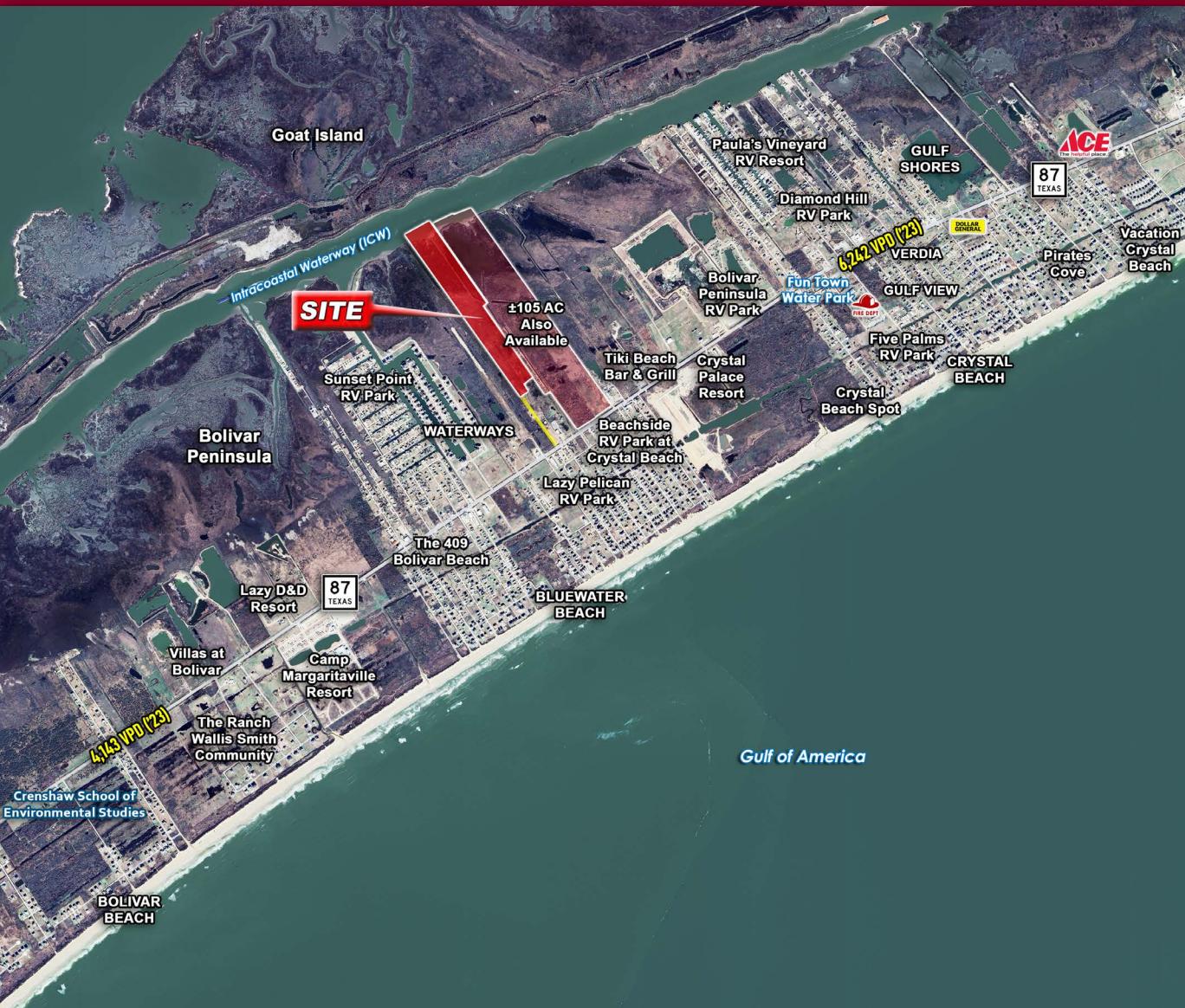




1325½ Highway 87

±44.75 Acres For Sale | Port Bolivar, Texas



SIZE:

±44.75 Acres

PRICE:

\$30k/Acre or \$1,342,500

LOCATION:

Hwy 87 at Skyline Dr
in Port Bolivar, Texas

USE:

Residential Development;
Commercial Development

PROPERTY HIGHLIGHTS:

