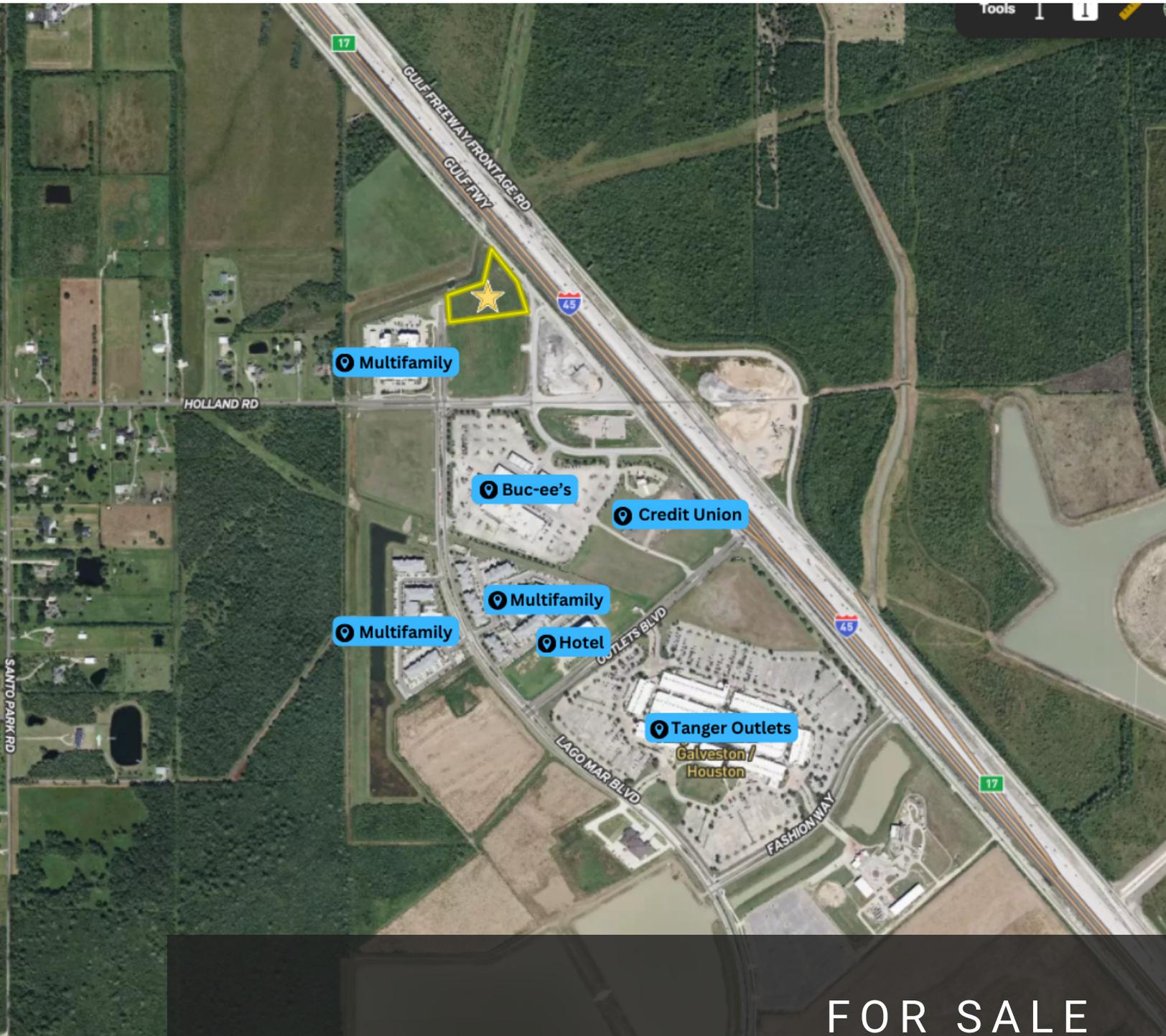


LAND FOR SALE

# 2.79 ACRE LAND IN DICKINSON

CWJP+XJR DICKINSON, TX 77539



FOR SALE

**KW COMMERCIAL TEXAS**

1220 Augusta Drive, suite 300  
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

**ASH NOORANI**  
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# EXECUTIVE SUMMARY

CWJP+XJR DICKINSON



## Offering Summary

Price:	\$3,038,310
Lot Size:	2.79 acre
Permitted Uses:	Agricultural/Commercial
Frontage:	475 FEET
Utilities:	YES
APN:	0011-0011-0001-001
FLOOD ZONE:	YES (500 YEAR)

## Property Overview

We are pleased to present this 2.79-acre tract in Dickinson, TX 77539, offering flexible agricultural/commercial zoning along Gulf Freeway Frontage Road, with 475 ft of frontage, high traffic, and strong visibility, making it well suited for a variety of development opportunities. The property provides a solid footprint for investors or users seeking land with future commercial potential while maintaining agricultural use options.

