



**Commercial/ Industrial  
Infill Development Site ★ SALE**

NEC OF FM 518 & LAWRENCE ROAD  
KEMAH, TX 77565



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# Executive Summary

PROPERTY SUMMARY

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**Area Partially Outside of  
Floodplain - 3.2 AC  
(see following exhibit)**

ZONING ..... **No Zoning**

COUNTY ..... **Galveston**

ASKING PRICE ..... **Contact Broker**

CITY OF KEMAH  
TAX RATE ..... **\$0.01695**

GALVESTON COUNTY  
TAX RATE ..... **\$0.013165**

UTILITIES ..... **Storm  
Water  
Sewer**

UTILITY PROVIDER ..... **Galveston County  
Water Control &  
Improvement  
District #12**

Rare opportunity to acquire up to +/- 42 acres of prime infill land with **no zoning restrictions and access to public utilities**. Approximately 24 acres is available at the northeast corner of FM 518 and Lawrence Road, with another +/- 17.7 acres available for future development adjacent to the north. An assemblage of this size offers a rare chance to acquire a substantial and strategically located infill property ideal for a high-impact mixed-use

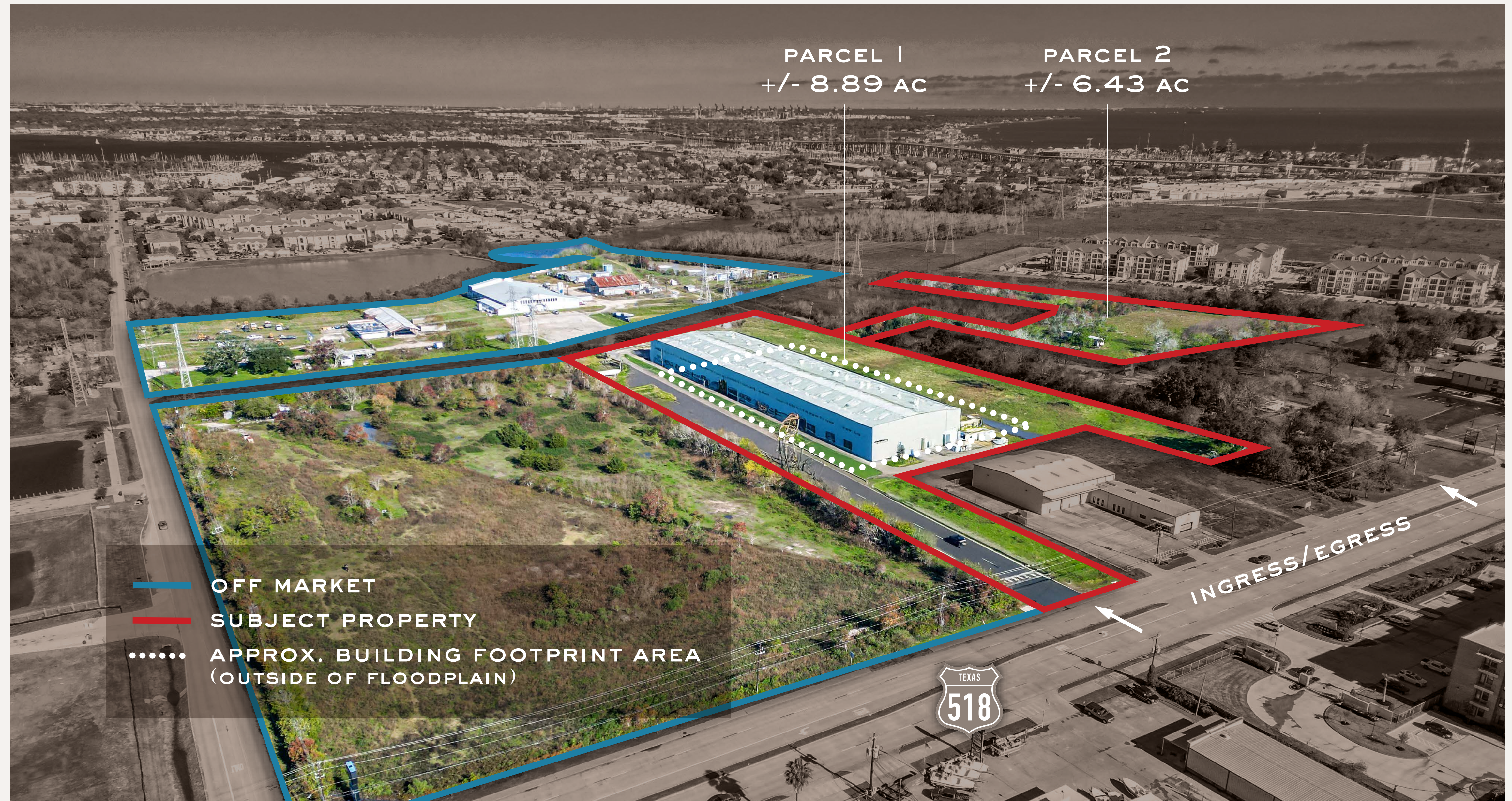
development. This property stands out due to its comprehensive access to public utilities, low tax rate, premium visibility, favorable demographics, and versatile development options. The area's growth is further accelerated by the pending completion of Highway 146's \$220M expansion, greatly improving traffic flow and accessibility.