- 18' legal easement located on western boundary of the property from SH 87 for access to property
- Adjacent ±105 acres with SH 87 frontage is also available for potential assemblage of ±149.75 acres
- ±553' of frontage on the Intracoastal Waterway (Marine Highway 69)
- Less than 1-mile from City of Crystal Beach
- Approximately 2,000' from Waterways Residential Development
- Less than 1.2 miles from Camp Margaritaville Resort
- Great location for bay house development with less than 0.7 miles from Beach access
- Undeveloped, raw land
- FEMA insured

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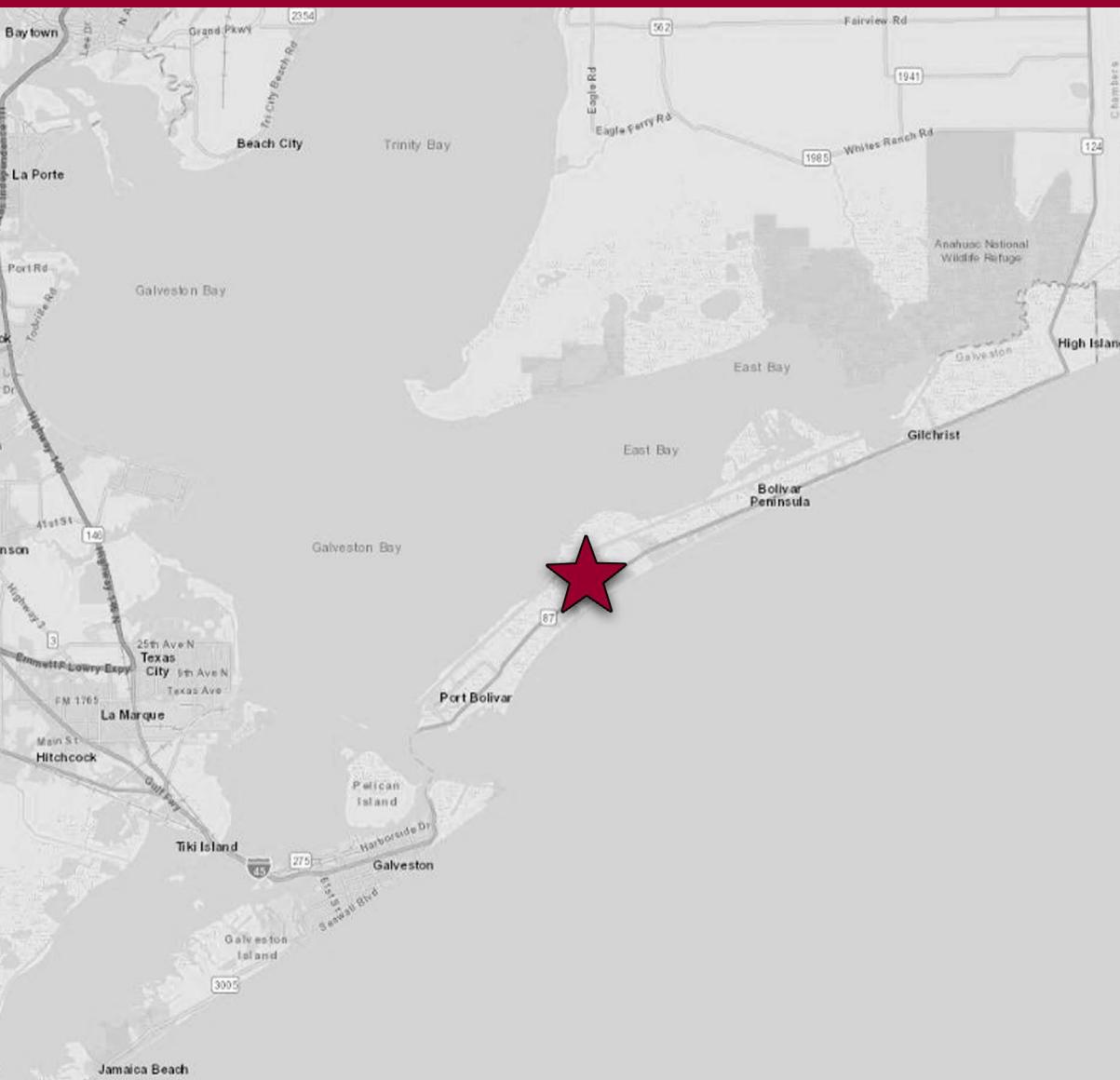
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1325½ Highway 87

±44.75 Acres For Sale | Port Bolivar, Texas



LOCATION:

