



# FOR SALE

# KEMAH | TX

**Evergreen Memorial Pkwy  
Kemah, TX 77565**



## Highlights

- Price:** \$950,000
- Lot Size:** 57,960 SF
- Acreage:** 1.33 AC (Approx.)
- Parcel ID:** 4361-0000-0007-000
- Frontage:** +/- 361' of Evergreen Memorial Parkway
- Flood Zone:** AE

## Property Description

The subject property is a 1.33-acre lot located on Evergreen Memorial Parkway (formerly Bel Road) between FM 518 and Ralph Gordy Avenue in Kemah, TX. Positioned directly behind Kemah Marketplace, which hosts Walmart, Petco, Ross, Marshalls, and more, the site is ideal for various commercial development uses. The lot offers approximately 360 feet of frontage, and offsite detention is possible (pending approval). Evergreen Memorial Parkway and Ralph Gordy Avenue provide new access points for retail and entertainment businesses, including a proposed hotel development. Additionally, Kemah Crossing, a nearby subdivision under construction on approximately 89 acres, will extend Evergreen Memorial Parkway south, connecting it to Highway 96. The ongoing SH-146 expansion project is already enhancing the area, facilitating easier access to nearby recreation and entertainment. This is an excellent opportunity to secure prime commercial land in this rapidly growing area!



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