Positioned within the growing Dickinson market, the site benefits from proximity to major roadways, industrial activity, and ongoing regional growth tied to the Greater Houston and Gulf Coast economies. Nearby amenities include Buc-ee's, Huntington at Lago Mar, Texas Roadhouse, and Catalon at Lago Mar Apartments, further enhancing the property's exposure and appeal for commercial development. Its size and zoning allow for uses such as light commercial development, storage, service-oriented businesses, or continued agricultural operations, subject to local approvals.

With its adaptable zoning and strategic nearby amenities, this property represents a rare opportunity for investors or end users seeking land with long-term growth potential in an expanding Texas Gulf Coast submarket.

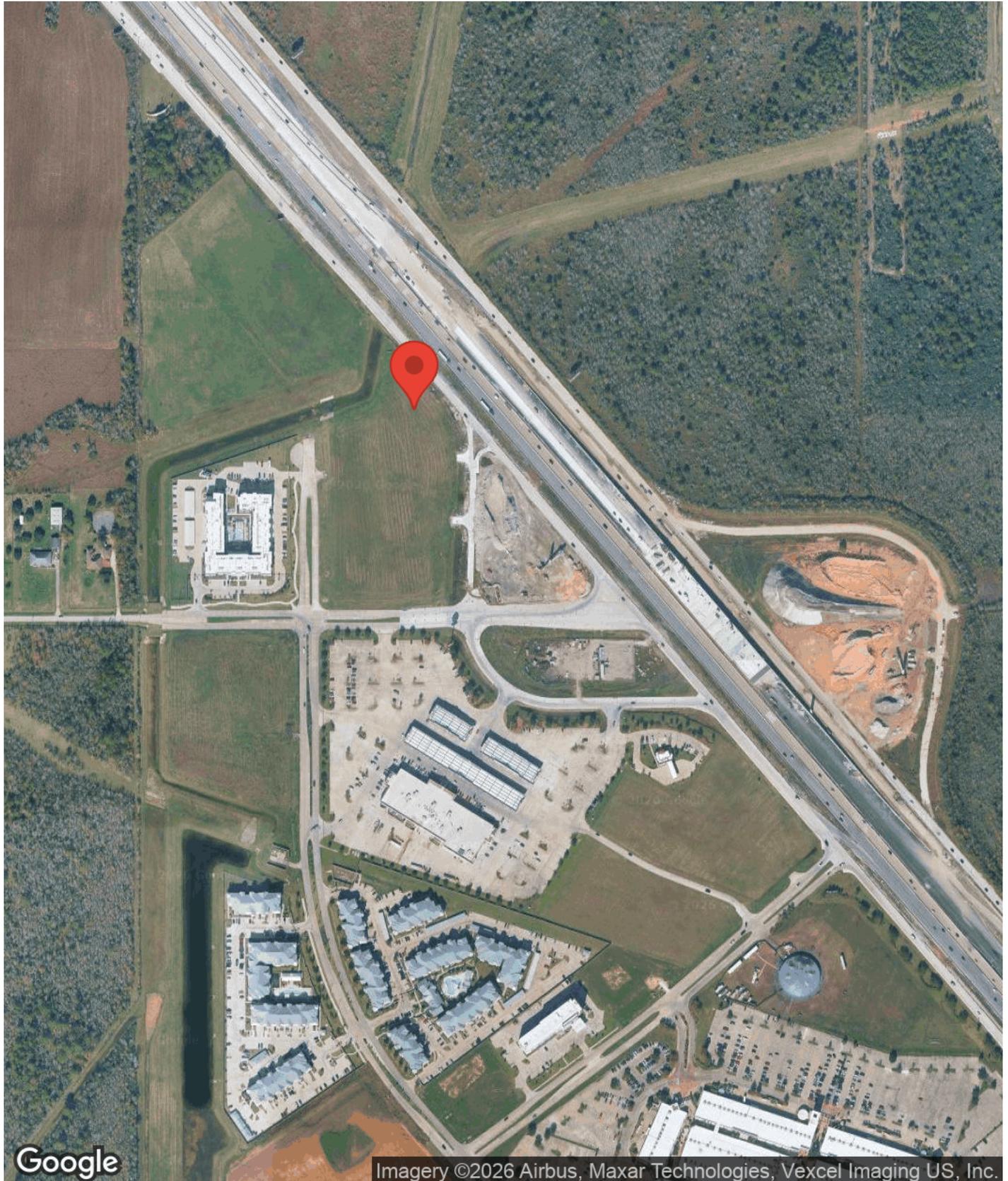
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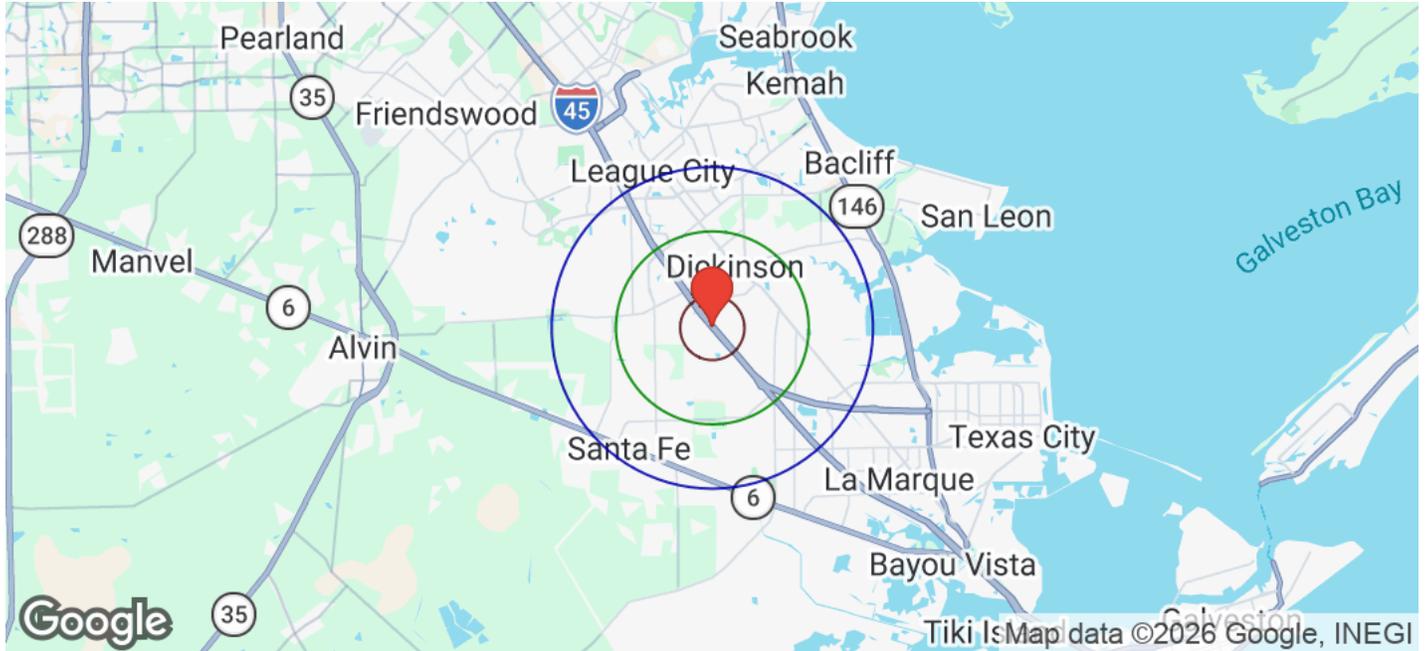
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# DEMOGRAPHICS

