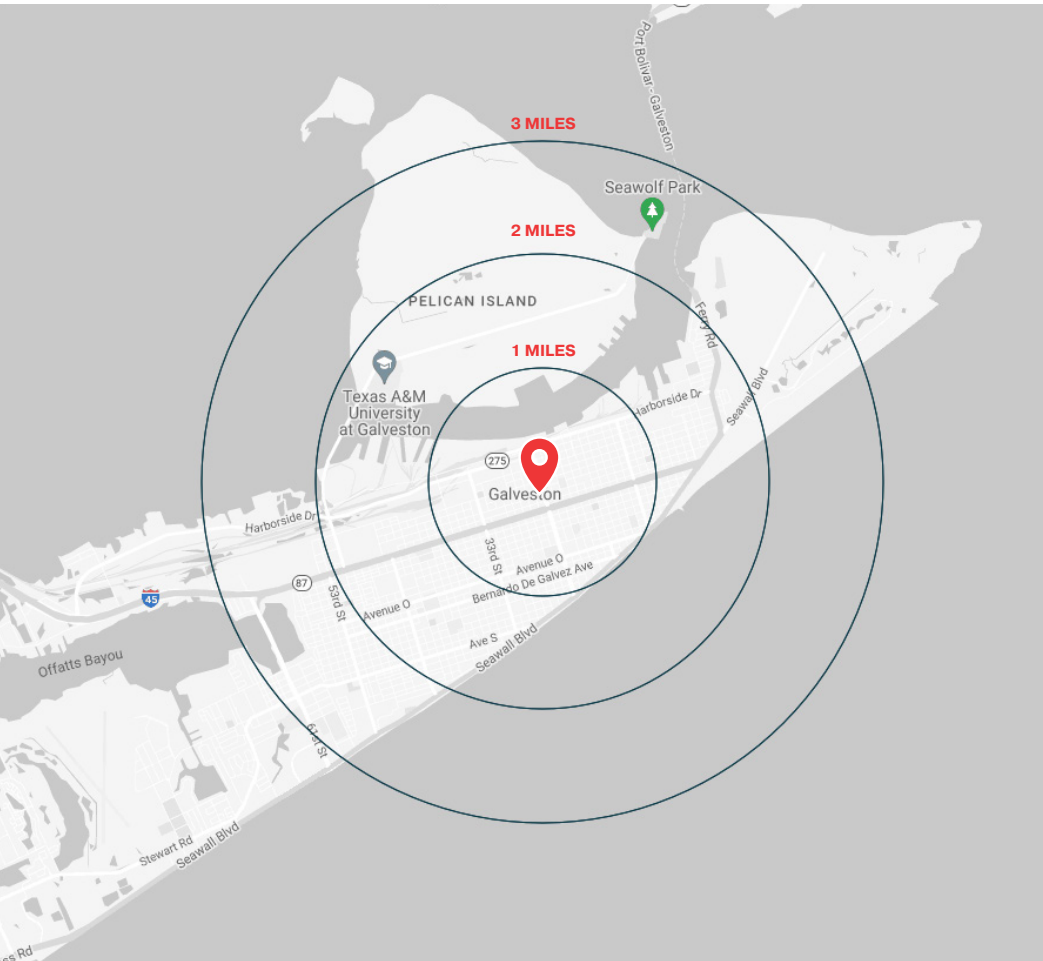
Housing:

In 2022, Galveston had 34,259 housing units and 23,748 households.

Galveston is a coastal resort city and port on Galveston Island and Pelican Island in Southeast Texas. It's the county seat of Galveston County and the second-largest municipality in the county.



Demographics



Population

| | 1 MILES | 2 MILES | 3 MILES |
|-------------------------------------|---------|---------|---------|
| Estimated Population (2024) | 13,091 | 30,175 | 41,487 |
| Projected Population (2029) | 13,824 | 31,974 | 44,083 |
| Census Population (2020) | 11,774 | 28,433 | 38,834 |
| Projected Annual Growth (2024-2029) | 733 | 1,799 | 2,596 |

Households

| | | | |
|-------------------------------------|----------|----------|----------|
| Estimated Households (2024) | 6,174 | 13,599 | 17,818 |
| Projected Households (2029) | 6,529 | 14,432 | 19,031 |
| Census Households (2020) | 5,501 | 12,652 | 16,330 |
| Projected Annual Growth (2024-2029) | 733 | 1,799 | 2,596 |
| Estimated Median Household Income | \$54,938 | \$53,733 | \$54,347 |

Household Income

| | | | |
|------------------------------------|----------|----------|----------|
| Estimated Average Household Income | \$85,734 | \$82,812 | \$83,203 |
| Projected Average Household Income | \$88,812 | \$85,645 | \$86,012 |

Daytime Employment

| | | | |
|------------------|-------|--------|--------|
| Total Employees | 1,027 | 1,496 | 1,993 |
| Total Businesses | 8,149 | 12,857 | 17,598 |



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PRIMARY CONTACT



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