



**Commercial/Industrial
Infill Development Site ★ SALE**

NEC OF FM 518 & LAWRENCE ROAD
KEMAH, TX 77565

PARCEL 1: 7.62 AC
PARCEL 2: 4.94 AC
TOTAL : 12.62 AC



Darren Cain
832-418-0611 | dcain@lancarte.com

Laurie Carter
817-682-4143 | lcarter@lancarte.com

Kristen Fegley
214-668-2607 | kfegley@lancarte.com



Executive Summary

PROPERTY SUMMARY

LanCarte .com



ZONING No Zoning

COUNTY Galveston

ASKING PRICE Contact Broker

CITY OF KEMAH TAX RATE \$0.01695

*UTILITIES Storm Water Sewer

UTILITY PROVIDER Galveston County Water Control & Improvement District #12

** Purchaser shall work with independent consultant to confirm location, sizing, and capacity of utility line*

Rare opportunity to acquire up to +/-12.62 acres of prime infill land with **no zoning restrictions**. Another +/- 17.7 acres could be available for future development adjacent to the north. An assemblage of this size offers a rare chance to acquire a substantial and strategically located infill property ideal for a high impact mixed-use development. This property stands out due to it’s low tax rate,premium visibility, favorable demographics and versatile development options. The area growth is further accelerated by the recent completion of highway 146’s \$220 M expansion, greatly improving traffic flow and accessibility.

Executive Summary

PROPERTY HIGHLIGHTS

LanCarte.com



DEAL STRUCTURE FLEXIBILITY

Ownership is open creative deal structures, including JV options, seller-financing, or selling off smaller portions; Please reach out for further details – all reasonable offers will be considered.

VERSATILE SITE FEATURES

Use the remaining acreage for parking, green space, or mobility infrastructure, maximizing the site's utility while maintaining floodplain compliance.

EXCEPTIONAL ACCESS AND CONNECTIVITY

Strategically located near Highway 146, which recently completed a \$220M expansion, easing congestion and enhancing site accessibility. Proximity to I-45 further improves connectivity to Houston and Galveston.

UTILITIES AND LOW TAXES

Access to public utilities provided by Galveston County Water Control & Improvement District #12. Situated in a low- tax jurisdiction with no zoning restrictions, offering unmatched development flexibility.

STRONG MARKET DEMOGRAPHICS

- Average household income exceeding \$130,000.
- Growing population with access to high-paying employment nodes and strong consumer demand.

PREMIER LOCATION

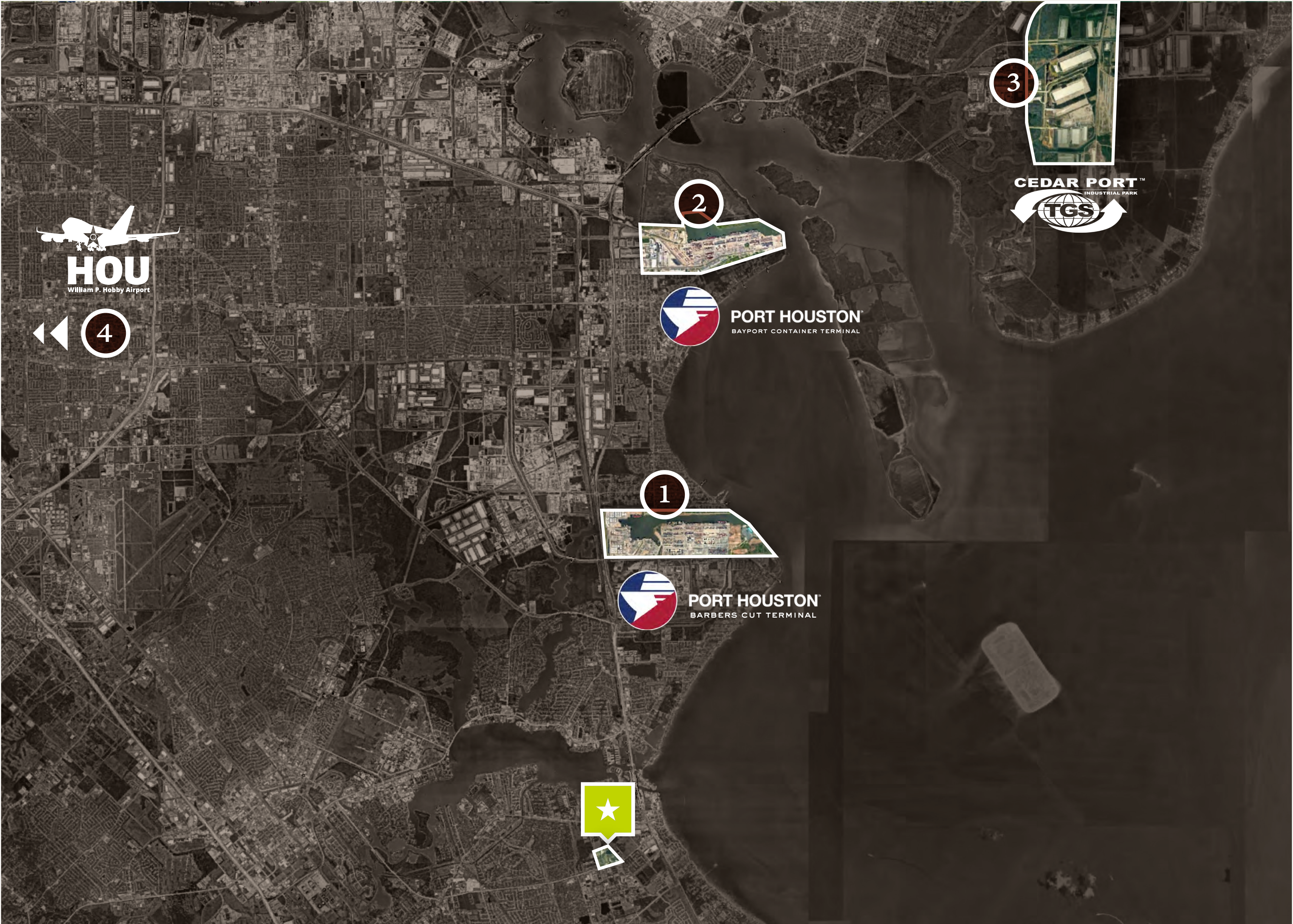
Close to Kemah Boardwalk (4M annual visitors) and NASA's Space Center. Perfect for commercial ventures leveraging regional tourism and vibrant community growth.

