



OFFERING MEMORANDUM

# CLIPPER HOUSE INN & COTTAGES

Entertainment District – Kemah Boardwalk

COMMERCIAL LAND | 0.5 ACRES | \$1,850,000 | KEMAH, TX

**BOARDWALK**  
REAL ESTATE

# CONFIDENTIALITY & DISCLAIMER

COMMERCIAL LAND | 0.5 ACRES | \$1,850,000 | KEMAH, TX

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## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Boardwalk Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Boardwalk Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Houston Clear Lake in compliance with all applicable fair housing and equal opportunity laws.

## BOARDWALK REAL ESTATE

1115 Marina Bay Drive  
Kemah, Texas 77565



*Presented by*

### SCOTT STUBBS

OWNER / REALTOR

TEL: 281-932-7170

scott@boardwalkreal.estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BOARDWALK**  
REAL ESTATE

CLIPPERS INN & COTTAGES

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## PROPERTY INFORMATION

EXECUTIVE SUMMARY

SUBJECT PROPERTY PLOT PLAN

NEARBY RETAILERS

LOCATION MAP

DEMOGRAPHICS MAP

## CLIPPERS INN &amp; COTTAGES

**EXECUTIVE SUMMARY****OFFERING SUMMARY**

Sale Price	\$1,850,000
Total Lot Size	0.50 ACRE
Price / SF:	
Traffic Count:	

**PROPERTY OVERVIEW**

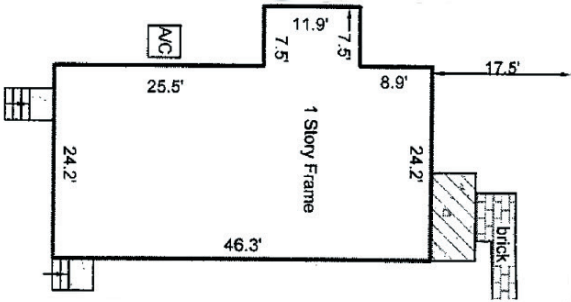
Known for its location and tranquil gardens, The Clipper House Inn & Cottages is the #1 Rated Bed & Breakfast in Kemah. Current use has 4 cottages, 3 commercial leased shops, and an office. The inviting atmosphere features a beautiful courtyard filled with lush greenery and two large gazebos — perfect venue for destination weddings, reunions or birthdays. The subject property is a half acre lot located on 8th Street and Bradford Street in Kemah, TX. The site is ideal for a variety of commercial development uses offering an excellent opportunity to secure prime commercial land in this popular and historical area of Kemah!

**PROPERTY HIGHLIGHTS**

- #1 Bed & Breakfast in Kemah (Travel Advisor)
- 4 Cottages / 3 Commercial Leased Properties / On Site Office
- Additional Space for Development on site
- Courtyard by Marriott Houston Kemah across street
- Subject Property Proposed Development Use: Bed & Breakfast, Event Center, Restaurant, Retail, Business/ Office Center, Multi-level Mixed-Use, Flex Retail Center, Neighborhood Center, Fast Food, Grocery Store, Spa, Salon
- Highway 146 Expansion near final phase

