



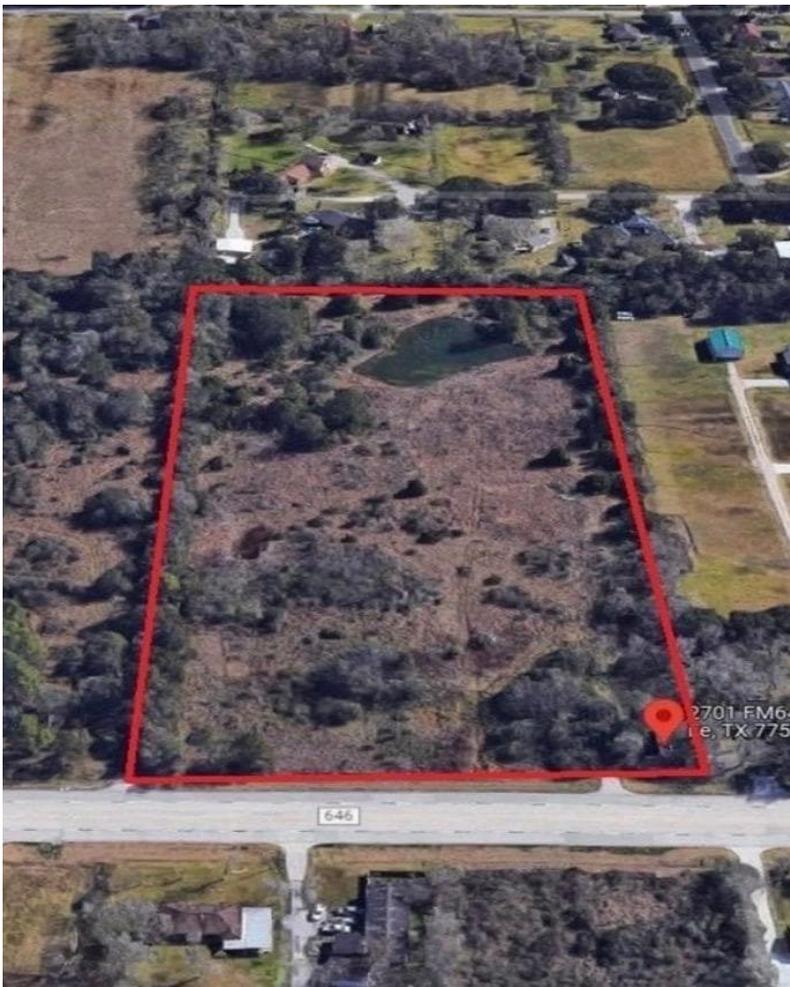
## 2701 Fm 646 Rd

2701 Fm 646 Rd, Santa Fe, TX 77510



**Randy Barr**

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## 2701 Fm 646 Rd

\$940,000

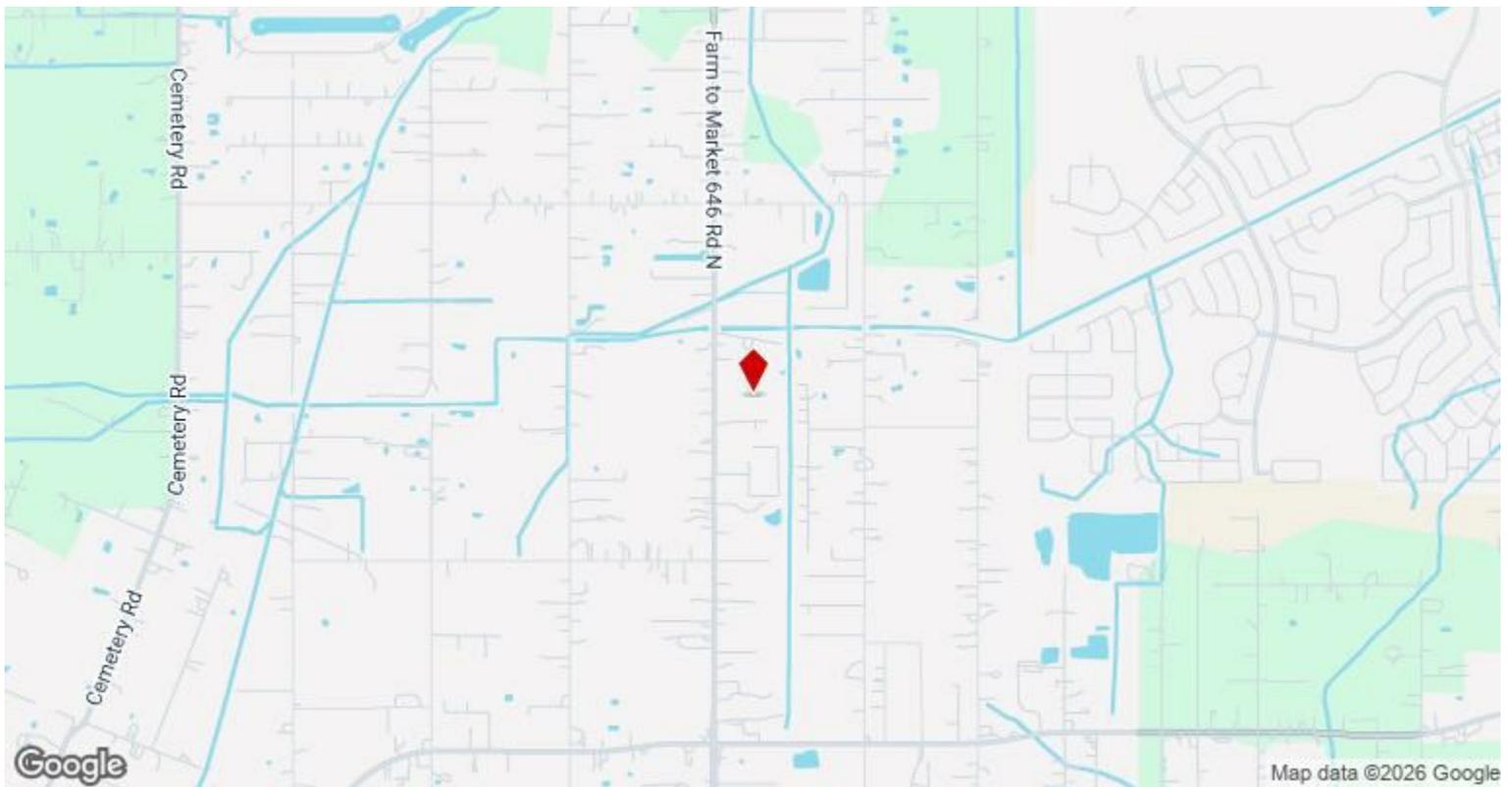
This exceptional 9.43-acre tract along FM 646 in Santa Fe offers a rare combination of size, visibility, and strategic positioning within one of Galveston County's most active growth corridors. Featuring approximately 400 feet of frontage on FM 646 and nearly 1,000 feet of depth, the property provides an expansive footprint suitable for a wide range of commercial,...

**Exceptional Visibility and Development Flexibility:** This expansive ±9.43-acre property offers a rare opportunity along the rapidly developing FM 646 corridor. With approximately 400 feet of frontage and nearly 1,000 feet of depth, the site provides excellent visibility, access, and layout options for a wide range of commercial or mixed-use projects.

- EXPANDING COMMERCIAL ACTIVITY ALONG FM 646
- 400' OF FRONTAGE ALONG FM 646
- TWO BLOCKS FROM FM 1764
- 9.43 ACRES WITH EXCELLENT VISIBILITY
- UNRESTRICTED
- ASPHALT ROAD FRONTAGE



Price:	\$940,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	9.34 AC
No. Lots:	1
Zoning Description:	None
APN / Parcel ID:	7055-0000-0053-000