**Purchaser should verify with the City of Kemah, GC WCID #12, and civil engineer professional.*

Location Highlights

AERIAL - INDUSTRIAL MAP

LanCarte.com



Prime site nestled between Houston & Galveston - Ideally located 30 minutes southeast of Houston and 30 minutes north of Galveston, just off the intersection of State Highway 146 and Red Bluff Rd., only two minutes from the Galveston Bay, 25 minutes to Hobby Airport and 26 minutes to Ellington Airport, home to Houston Spaceport, the U.S. military and NASA. The 12,000-foot runway, commercial airport also has UPS distribution handling on site. This is the least congested major terminal area in Houston with multimodal rail that serves the entire nation.

Superior Industrial location - Less than ten miles to Highway 225 (Pasadena Freeway), less than twelve miles to the major junction of Beltway 8 and Highway 225, and four miles to Bay Area Business Park

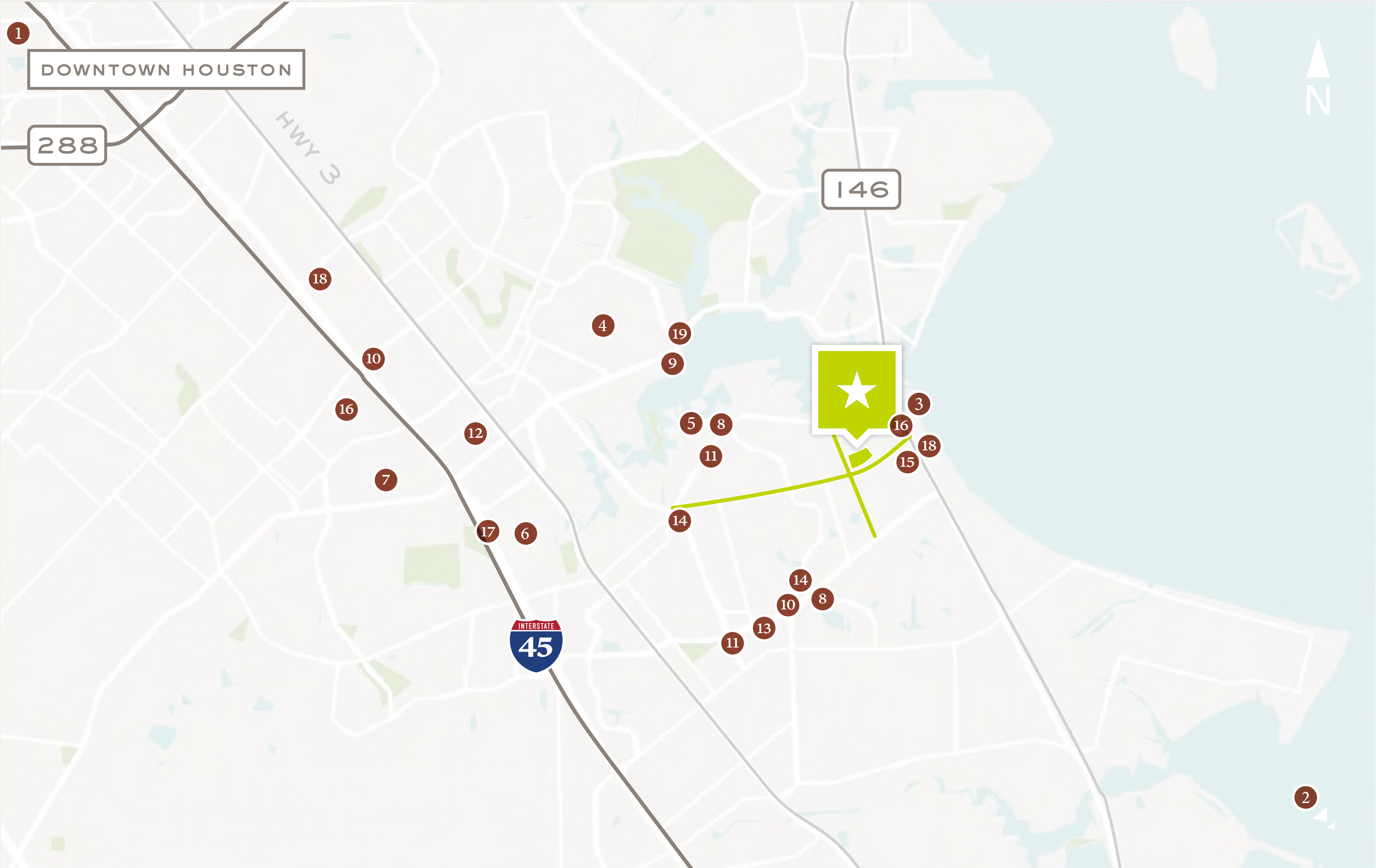
SHIPPING PORTS

- 1 TGS CEDAR PORT INDUSTRIAL PARK**
At over 15K acres, is the largest master-planned, rail-and-barge served industrial park in the U.S.
- 2 PORT OF HOUSTON BARBOURS CUT TERMINAL**
- 3 BAYPORT TERMINAL**
The largest containere terminal on the U.S. Gulf Coast and when fully developed will generate more than 32,000 jobs and add approximately \$1.6 billion to the Texas economy. Also located here is the Bayport Auto Terminal (formerly a cruise terminal) which has been re-purposed to accommodate Ro Ro (Roll on/Roll off) operations for new inbound vehicles for distribution.


Location Highlights

AERIAL - RETAIL MAP

LanCarte.com



 **SUBJECT
PROPERTY**

- | | |
|--|--|
| 1  | 2  |
| 3  | 4  |
| 5  | 6  |
| 7  | 8  |
| 9  | 10  |
| 11  | 12  |
| 13  | 14  |
| 15  | 16  |
| 17  | 18  |
| 19  | |

Property Details

HIGHWAY 146 RECONSTRUCTION

LanCarte.com



HIGHWAY 146 RECONSTRUCTION

- Construction Scope: \$200M + project commenced in 2019 to widen from 6 lanes to 12 lanes.
- Express Bridge: Includes building a new 12,600' long bypass bridge to help ease congestion.
- Economically significant corridor serving as a main connector between coastal communities and Galveston, TX.
- Completed in early 2024.

Property Details

DEMOGRAPHICS

LanCarte.com



KEMAH AREA STATISTICS

Kemah, TX is home to a population of 1.95k people, from which 93.1% are citizens. As of 2022, 12% of Kemah, TX residents were born outside of the country (233 people).

IN 2020

94K

IN 2024

98K

BY 2029

102K