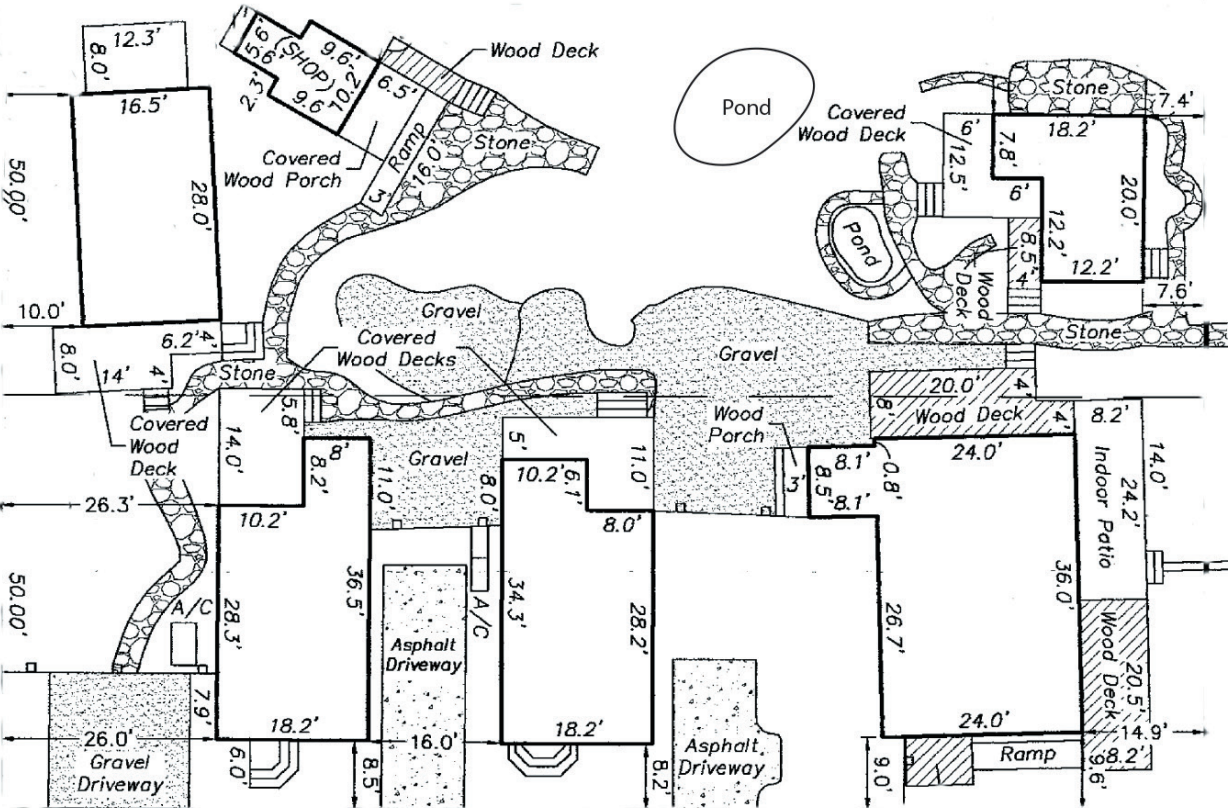
CLIPPER HOUSE INN & COTTAGES

# SUBJECT PROPERTY PLOT PLAN



**SALE PRICE: \$1,850,000**

