

# 1.95 AC - Central Park Parkway

TEXAS CITY, TX



**KW COMMERCIAL**  
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PRESENTED BY:

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CENTURY BLVD. @ CENTRAL PARK PARKWAY

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$17.00 / SF
<b>LOT SIZE:</b>	1.95 Acres
<b>ZONING:</b>	Neighborhood Service
<b>MARKET:</b>	Houston
<b>SUBMARKET:</b>	Galveston
<b>PRICE / SF:</b>	\$17.00

## PROPERTY OVERVIEW

1.95 acre corner lot part of 8.99 acres total in 3 separate Commercial Corners (5.34 & 1.70 ac) to be located on the future Central Park Parkway extending from I-45 to Hwy 3. Lots can be sold separately or all together. Detention and fill dirt are not required, site is ready for immediate commercial development. Traffic count will increase tremendously to all sites. Price will increase as subdivision is completed and Central Parkway begins development, which is to be completed in the next 18 months according to TXDOT.

## LOCATION OVERVIEW

Located on the corner of Century Blvd. & the future Central Park Parkway. Central Park Parkway will create access from Highway 3 to I-45, and will continue through to the Lago Mar Community.

## PROPERTY HIGHLIGHTS

- Plug & Play
- Corner Lot
- Ongoing Residential Development

# Property Details

## SALE PRICE

\$17.00 / SF

### LOCATION INFORMATION

Street Address	Century Blvd. @ Central Park Parkway
City, State, Zip	Texas City, TX 77591
County/Township	Galveston
Market	Houston
Submarket	Galveston

### LAND

Number Of Lots	1
Best Use	Retail Mixed Use Commercial
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Topography	Level

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	Neighborhood Service
Lot Size	1.95 Acres
Corner Property	Yes

### UTILITIES & AMENITIES

Power	Yes
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CENTURY BLVD. @ CENTRAL PARK PARKWAY