GROWTH RATE (2029)

8.9%

INCOME

The average annual household income in Kemah is \$112,778, while the median household income sits at \$94,286 per year.

AVERAGE

\$136K

MEDIAN

\$103K

MEDIAN
HOUSE PRICE

\$351K

VISITORS

Kemah is a popular destination, attracting over 4 million visitors each year. The reason for its popularity is its vibrant atmosphere.

KEMAH
BOARDWALK

2.3M

WALMART
FM 518

4.8M

TARGET
CLEAR LAKE

4.4M

Property Details

AERIALS



Disclaimer

LanCarte.com

LanCarte Commercial Real Estate, LLC (including its affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “LanCarte Commercial”) has been engaged as the exclusive listing representative (the “Representative”) by the Seller for the sale of NEC of FM 518 & Lawrence Road Kemah, TX 77565 (the “Property”).

The Property is being offered for sale in an “as-is, where-is” condition and the Seller or the Representative make no representations or warranties as the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a “Registered Potential Investor” or as “Buyer’s Representative” for an identified “Registered Potential Investor”. The use of this Investment Offering and the information proved herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. They contain selected information regarding the Property and do not purport to be all inclusive or to contain all of the information which a prospective investor may need to conduct its due diligence. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty,

express or implied, is being made by the Representative or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. All financial projections are based on assumptions and no assurances can be made that the results will be achieved. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, nor do they constitute legal analysis of such documents. Neither the Representative or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Representative each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Investment Offering is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Representative is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property

has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Representative must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.



LANCARTE

COMMERCIAL

Relentlessly Pursuing What Matters

Darren Cain
(832) 418-0611 | dcain@lancarte.com

Laurie Carter
(817) 682-4143 | lcarter@lancarte.com

Kristen Fegley
(214) 668-2607 | kfegley@lancarte.com