CWJP+XJR TEXAS CITY



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	993	21,284	48,745
	Female	1,048	22,458	50,630
	Total Population	2,041	43,742	99,374
Race / Ethnicity	White	975	20,952	50,094
	Black	320	6,736	14,608
	Am In/AK Nat	2	61	149
	Hawaiian	4	35	50
	Hispanic	610	13,354	28,471
	Asian	97	1,824	4,144
	Multiracial	32	744	1,739
	Other	1	39	119
Housing	Total Units	793	18,024	41,244
	Occupied	695	15,430	35,680
	Owner Occupied	547	11,245	24,727
	Renter Occupied	148	4,185	10,953
	Vacant	97	2,594	5,565
Age	Ages 0 - 14	451	9,341	20,652
	Ages 15 - 24	243	5,660	12,841
	Ages 25 - 54	906	18,766	42,260
	Ages 55 - 64	184	4,378	10,235
	Ages 65+	254	5,594	13,388
Income	Median	\$100,899	\$94,251	\$96,164
	Under \$15k	28	1,094	2,285
	\$15k - \$25k	19	578	1,543
	\$25k - \$35k	24	705	1,797
	\$35k - \$50k	31	1,031	2,471
	\$50k - \$75k	112	2,274	5,035
	\$75k - \$100k	130	2,642	5,562
	\$100k - \$150k	177	3,674	8,029
	\$150k - \$200k	121	1,857	4,284
Over \$200k	53	1,576	4,674	

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### Ash Noorani

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

# Disclaimer



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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