

**FOR
SALE**



3802 NASA Rd 1
Seabrook, TX 77586

**INCOME PRODUCING
89 UNIT MULTI-FAMILY**



www.corproptx.com



\$10M

FOR SALE

Community Amenities:

- Resort-style swimming pool, fitness center, and dog park
- Picnic area with barbecue, business center, and laundry facility
- Beautifully landscaped grounds and pet-friendly environment



936-900-6564

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Pelican Reef Apartments

Apartment Highlights:

- New stainless steel appliances, granite countertops, and shaker-style cabinetry
- Wood-style flooring, walk-in closets, and eco-conscious lighting
- High-speed fiber internet, upgraded water systems, and private patios/balconies



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This growth is complemented by Seabrook's strategic location near economic hubs like NASA's Johnson Space Center, the Port of Houston, and the Greater Clear Lake area. These factors contribute to its desirability for both residential and multifamily developments like the Pelican Reef Apartments

Models			Counts	
Beds	Baths	Avg SF	Units	Mix %
Studio	1	540	8	9.0%
1	1	680	16	18.0%
1	1	714	48	53.9%
1	1	745	9	10.1%
2	1	969	4	4.5%
2	2	969	4	4.5%

Population			
	2 mile	5 mile	10 mile
2020 Population	30,203	130,768	433,290
2024 Population	30,802	130,706	426,000
2029 Population Projection	31,782	134,870	438,035
Annual Growth 2020-2024	0.5%	0%	-0.4%
Annual Growth 2024-2029	0.6%	0.6%	0.6%
Median Age	43.1	39.4	37.9
Bachelor's Degree or Higher	44%	43%	34%
U.S. Armed Forces	25	248	605



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Units: 89
 Built: 1968
 Land: 3.28 Acres



Income	2 mile	5 mile	10 mile
Avg Household Income	\$124,380	\$118,414	\$111,499
Median Household Income	\$95,130	\$92,086	\$87,840
< \$25,000	1,378	5,659	17,984
\$25,000 - 50,000	1,912	8,484	25,552
\$50,000 - 75,000	2,082	8,315	25,258
\$75,000 - 100,000	1,602	6,284	20,139
\$100,000 - 125,000	1,393	5,492	18,010
\$125,000 - 150,000	924	5,257	14,416
\$150,000 - 200,000	1,779	6,019	17,438
\$200,000+	2,254	7,996	19,479

Daytime Employment					
Radius	2 mile			5 mile	
	Employees	Businesses	Employees Per Business	Employees	Businesses
Service-Producing Industries	8,287	1,130	7	58,245	6,490
Trade Transportation & Utilit...	1,640	178	9	6,724	777
Information	313	29	11	978	105
Financial Activities	989	197	5	4,991	958
Professional & Business Se...	1,156	226	5	7,149	1,142
Education & Health Services	1,112	206	5	14,020	2,120
Leisure & Hospitality	1,926	145	13	10,390	596
Other Services	639	131	5	3,321	698
Public Administration	512	18	28	10,672	94
Goods-Producing Industries	1,284	130	10	5,921	592
Natural Resources & Mining	5	2	3	29	8
Construction	480	93	5	1,986	374
Manufacturing	799	35	23	3,906	210
Total	9,571	1,260	8	64,166	7,082



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Pelican Reef Apartments is ideally situated near a variety of amenities. Residents can enjoy close proximity to shopping, dining, entertainment, and recreational opportunities. The community is just a short distance from the Gulf of Mexico, making beach visits and waterfront activities easily accessible. Nearby parks and trails offer additional options for outdoor enthusiasts.

Additionally, the area is part of the Clear Creek Independent School District, with schools such as Ed H White Elementary (1.2 miles away) and Seabrook Intermediate (2 miles away), adding convenience for families. The property is also close to local attractions like Kemah Boardwalk, known for its waterfront dining and amusements, and various marinas for boating enthusiasts.



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