

MIXED USE FOR SALE

DOUBLE SHOE MEN'S CLUB

3625 HWY 146, BACLIF, TX 77518



FOR SALE: \$849,900

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

STEPHEN COLEMAN
Commercial Real Estate Broker
office: 9726840135
scoleman@transworldcre.com
792728

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PHIL KUBAT

PRINCIPAL & MANAGING BROKER
O: (720) 909-8557
C: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

STEPHEN COLEMAN

COMMERCIAL REAL ESTATE BROKER
O: 9726840135
scoleman@transworldcre.com
792728

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PROPERTY SUMMARY

Double Shoe Men's Club
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Design Highlights

Est. Price:	\$849,900
Building SF:	5580
Lot Size:	0.45 Acres
Zoning Use:	Unincorporated
Built:	1983

Property Overview

This versatile mixed-use industrial property at 3625 Highway 146 in Bacliff, Texas, offers 5,580 square feet of building space on a 0.45-acre lot with two additional adjacent parking lots included in the sale. Built in 1983, the structure is currently configured as a nightclub but presents exceptional flexibility for a wide range of business operations. The property's location along Highway 146 provides high visibility and convenient access, making it an attractive option for various commercial ventures.

The standout feature of this property is its unincorporated zoning status, which allows for significantly more operational freedom than traditional municipal zoning restrictions. This designation opens the door to numerous potential uses, including retail establishments, entertainment venues, light industrial operations, warehouse and distribution facilities, service-based businesses, and many other commercial enterprises. The existing nightclub build-out provides immediate infrastructure for entertainment-focused operations or can serve as a foundation for renovation to meet the needs of alternative business concepts.

This property represents a compelling investment opportunity for business owners and investors seeking flexibility, visibility, and growth potential. The combination of substantial square footage, generous parking capacity, and minimal zoning restrictions creates a rare package in today's commercial real estate market. Whether continuing the current entertainment use, launching a new commercial venture, or capitalizing on the property's redevelopment possibilities, 3625 Highway 146 provides the foundation for business success in a high-traffic corridor.

Community Profile

Bacliff is an unincorporated community located in Galveston County, Texas, positioned along the western shore of Galveston Bay approximately 30 miles southeast of Houston. As part of the Houston-The Woodlands-Sugar Land metropolitan statistical area, Bacliff benefits from proximity to one of the nation's largest economic centers while maintaining a distinct coastal community character. The town's strategic location along Highway 146 provides direct connectivity to major employment hubs, including the Texas Medical Center, NASA's Johnson Space Center, and the Port of Houston.

Commercial Development & Economic Climate

Bacliff's unincorporated status creates a unique commercial real estate environment characterized by flexible zoning regulations and streamlined development processes. This regulatory framework has attracted diverse business interests, from marine-related industries and retail operations to hospitality and service-sector enterprises. The community's position along the Galveston Bay corridor places it within a growing economic zone that serves both local residents and the broader regional market. Highway 146 serves as the primary commercial corridor, offering high-visibility opportunities for businesses seeking to capture traffic between the Houston metropolitan area and coastal destinations.

Growth Potential & Market Dynamics

The Bacliff area is experiencing gradual commercial growth driven by several factors, including ongoing residential development in surrounding communities, increased interest in bay-area recreational amenities, and the region's connection to Houston's expanding economy. The community's unincorporated status continues to appeal to entrepreneurs and investors seeking alternatives to more restrictive municipal environments. With relatively affordable commercial real estate compared to incorporated cities in the Houston metro area, combined with access to a growing customer base and workforce, Bacliff presents opportunities for businesses looking to establish or expand operations in the Gulf Coast region. The area's economic trajectory is tied to broader trends in Galveston County development, tourism growth, and the continued expansion of the greater Houston economy.