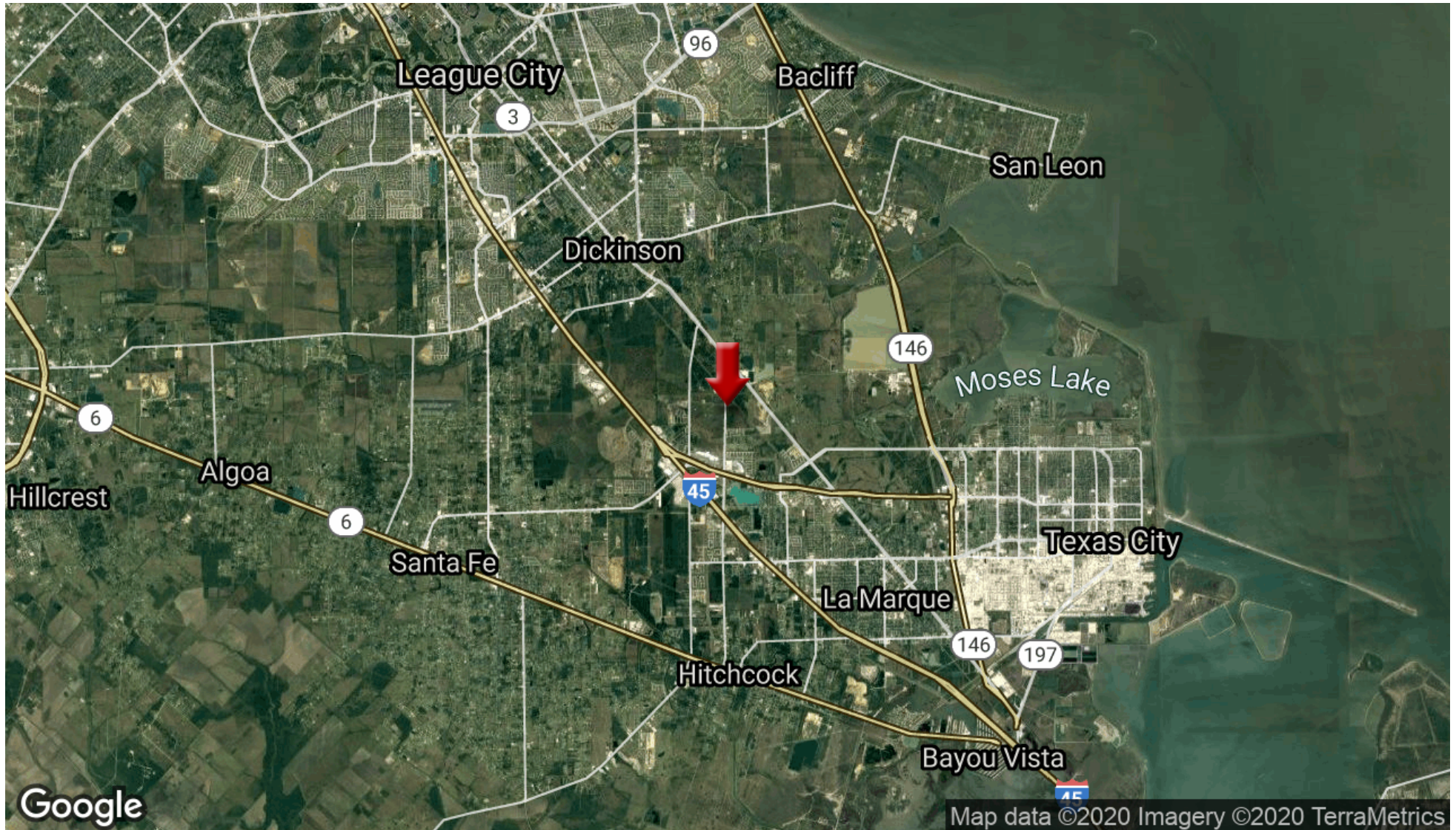
# LOCATION INFORMATION

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REGIONAL MAP

AERIAL MAP

## Regional Map



## Aerial Map



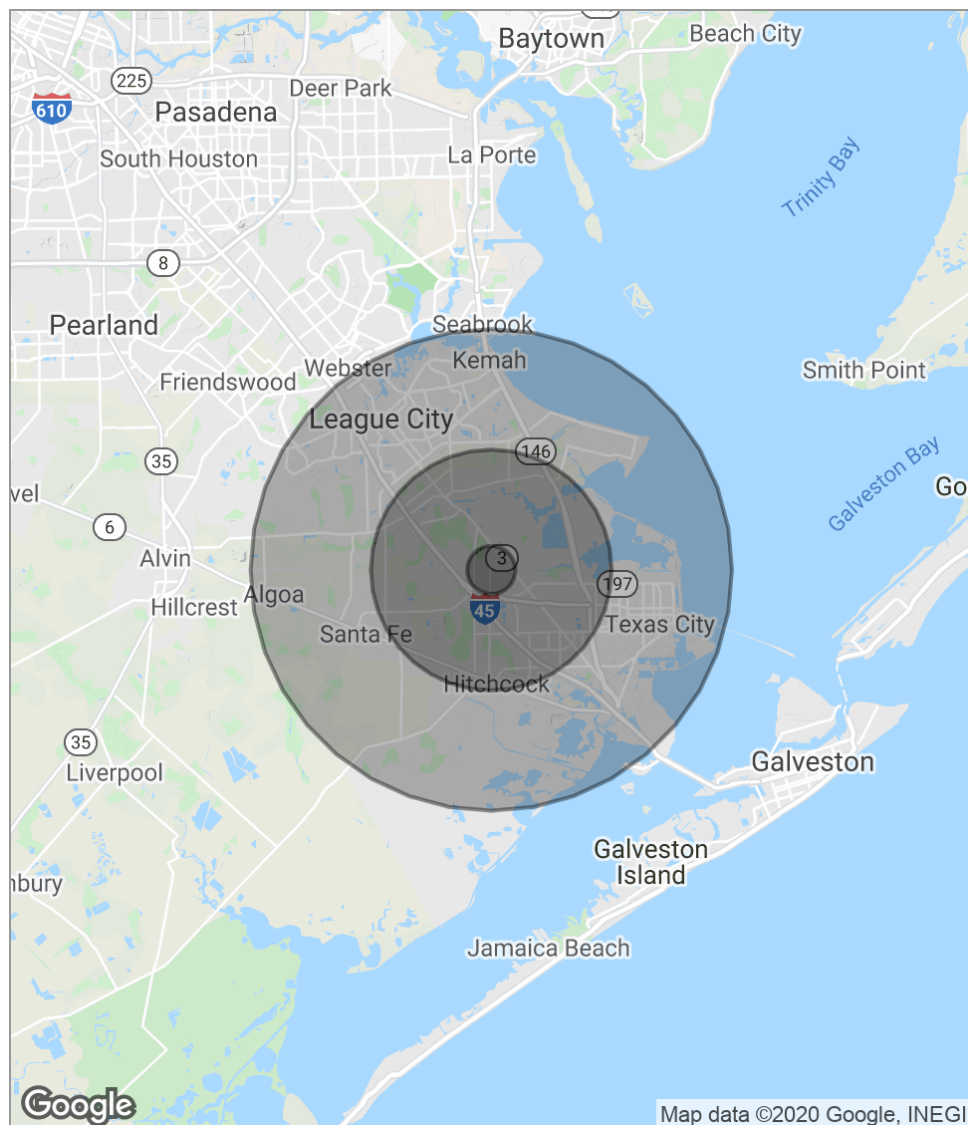
CENTURY BLVD. @ CENTRAL PARK PARKWAY

# DEMOGRAPHICS

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DEMOGRAPHICS MAP

# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	931	56,518	224,354
Median Age	32.3	37.1	36.5
Median Age (Male)	29.8	35.4	35.8
Median Age (Female)	33.1	38.1	37.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	338	20,778	82,523
# Of Persons Per HH	2.8	2.7	2.7
Average HH Income	\$60,116	\$60,097	\$75,221
Average House Value		\$112,950	\$173,912

\* Demographic data derived from 2010 US Census

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# ADDITIONAL INFORMATION

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SITE PLAN

# Site Plan

