

RETAIL LAND DEVELOPMENT OPP FOR SALE

+/- 1 ACRE LOT NEAR MAJOR RETAILERS

220-226 FM-2094 & 70 W. 8TH ST., KEMAH, TX 77565



FOR SALE

KW COMMERCIAL | HOUSTON MEMORIAL

1220 Augusta Drive Suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

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0695022, Texas

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220 FARM TO MARKET 2094



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EXECUTIVE SUMMARY

220 FARM TO MARKET 2094

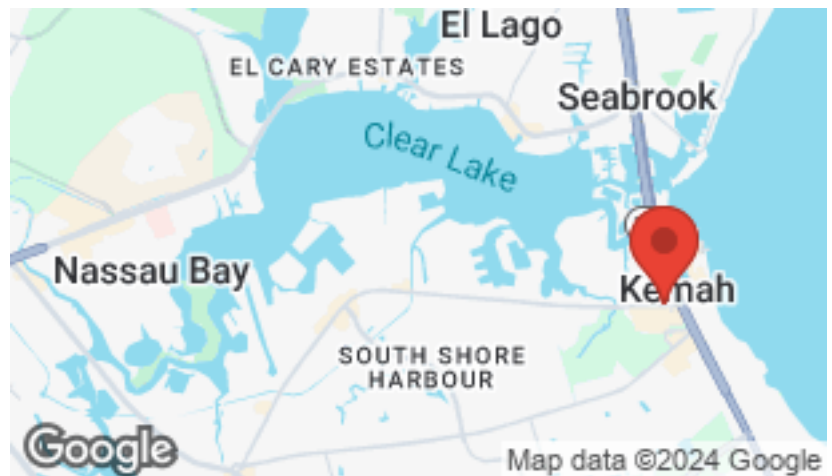


OFFERING SUMMARY

PRICE:	\$1,475,000
BUILDING SF:	3,328 SF
OCCUPANCY:	VACANT
LOT SIZE:	0.97 ACRES
FRONTAGE:	259'
RENOVATED:	N/A
PARKING:	20+
ZONING:	COM'L BLDG/ MIXED

PROPERTY OVERVIEW

Retail Lot(s) Redevelopment Opportunity in Kemah, TX, near SH-146. 3-Lots, consisting of approximately 0.98 Acres with 259' of frontage, in a prime location across the street from Home Depot, Target, Chick-Fil-A, Chili's, GameStop, near the Kemah Boardwalk, Wal-Mart Supercenter & more! The property package consists of (3) Lots: 220-226 FM 2094 (Marina Bay Drive) & 70 W 8th Street, Kemah, TX, 77565.



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LOCATION & HIGHLIGHTS

220 FARM TO MARKET 2094



LOCATION INFORMATION

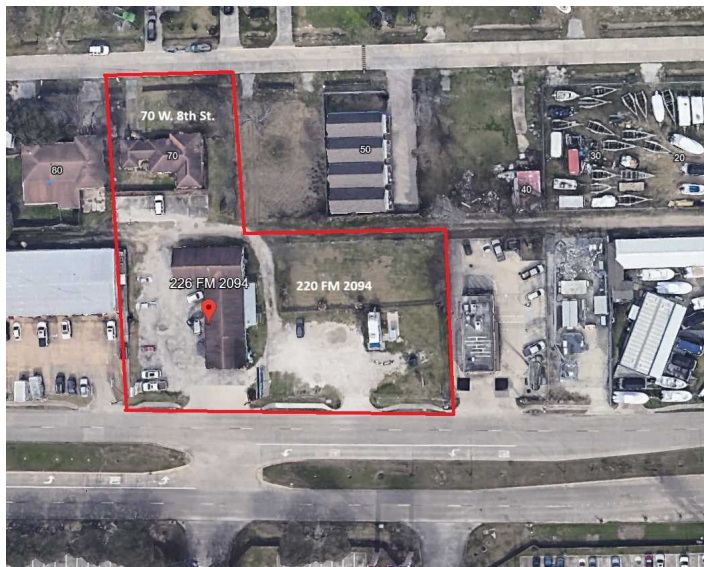
Street Address: 220-226 Fm-2094 & 70 W. 8th St.