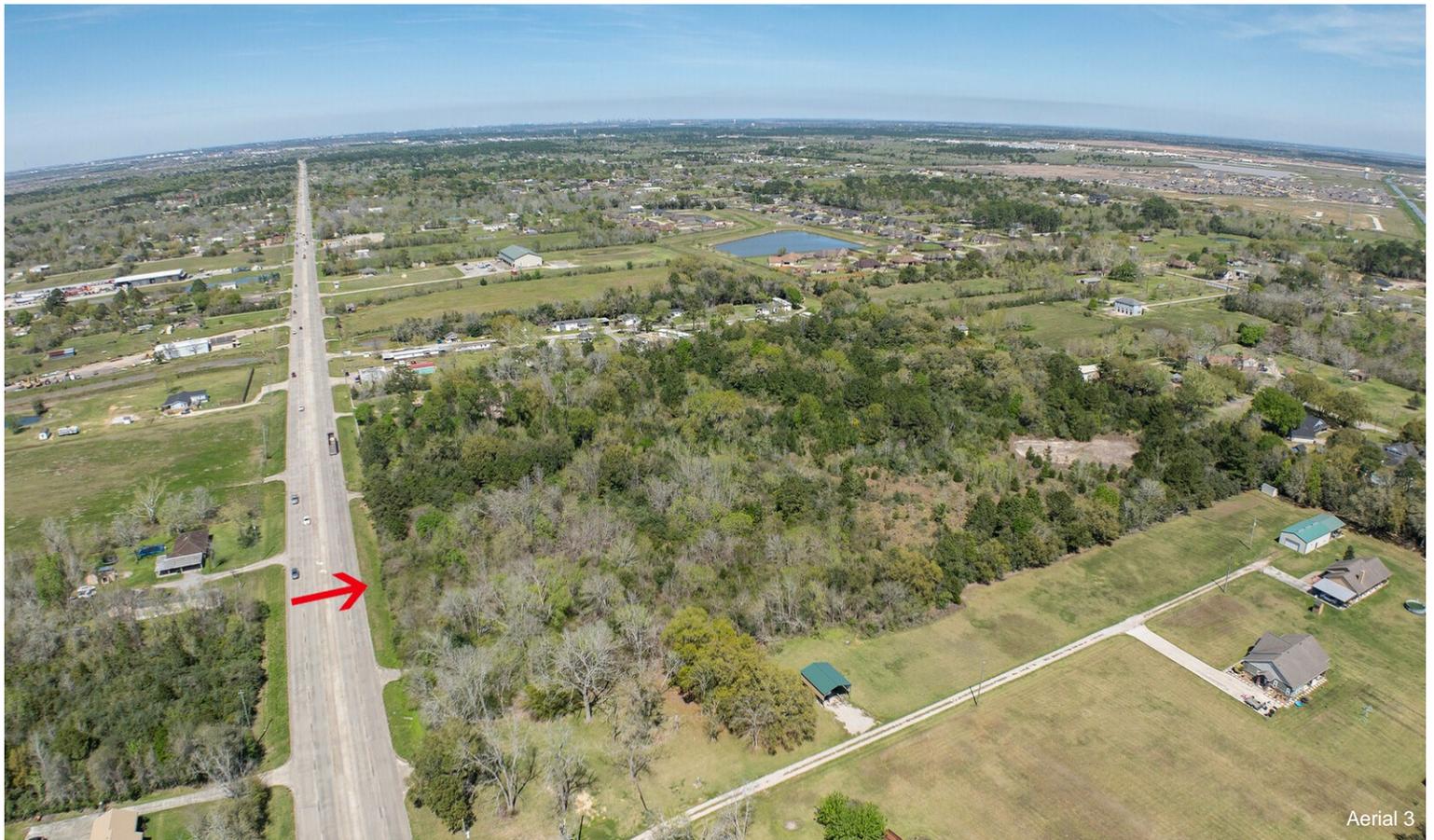
## 2701 Fm 646 Rd, Santa Fe, TX 77510

This exceptional 9.43-acre tract along FM 646 in Santa Fe offers a rare combination of size, visibility, and strategic positioning within one of Galveston County's most active growth corridors. Featuring approximately 400 feet of frontage on FM 646 and nearly 1,000 feet of depth, the property provides an expansive footprint suitable for a wide range of commercial, industrial, mixed-use, or residential development. Located just two blocks from FM 1764, the site benefits from immediate access to major regional arteries, including I-45, Highway 6, and FM 2004, creating seamless connectivity to Santa Fe, Dickinson, League City, Texas City, and the broader Houston metropolitan area. The land is unrestricted, partially wooded offering a clean slate for redevelopment. The FM 646 corridor has become a major east-west commercial spine, experiencing steady expansion as development continues to push westward from League City and Dickinson. Retail, service, and residential growth along FM 646 has accelerated in recent years, supported by strong population increases and ongoing infrastructure investment. East of the property, the FM 646 and I-45 interchange has transformed into a high-traffic commercial hub anchored by national retailers such as Walmart, Sam's Club, Lowe's, Target, Home Depot, and numerous restaurants and service businesses. While this property sits in a less developed portion of the corridor, it benefits directly from the spillover of this commercial momentum as growth continues moving toward Santa Fe. Traffic counts along FM 646 continue to rise as the corridor becomes a preferred alternative to Highway 6 for east-west travel. According to regional transportation data, FM 646 sees strong daily traffic volumes, with counts increasing significantly near FM 1764 and continuing upward toward I-45. This steady flow of commuters, residents, and commercial traffic enhances the visibility and long-term value of properties along the corridor. The site's 400 feet of frontage provides excellent exposure for any future business, retail center, or commercial development seeking a prominent presence in the area. The surrounding region is also experiencing notable industrial and employment growth, particularly in Texas City, where ongoing petrochemical expansion continues to drive demand for workforce housing, service businesses, and supporting commercial uses. The nearby Texas City industrial complex, one of the largest in the nation, remains a major economic engine for the region. This sustained industrial activity contributes to strong demand for commercial services, contractor yards, logistics support, and other industrial-adjacent uses, all of which are well-suited to this property's size and unrestricted status. Residential development in Santa Fe and neighboring communities has also grown steadily, with new subdivisions, acreage homesites, and infill housing increasing the local population base. As more residents move into the area seeking proximity to employment centers while maintaining a rural or suburban lifestyle, demand for retail, dining, medical, and service-oriented businesses continues to rise. This property's location positions it well to serve both existing and future residential growth, making it an attractive option for developers seeking to establish neighborhood

# Property Photos



# Property Photos



# Property Photos



Aerial 4



Aerial 5

# Property Photos



# Property Photos



# Property Photos