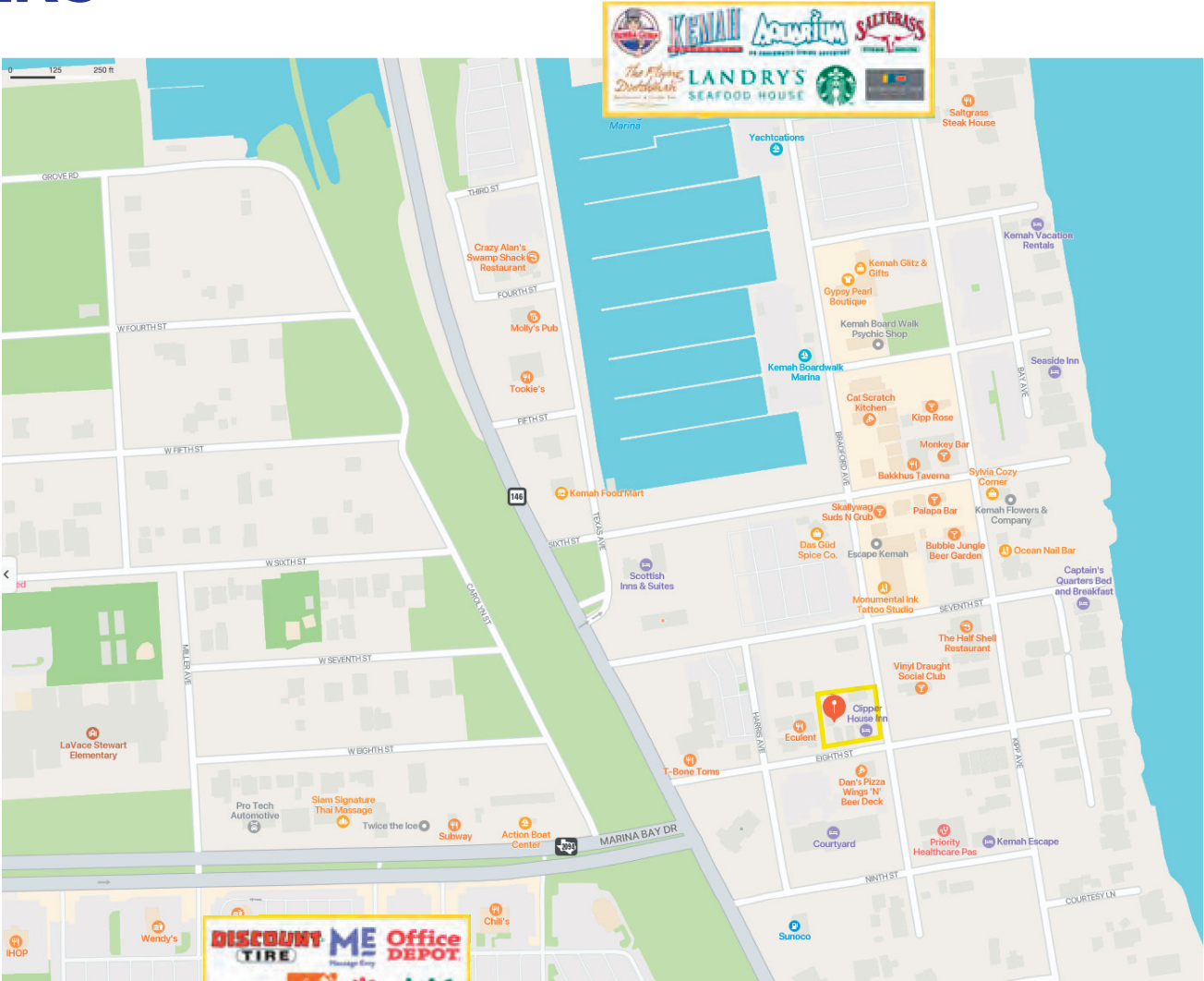
City, State, Zip	Kemah, TX, 77565
Market	Kemah
Cross Streets	8th & Bradford
County	Galveston County