*Purchaser shall work with independent consultant to confirm location, sizing, and capacity of utility line*

# Property Details

INDUSTRIAL BUILDING CONCEPTUAL RENDERING;  
PARTIALLY OUTSIDE OF FEMA 100 YD FLOOD PLAIN (APPROX. DASHED AREA)

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PARCEL 1  
+/- 8.89 AC

PARCEL 2  
+/- 6.43 AC

- OFF MARKET
- SUBJECT PROPERTY
- ..... APPROX. BUILDING FOOTPRINT AREA (OUTSIDE OF FLOODPLAIN)

INGRESS/EGRESS



# Executive Summary

PROPERTY HIGHLIGHTS

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## **NO ZONING RESTRICTIONS**

The property is primed for versatile development options with no zoning restrictions.

## **ACCESS TO PUBLIC UTILITIES**

Benefit from ready access to public utilities provided by Galveston County Water Control & Improvement District #12.

## **LOW TAX RATE**

The City of Kemah (\$0.01695) and Galveston County (\$0.013165) offer some of the lowest tax burdens in the market.

## **PREMIUM VISIBILITY**

Strategically positioned just 0.4 miles from Hwy 146 and 5.7 miles from I-45, this property offers premium access in a high-traffic area near Houston. The recent completion of the \$220M Highway 146 expansion project will improve traffic counts and drive new residential and commercial development.

## **PROXIMITY TO TOURIST ATTRACTIONS**

Strategically located in the heart of one of the top tourist areas in Texas, the property is close to popular destinations such as the Kemah Boardwalk, NASA Headquarters and Space Center Houston. Located less than a mile from the Boardwalk and a 15-minute drive from NASA, the property is perfectly positioned to benefit from over 4M visitors annually.