City, State, Zip: Kemah, TX, 77565

County: Galveston

Market: Kemah

Cross Streets: SH-146



LOCATION OVERVIEW

Prime location across the street from Home Depot, Target, Chick-Fil-A, Chili's, GameStop, near the Kemah Boardwalk, Wal-Mart Supercenter & more! Surrounding communities include NASA/Clear Lake, Seabrook, Clear Lake Shores, Kemah Boardwalk, League City & South Shore Harbor. Popular area for food, shopping, tourism, and water related activities including sailing and fishing.



PROPERTY HIGHLIGHTS

- Retail Lot(s) Redevelopment Opportunity in Kemah, TX, near SH-146.
- 3-Lots, consisting of approximately 0.98 Acres with 259' of frontage, in a prime location across the street from Home Depot, Target, Chick-Fil-A, Chili's, GameStop, near the Kemah Boardwalk, Wal-Mart Supercenter & more!
- The property package consists of (3) Lots: 220-226 FM 2094 (Marina Bay Drive) & 70 W 8th Street, Kemah, TX, 77565.

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AERIAL FLYER

220 FARM TO MARKET 2094



1 ACRE RETAIL PROPERTY FOR SALE

220-226 MARINA BAY DRIVE

KEMAH, TX

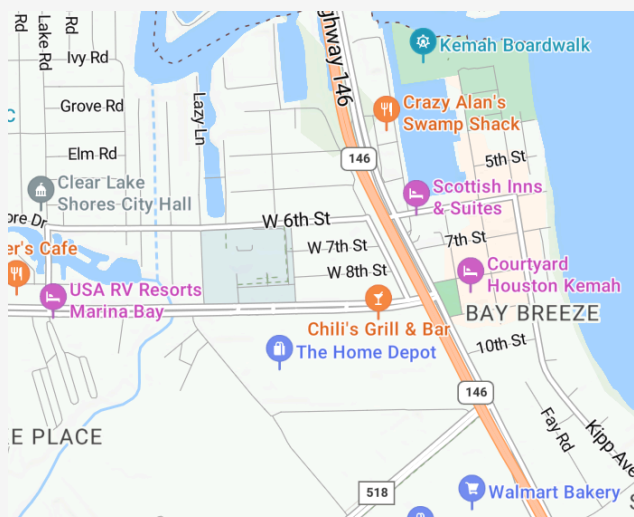


PROPERTY OVERVIEW

PROPERTY TYPE	Retail
BUILDING SIZE	3,455 SF
LAND ACRES	1.0 ACRES
ZONING	Commercial
PARKING	20 Spaces
FRONTAGE	103 Feet on Marina Bay Blvd.

PROPERTY HIGHLIGHTS

- Established Restaurant Redevelopment Opportunity on a 0.98 Acre Lot in a Prime location!
- Directly across the street, with direct and easy access, from Home Depot, Target, Chick-Fil-A, Chili's, GameStop, & near Kemah Boardwalk
- Well suited for Fast Food, Gas Station/C-Store, and/or other. The property package consists of (3) Lots.



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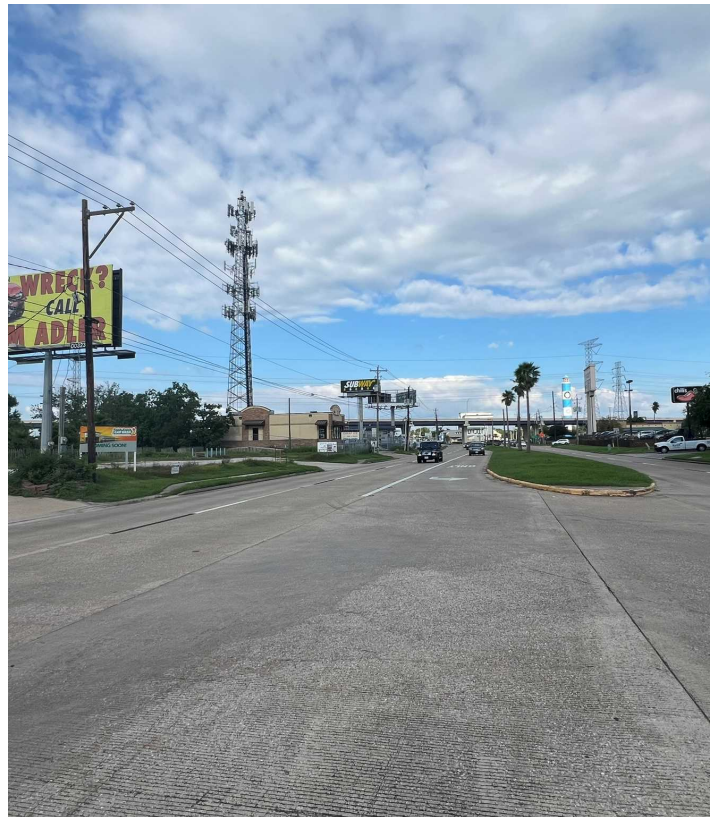