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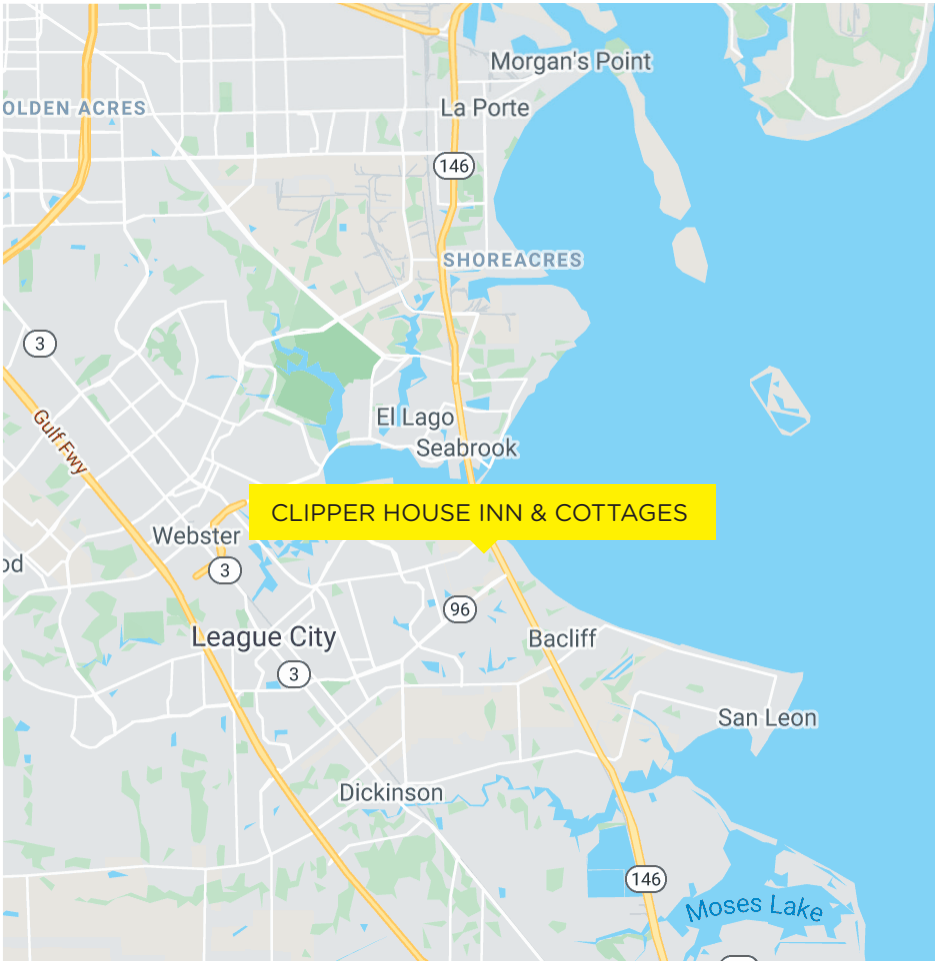
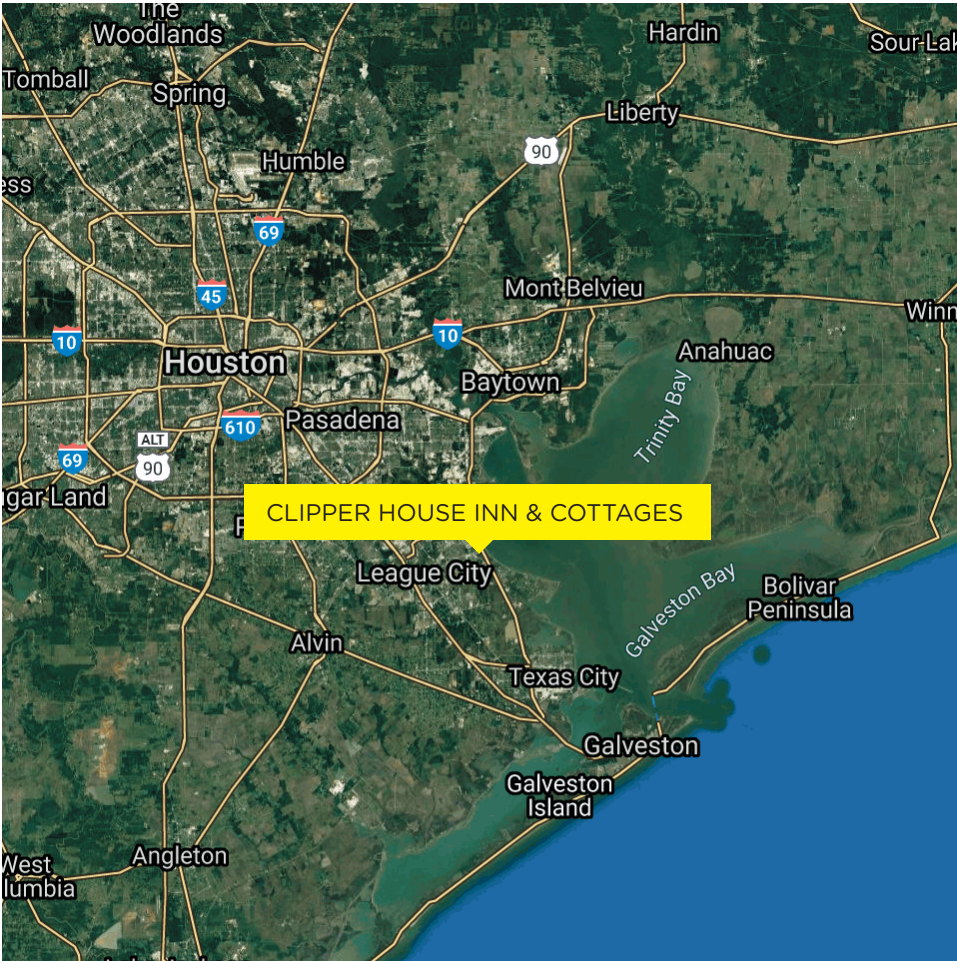
# NEARBY RETAILERS