## **FAVORABLE DEMOGRAPHICS**

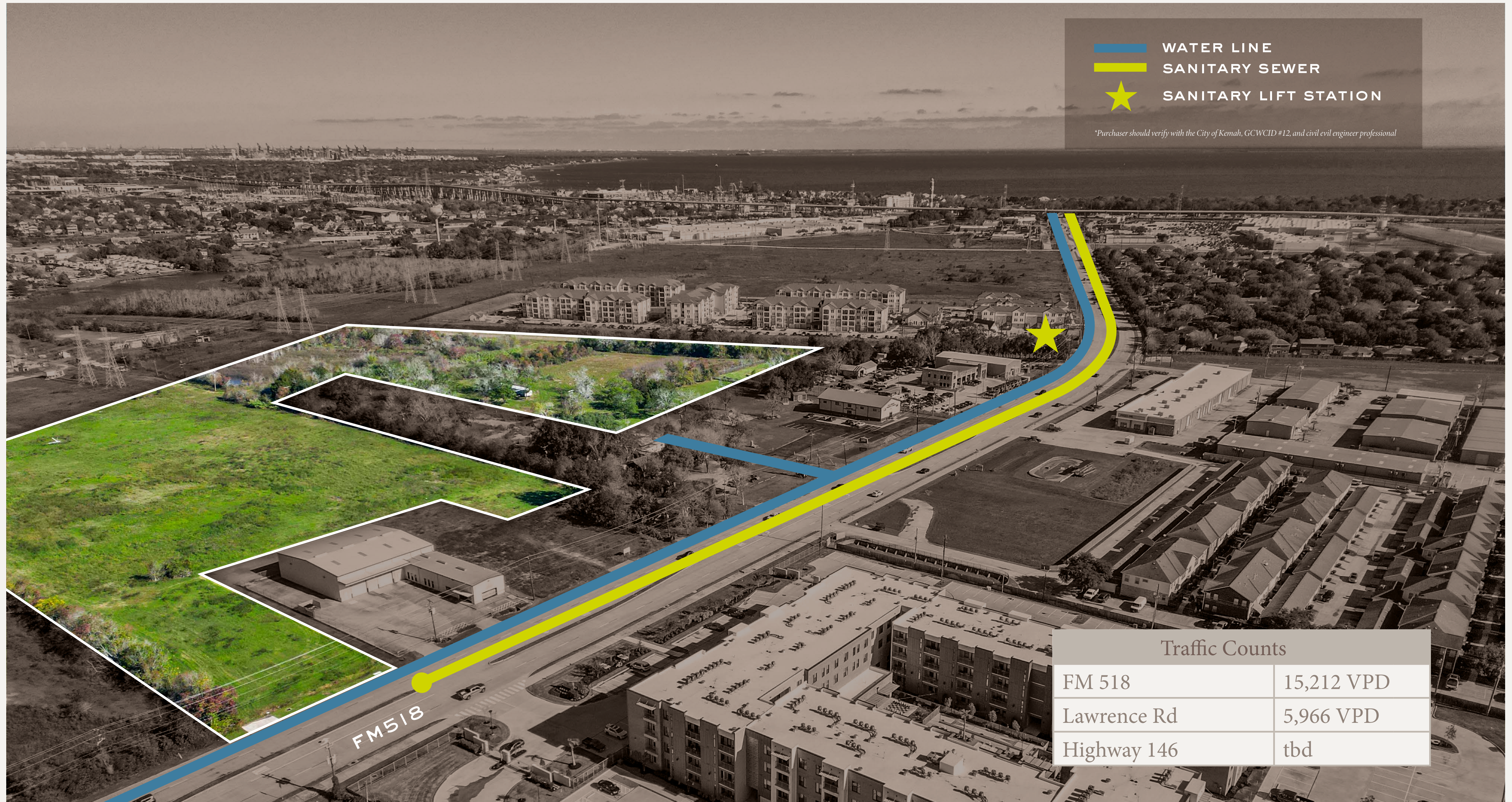
Situated in a popular area between Houston and Galveston, this area boasts robust demographics characterized by rapid population growth and an affluent consumer base. With an average household income exceeding \$130,000, the property presents an attractive landscape for retail and commercial ventures.




*\*Purchaser should verify with the City of Kemah, GC WCID #12, and civil engineer professional.*