1325½ Highway 87
Port Bolivar Texas, 77650

TAXES:

Galveston ISD	\$0.84
Galveston County	\$0.33
Galveston ESD #02	\$0.05
Galveston College	\$0.12
<u>Co Road & Flood</u>	<u>\$0.01</u>
TOTAL TAXES	\$1.35

TRAFFIC COUNTS:

Highway 87: 4,143 VPD east of site (TXDOT 2023)
Highway 87: 3,427 VPD west of site (TXDOT 2023)

DEMOGRAPHICS:

	5 Miles	10 Miles	15 Miles
2024 Population	1,572	2,527	32,183
Daytime Population	1,467	1,993	73,428
Average HH Income	\$61,678	\$62,569	\$70,629

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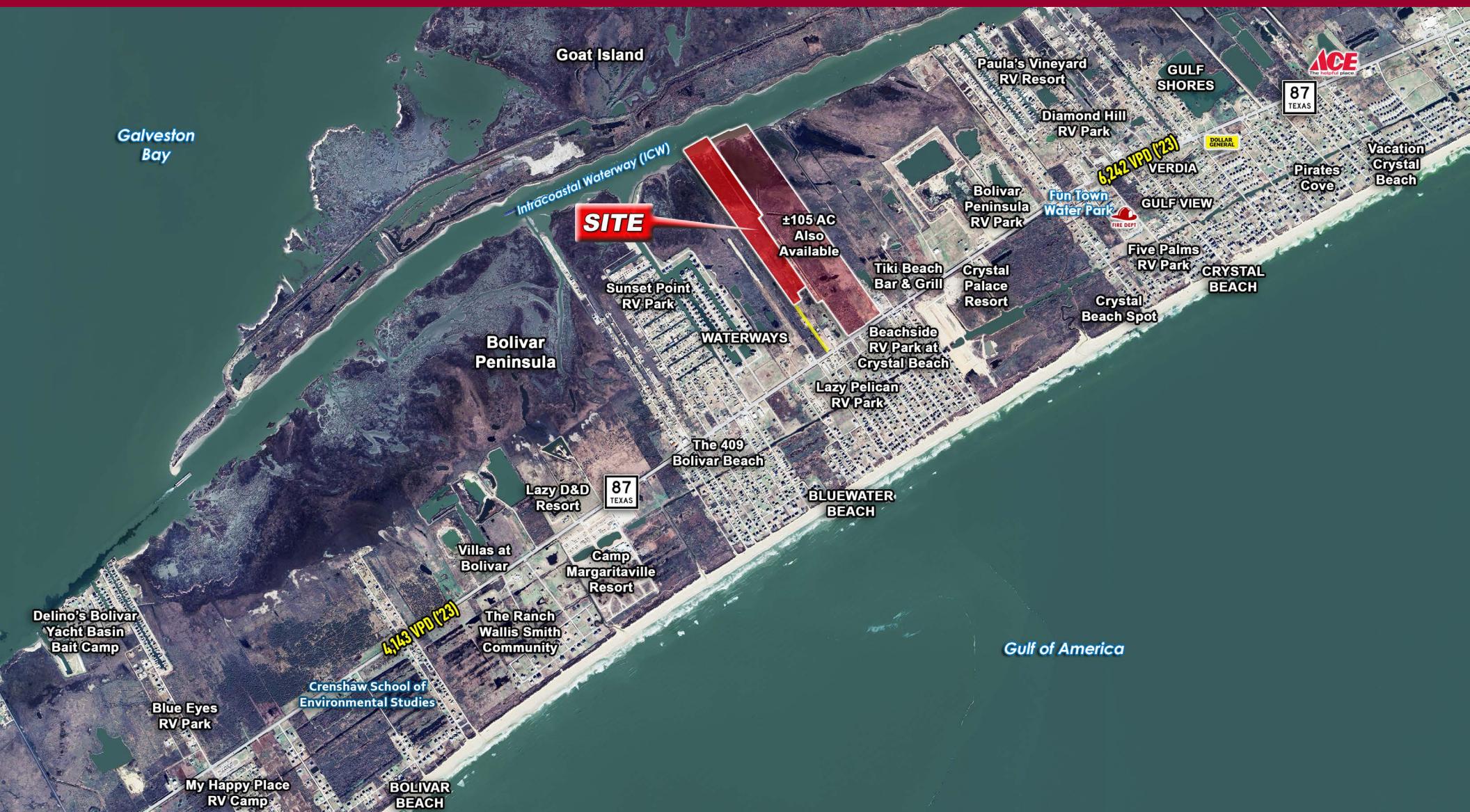
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LAND CO