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PROPERTY PHOTOS

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BUSINESS MAP


220 FARM TO MARKET 2094





 Aquarium Restaurant

 Joe's Crab Shack & Burger Bar


 Kemah Boardwalk

 Kemah Waterfront

 Voodoo Hut

 Palapa's


Galveston Bay Brewing

 The Home Depot



 IHOP


 Target

 Office Depot

 Denny's

 ALDI

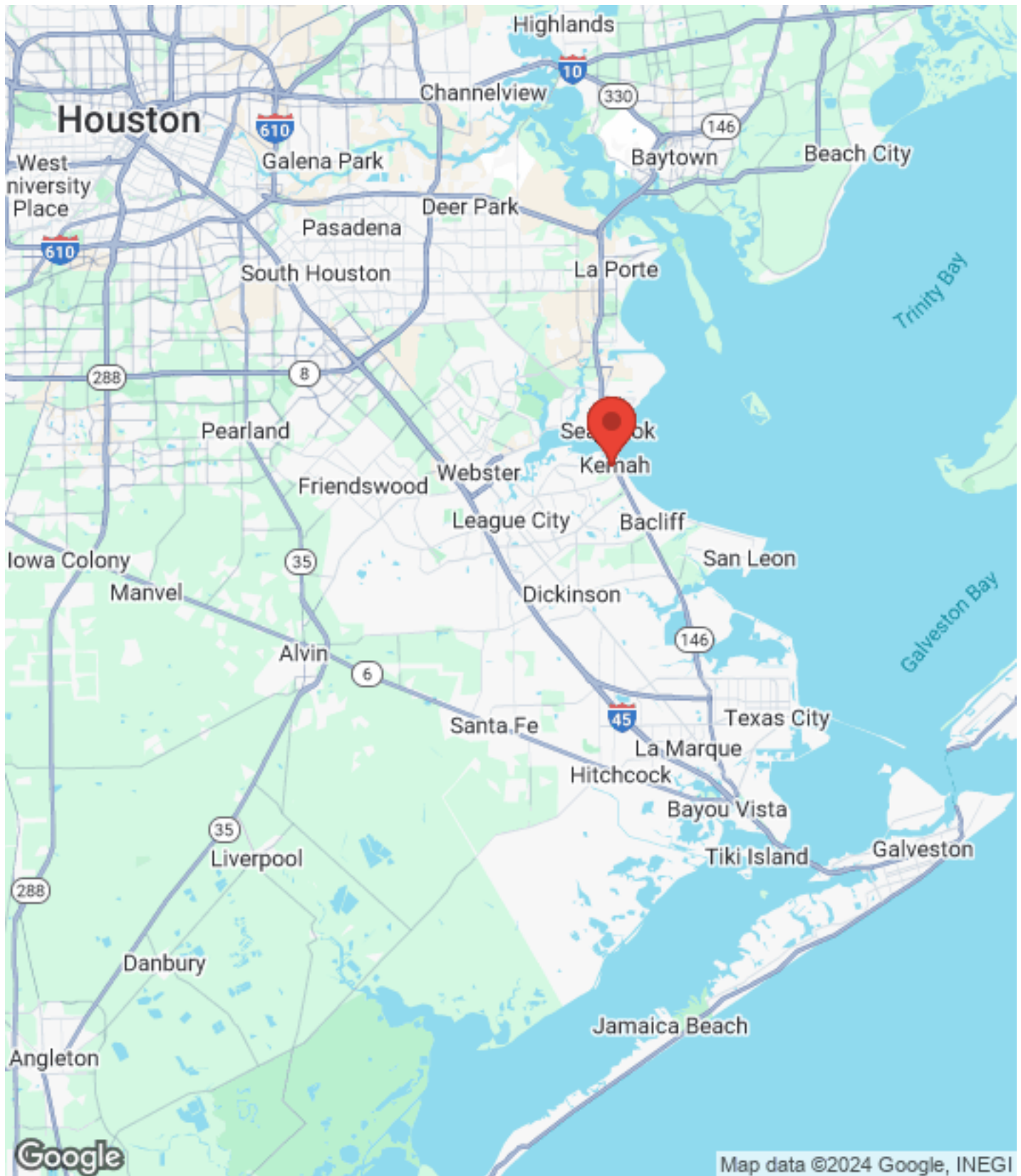
 Walmart Supercenter

 Ross Dress for Less

 Marshalls

REGIONAL MAP

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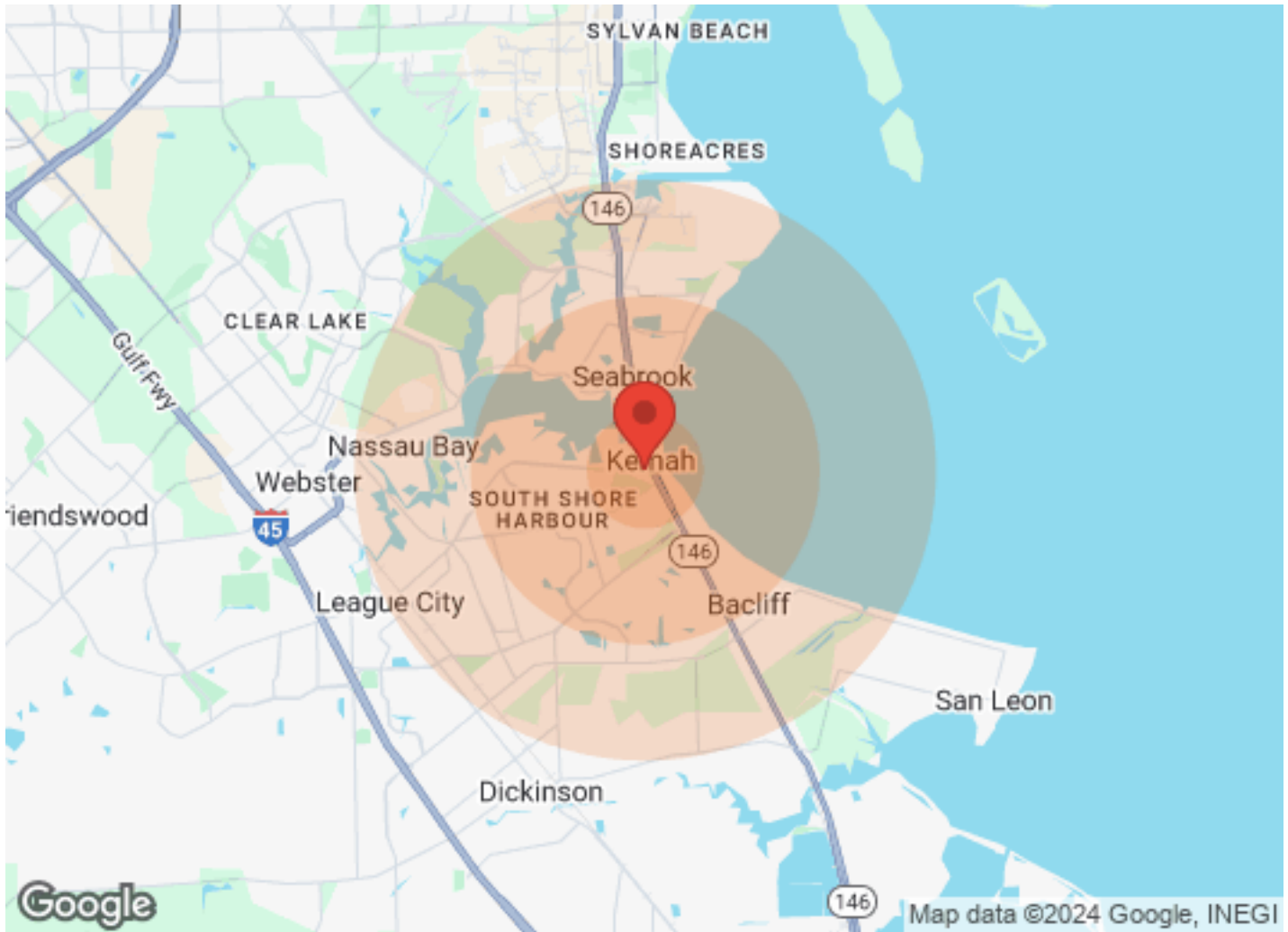