# Property Details

AERIAL - UTILITIES

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-  WATER LINE
-  SANITARY SEWER
-  SANITARY LIFT STATION

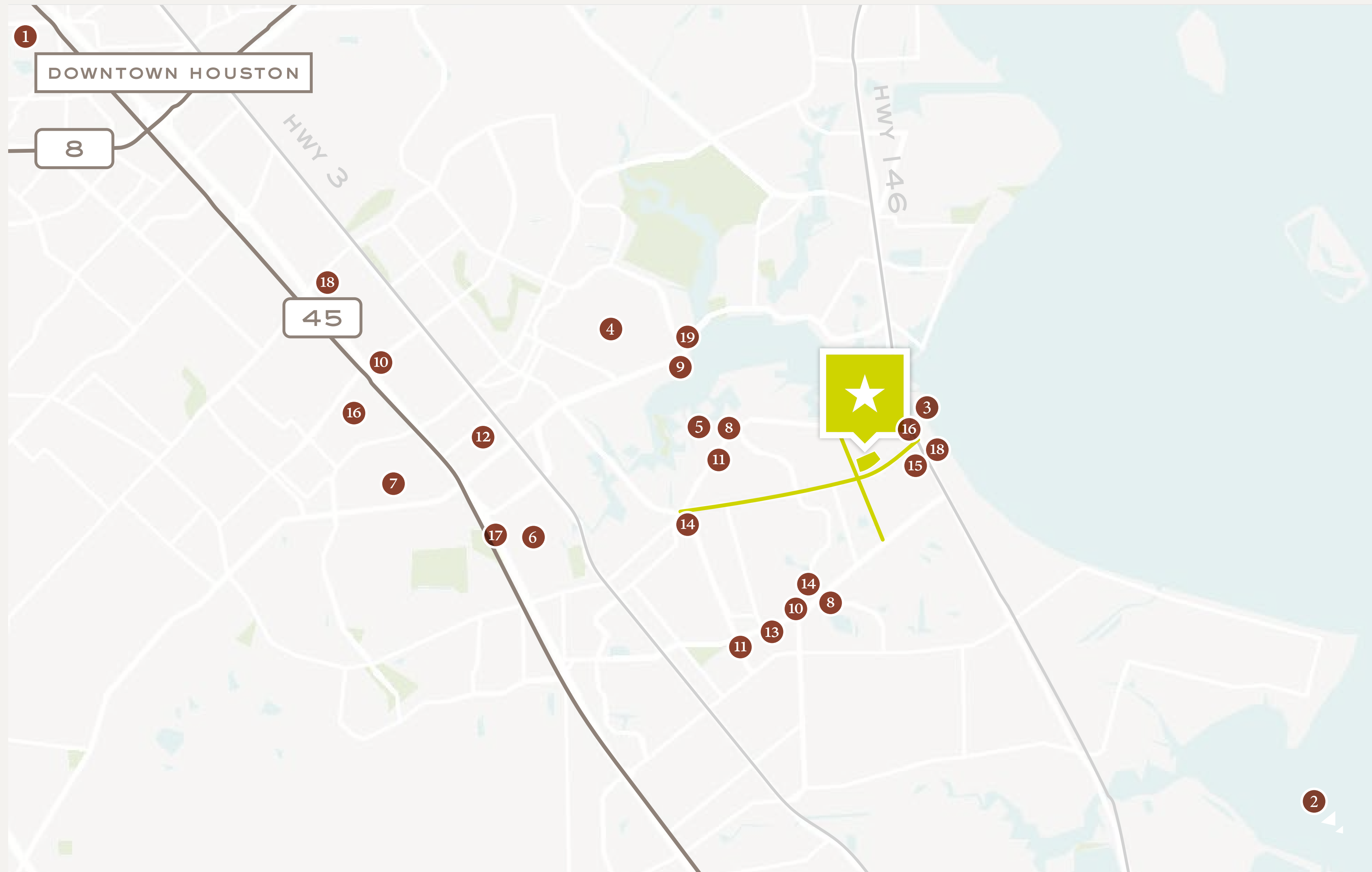
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Traffic Counts	