SECTION I

Photos



PROPERTY PHOTOS

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PROPERTY PHOTOS

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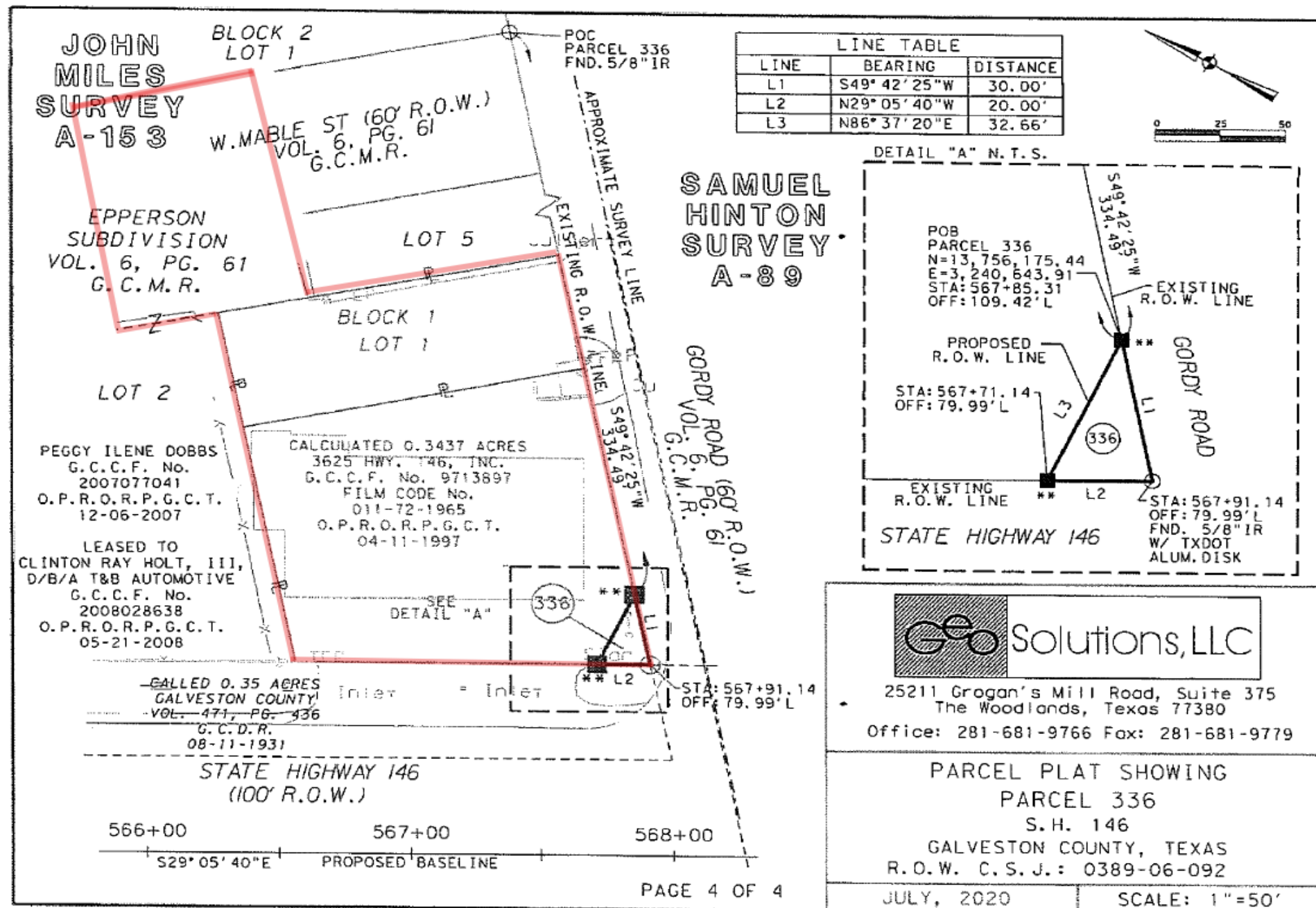
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SURVEY

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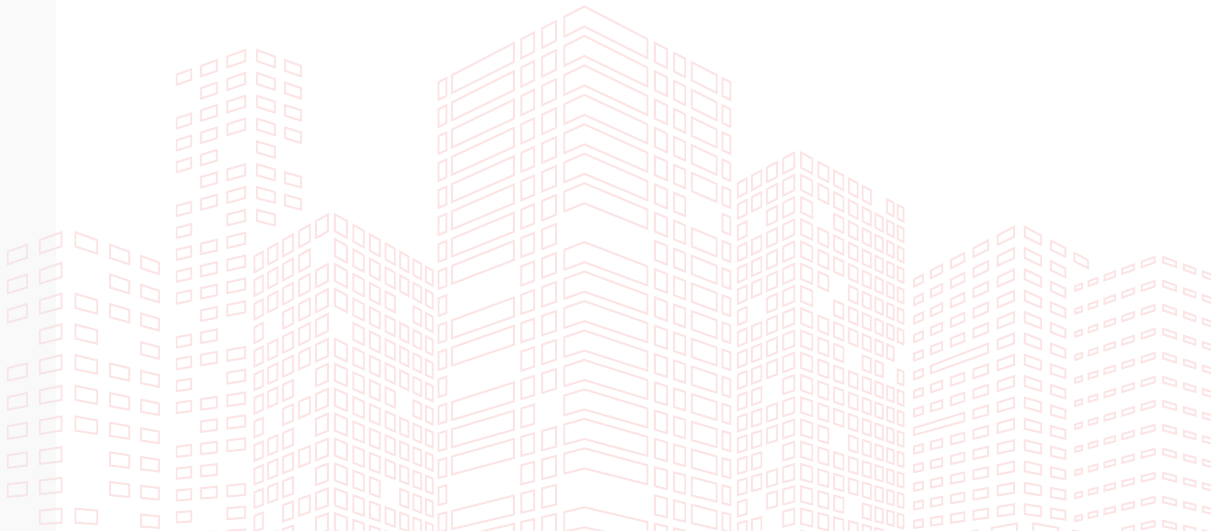
PHIL KUBAT
(720) 909-8557
phil@transworldcre.com

STEPHEN COLEMAN
9726840135
soleman@transworldcre.com

TRANSWORLD
Commercial Real Estate

SECTION II

Maps / Demographics



LOCATION MAPS

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3625 HWY 146 | Bacliff, TX 77518

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**Commercial Broker**

Stephen Coleman
Scoleman@transworldcre.com
(972) 684-0135

Professional Bio:

Stephen Coleman is a commercial real estate broker and investor who is committed to his clients to ensure total satisfaction throughout the process of acquisition, sale and investment in commercial assets in the Greater Dallas and Fort Worth Metroplex. Stephen has been in the real estate business for just over 6 years and has also purchased, renovated, rented, and sold his own properties in DFW. He is presently working on his Texas Accredited Commercial Specialist(TACS) education program in preparation for the Certified Commercial Investment Member(CCIM) and Society of Industrial and Office Realtors(SIOR) membership associations.

A Marine Corps veteran of 8 years, Stephen has a foundation of hard work with persistence and perseverance and solution based problem solving. After the military, Stephen worked as Operations Manager for a major furniture importer located in Dallas with logistics, warehousing and distribution/manufacturing performance at the forefront of his overall daily responsibilities. Also, heavily involved in the fine dining world for nearly a decade, he excels in the Restaurant and Hospitality industries along with Industrial and Retail asset classes.

In his free time, you can find Stephen on the golf course or taking his dog Beau for a walk around White Rock Lake. He is also an avid skier, mountain biker and fly fishermen and especially loves Colorado and Utah in the summer and winter months.