



**Available Ground Lease**  
**Anchor: Home Depot/Target**  
**SWC Hwy 146 and FM 2094**  
**Kemah, TX (Houston)**



**Property Information**

- 1.0643 acres
- Less than 1 mile from Kemah Boardwalk and Marina

**Site Address:**

255 Marina Bay Dr  
 Clear Lake Shores, TX 77565

**Traffic Counts**

HWY 146: 52,787 cpd  
 Marina Bay Dr: 21,393 cpd  
 2016 Average Daily Counts

**Area Retailers:**

Super Target, Home Depot,  
 Walmart, Office Depot,  
 Dollar Tree, Pier 1, Walgreens,  
 Whataburger

**2019 DEMOGRAPHICS**

	1mile	3mile	5mile
Population	3,785	51,398	105,451
Daytime Population	8,061	42,750	98,750
Total Households	1,603	13,702	40,938
Avg. HH Income (\$)	120,321	113,246	106,862

**Adjacent Pad Users:**

Chick-fil-a, Wendy's, IHOP,  
 Taco Cabana, Chili's,  
 Discount Tire

For information:

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