- TBONE TOM'S
- ECULENT
- CLEAR CREEK WINERY
- TOUCAN ALLEY
- KEMAH STEAK HOUSE
- AQUARIUM
- KEMAH BOARDWALK
- BUBBA GUMPS
- LANDRY'S SEAFOOD
- STARBUCKS
- SALTGRASS
- SKALLYWAGS
- VOODOO HUT
- BAKKUS
- NAM THAI
- KIPP ROSE...AND MORE



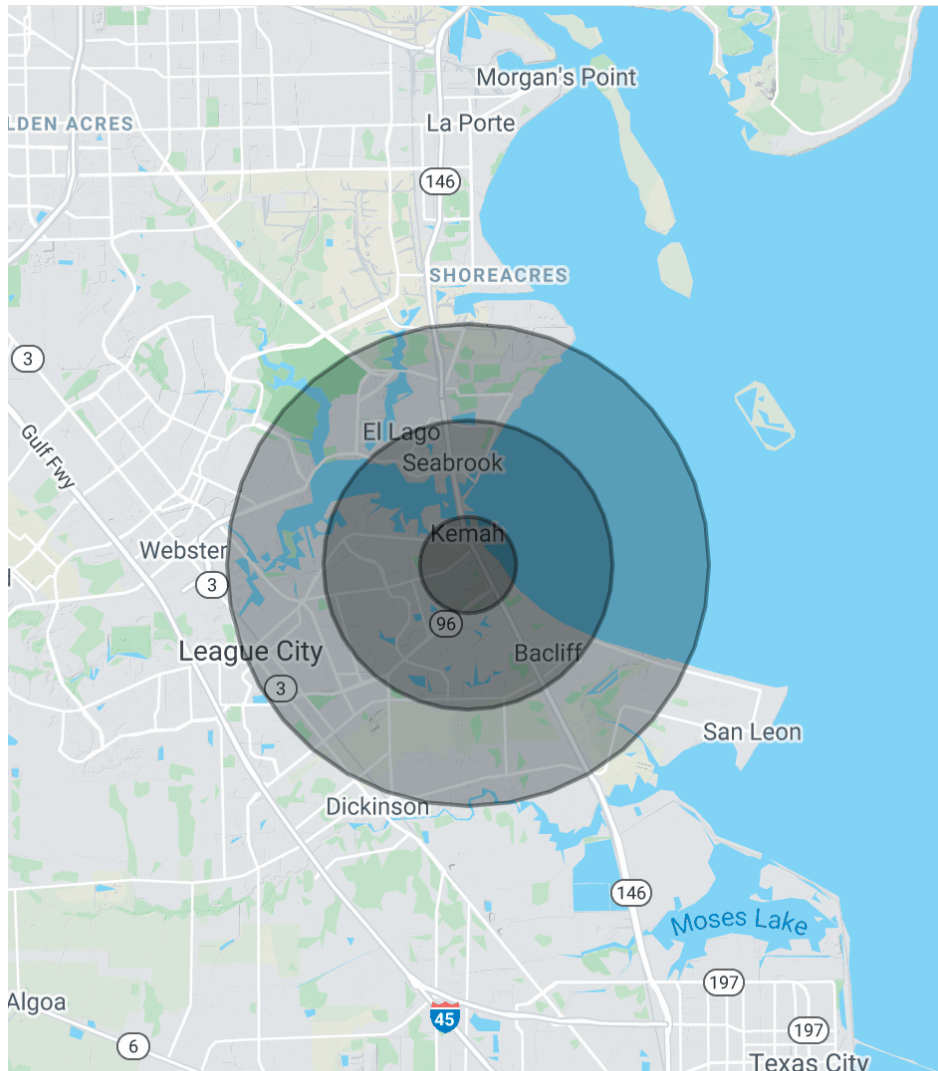
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# LOCATION MAP



CLIPPER HOUSE INN & COTTAGES

# DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,673	35,885	85,846
Median Age	39.9	37.7	36.4
Median Age (Male)	40.0	38.4	36.4
Median Age (Female)	39.4	37.4	37.0
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,886	14,253	33,308
# Of Persons Per HH	2.5	2.5	2.6
Average HH Income	\$93,488	\$95,288	\$89,309
Average House Value	\$235,650	\$227,493	\$213,788

\* Demographic data derived from 2010 US Census





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>BOARDWALK REAL ESTATE</b>	<b>396728</b>	<b>scott@boardwalkreal.estate</b>	<b>2819327170</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KEITH D GRIFFIN</b>	<b>396728</b>	<b>keithdgriffin@gmail.com</b>	<b>8324347368</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Scott Stubbs</b>	<b>630253</b>	<b>scott@boardwalkreal.estate</b>	<b>2819327170</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)