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DEMOGRAPHICS

220 FARM TO MARKET 2094



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	517	26,720	48,734	Median	\$80,715	\$85,088	\$71,972
Female	535	25,691	47,575	< \$15,000	39	1,281	2,764
Total Population	1,052	52,411	96,309	\$15,000-\$24,999	43	1,050	2,704
				\$25,000-\$34,999	12	1,340	2,743
Age				\$35,000-\$49,999	74	2,553	5,259
Ages 0-14	161	10,600	19,291	\$50,000-\$74,999	54	2,931	6,671
Ages 15-24	102	7,316	12,926	\$75,000-\$99,999	59	3,482	5,836
Ages 25-54	339	20,579	38,317	\$100,000-\$149,999	92	4,353	7,551
Ages 55-64	207	7,141	12,561	\$150,000-\$199,999	41	1,811	2,611
Ages 65+	243	6,775	13,214	> \$200,000	63	1,537	2,259
				Housing			
Race				Total Units	668	23,427	44,163
White	1,031	46,196	80,673	Occupied	573	21,205	39,741
Black	N/A	1,734	4,240	Owner Occupied	454	14,709	25,279
Am In/AK Nat	N/A	28	103	Renter Occupied	119	6,496	14,462
Hawaiian	N/A	N/A	8	Vacant	95	2,222	4,422
Hispanic	53	7,695	19,000				
Multi-Racial	36	5,684	16,430				

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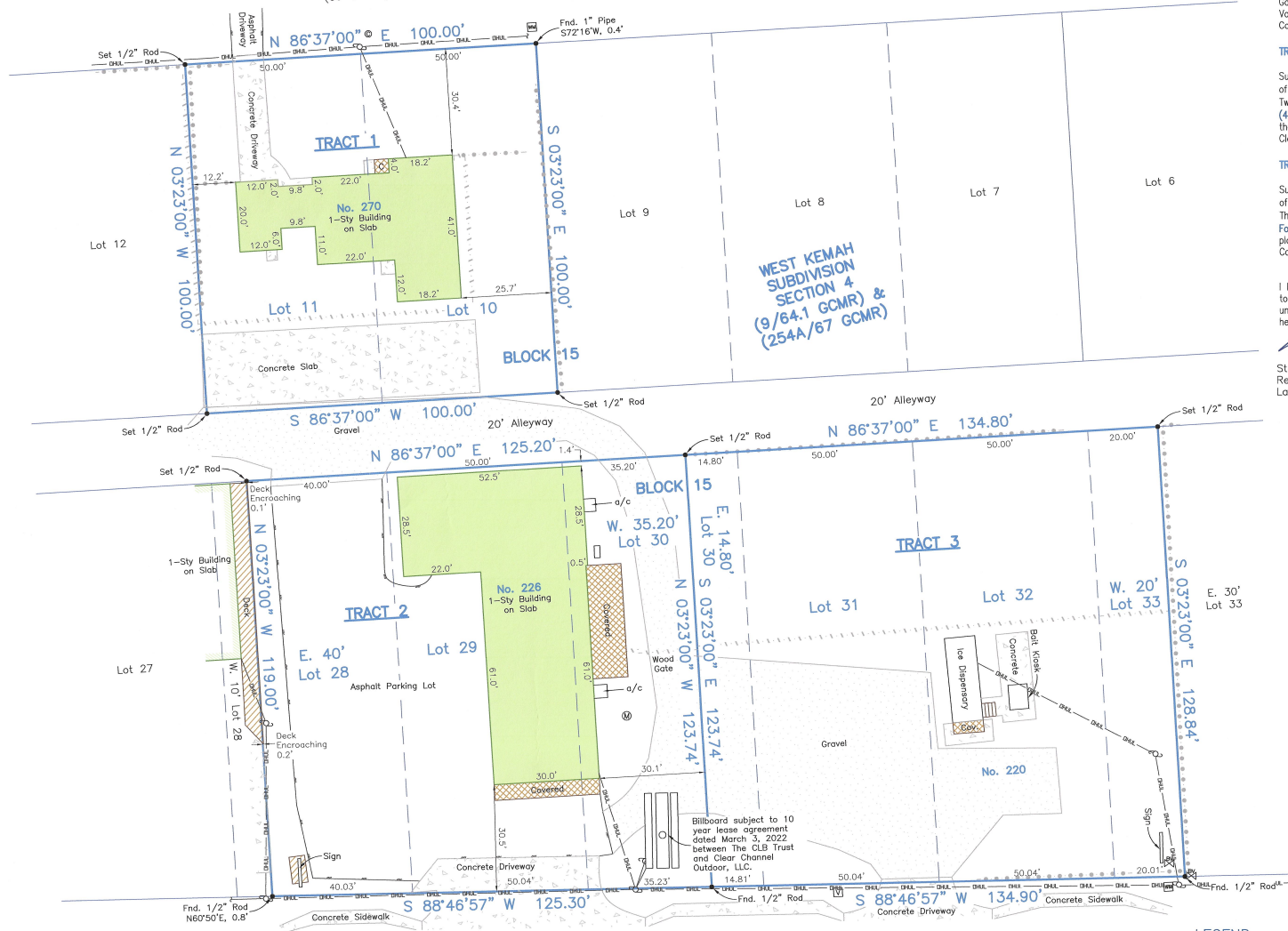
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SURVEY