FM 518	15,212 VPD
Lawrence Rd	5,966 VPD
Highway 146	tbd

# Property Details

AERIAL - RETAIL MAP

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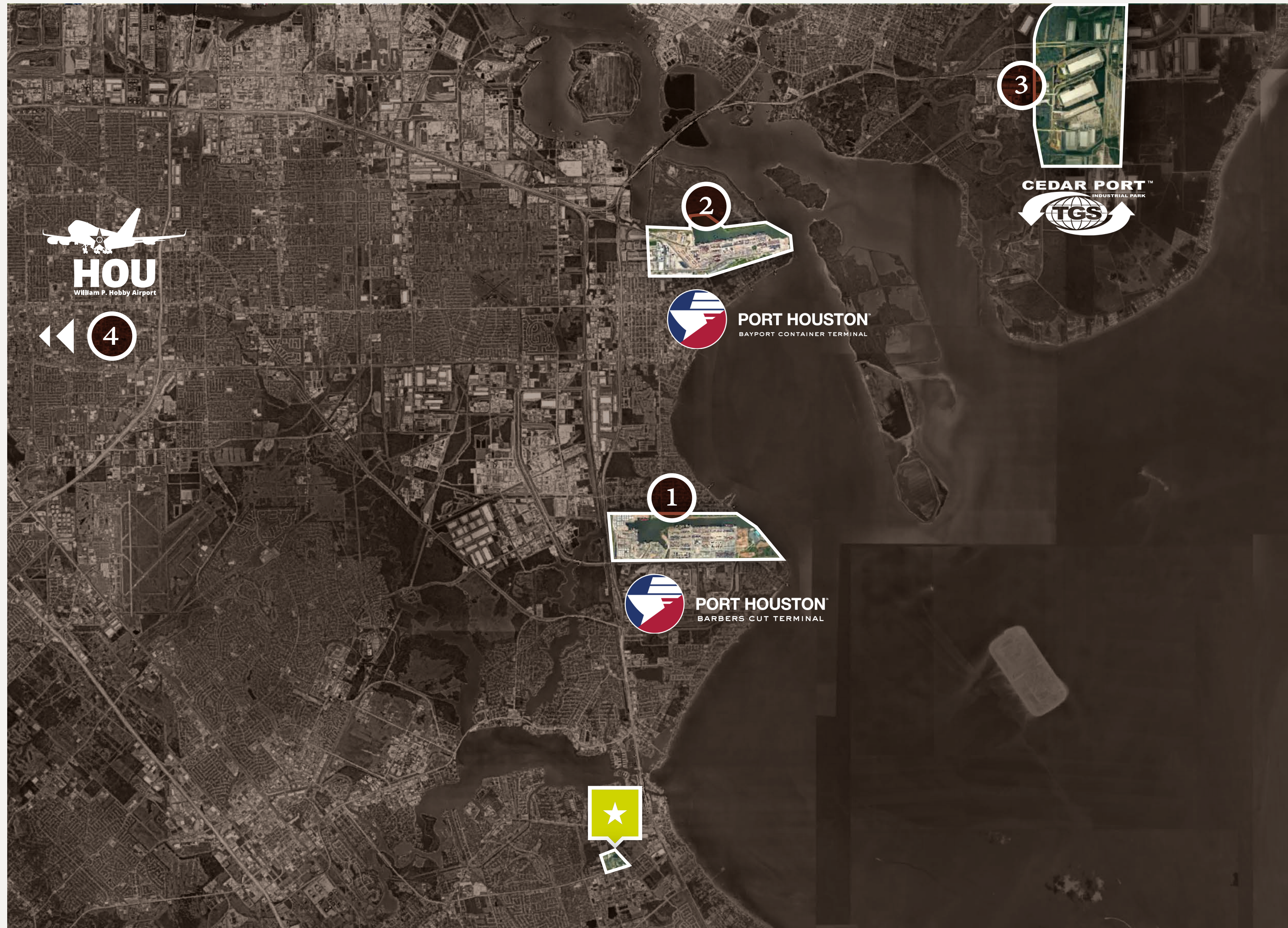
 **SUBJECT PROPERTY**