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1325½ Highway 87

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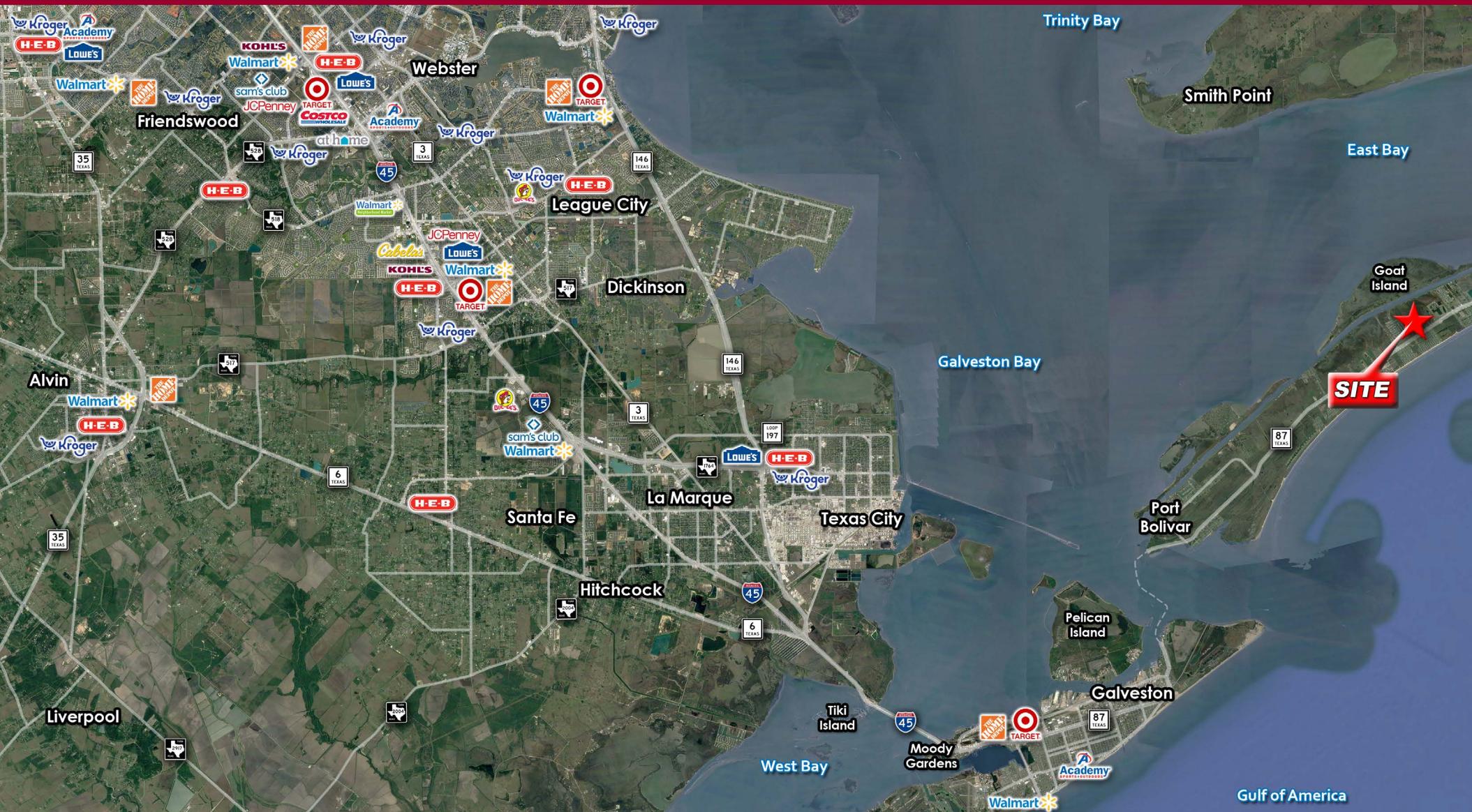
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1325½ Highway 87

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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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Caldwell Brokerage Company LLC dba Caldwell Land Co	9002313	N/A	713.690.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Keith Edwards	253460	kedwards@caldwellcos.com	281-664-6633
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

IABS 1-0

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