220 FARM TO MARKET 2094

W. 8th STREET
(60' R.O.W.)



TEXAS HIGHWAY F.M. 2094
(R.O.W. VARIES - AKA MARINA BAY DR.)



TRACT 1

Survey of Lots Ten (10) and Eleven (11), Section Four (4), WEST KEMAH SUBDIVISION, Block Fifteen (15), GALVESTON COUNTY, TEXAS, according to the map or plat thereof recorded in Volume 254-A, Page 67, in the Office of the County Clerk of Galveston County, Texas.

TRACT 2

Survey of the West Thirty-Five point 2 feet (W 35.20') of Lot Thirty (30), and all of Lots Thirty-nine (29) and the East Forty Feet (E 40') of Lot Twenty-eight (28), Block Fifteen (15), WEST KEMAH SUBDIVISION, Section Four (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 67, in the office of the County Clerk of Galveston County, Texas.

TRACT 3

Survey of the Surface Only of the East 14.80 feet of Lot Thirty (30), and all of Lots Thirty-One (31) and Thirty-Two (32), and the West 20 feet of Lot Thirty-Three (33), in Block Fifteen (15) of WEST KEMAH SUBDIVISION, Section Four (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 67, in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



- NOTES:**
- 1) This property lies entirely within Zone "A2" (9E 14 feet), according to FEMA Flood No. 4816700042a, dated August 15, 2019, as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
 - 3) Bearings based on Monumentation of the Southerly R.O.W. line of W. 8th Street.
 - 4) Fidelity National Title Insurance Company Insured: Koz Real Estate Group Inc. of No. F19-05-FANC2006070-04P Issue Date: August 1, 2023
 - 5) Schedule B Exceptions from Coverage:
 - Item 10 a. Unlocated pipeline right-of-way easement in favor of Defense Plant Corporation, as set forth in instrument recorded in Volume 661, Page 374 (4302852), in the Office of the County Clerk of Galveston County, Texas. (Not locatable)
 - Item 10 b. Unlocated pipeline right-of-way easement in favor of Shell Pipeline Corporation, as set forth in instrument recorded in Volume 661, Page 5 (4300735), in the Office of the County Clerk of Galveston County, Texas. (Not locatable)
 - Item 10 c. Unlocated pipeline right-of-way easement in favor of Gulf Refining Company and Gulf Oil Corporation, as set forth in instrument recorded in Volume 913, Page 359 (5109011), in the Office of the County Clerk of Galveston County, Texas. (Not locatable)

LEGEND

B.L.	Building Line
C	Covered
Fnd.	Found
OCMR	Galveston County Map Records
R.O.W.	Right of Way
	Blow Off Valve
	Clean Out
	Manhole
	Power Pole
	Vault
	Water Meter
	Overhead Utility Line
	Chain Link Fence
	Wood Fence



REVISED: AUGUST 2, 2023
 SURVEY: 20230801
 DRAFTING: JTK/RWB
 23-0141

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
<u>Mitch Rainey</u>	<u>601107</u>	<u>Compliance@KWMemorial.com</u>	<u>(713)470-2176</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Timothy Larson

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IABS 1-0 Date

SWC FM 742 - 48