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# Property Details

AERIAL - INDUSTRIAL MAP

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Prime site nestled between Houston & Galveston - Ideally located 30 minutes southeast of Houston and 30 minutes north of Galveston, just off the intersection of State Highway 146 and Red Bluff Rd., only two minutes from the Galveston Bay, 25 minutes to Hobby Airport and 26 minutes to Ellington Airport, home to Houston Spaceport, the U.S. military and NASA. The 12,000-foot runway, commercial airport also has UPS distribution handling on site. This is the least congested major terminal area in Houston with multimodal rail that serves the entire nation.

Superior Industrial location - Less than ten miles to Highway 225 (Pasadena Freeway), less than twelve miles to the major junction of Beltway 8 and Highway 225, and four miles to Bay Area Business Park

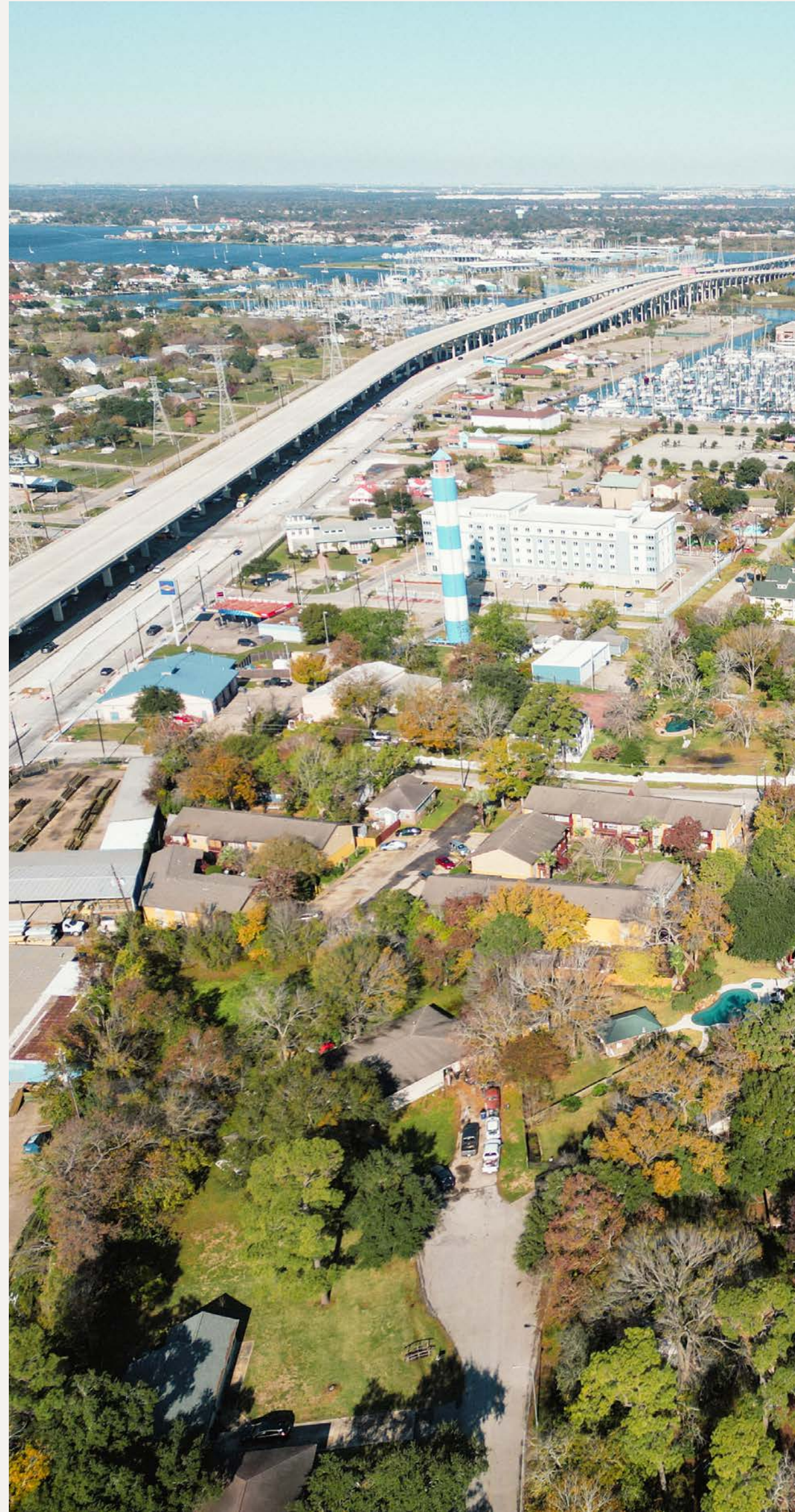
## SHIPPING PORTS

- 1 TGS CEDAR PORT INDUSTRIAL PARK**  
At over 15K acres, is the largest master-planned, rail-and-barge served industrial park in the U.S.
- 2 PORT OF HOUSTON BARBOURS CUT TERMINAL**
- 3 BAYPORT TERMINAL**  
The largest containere terminal on the U.S. Gulf Coast and when fully developed will generate more than 32,000 jobs and add approximately \$1.6 billion to the Texas economy. Also located here is the Bayport Auto Terminal (formerly a cruise terminal) which has been re-purposed to accommodate Ro Ro (Roll on/Roll off) operations for new inbound vehicles for distribution.

# Property Details

HIGHWAY 146 RECONSTRUCTION

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## HIGHWAY 146 RECONSTRUCTION

- Construction Scope: \$200M + project commenced in 2019 to widen from 6 lanes to 12 lanes.
- Express Bridge: Includes building a new 12,600' long bypass bridge to help ease congestion.
- Economically significant corridor serving as a main connector between coastal communities and Galveston, TX.
- Completed in early 2024.



# Property Details

DEMOGRAPHICS

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## POPULATION

Kemah, TX is home to a population of 1.95k people, from which 93.1% are citizens. As of 2022, 12% of Kemah, TX residents were born outside of the country (233 people).

IN 2020

**94K**

IN 2024

**98K**

BY 2029

**102K**

GROWTH RATE (2029)

**8.9%**

## INCOME

The average annual household income in Kemah is \$112,778, while the median household income sits at \$94,286 per year.

AVERAGE

**\$136K**

MEDIAN

**\$103K**

MEDIAN  
HOUSE PRICE

**\$351K**

## VISITORS

Kemah is a popular destination, attracting over 4 million visitors each year. The reason for its popularity is its vibrant atmosphere.

KEMAH  
BOARDWALK

**2.3M**

WALMART  
FM 518

**4.8M**

TARGET  
CLEAR LAKE

**4.4M**

# Property Details

PHOTOS

LanCarteCRE.com

LOOKING WEST



LOOKING SOUTH



SW FROM KEMAH BOARDWALK



LOOKING NORTHEAST



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The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property

has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

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**LANCARTE**  
**COMMERCIAL**

*Relentlessly Pursuing What Matters*

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