

# SINGLE-TENANT RETAIL / INDUSTRIAL BUILDING

13111&13113 HIGHWAY 6

SANTAFE, TX 77510

GALVESTON COUNTY | HOUSTON METRO SINGLE-TENANT RETAIL BUILDING | PRIME HIGHWAY 6 FRONTAGE



## LOCATION HIGHLIGHTS

Strategically located on the southwest side of Highway 6, just northwest of Avenue P. Provides direct access to key regional corridors in the Houston-Galveston metro.

## REGIONAL CONNECTIVITY:

- Highway 6 – East-west commercial spine FM 1764 & FM 646 – Access to
- I-45 Interstate 45 – Main route
- connecting Houston to Galveston

Santa Fe offers a semi-rural lifestyle with family appeal and commercial opportunity, drawing businesses seeking affordability with connectivity.



## PROPERTY OVERVIEW

A 2023-built, single-tenant retail/warehouse facility offering superior visibility and access on Highway 6 in the growing Santa Fe market. Functional, modern, and ideal for small business owners or investors seeking a low-maintenance asset in a strategic corridor.

- Building Size: ±2,400 SF
- Land Size: ±0.460 Acres (±20,038 SF)
- Zoning: "TR" Transportation District
- Year Built: 2023
- Clear Height: 16 Feet
- Construction: Metal with minimal interior build-out
- Parking: Concrete paved with open surface spaces
- Loading: Grade-level access

## CONTACT

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## ENDLESS POSSIBILITIES



### UTILITIES & SITE CONDITIONS

- Water/Sewer: WCID 8 Alta Loma
- Electric/Gas: Local providers (e.g., Reliant)
- Telecom: SBC Communications & others
- Flood Zone: Zone X (Outside 100-Year Floodplain)

## KEY FEATURES

- Flexible Use: Ideal for retail, service, or light industrial users.
- Highway 6 Frontage: Strong visibility and traffic exposure.
- Modern Construction: Reinforced concrete foundation, metal roof.
- Functional Interior: Includes ±149 SF HVAC office space, restroom, and efficient open layout.
- Ample Site Lighting: Exterior wall-mounted lighting, monument signage.
- Low Maintenance: Durable design and finishes for long-term performance.

## INTERIOR DETAILS

- Office Area: Finished with drywall, acoustical ceiling tiles, LED lighting.
- Warehouse Area: Insulated open structure with concrete slab, metal halide lighting.
- Access Points: Pedestrian entry and overhead roll-up doors.



**BIDS DUE BY APRIL 15, 2026**