



# For sale

## Mixed Use Land Development Opportunity

State Highway 146 & Red Bluff Rd.  
Seabrook, TX

PROPERTY WEBSITE

**AVISON  
YOUNG**



## Unique land opportunity in the heart of Seabrook, Texas

**Excellent mixed-use development potential** - Major employers within a 5-mile radius include Johnson Space Center (14,000), Bayport Industrial District (4,500) and Port of Houston Bayport Terminal (3,000).

**Superior location** - Less than eight miles to Highway 225 (Pasadena Freeway), less than nine miles to the major junction of Beltway 8 and Highway 225, four miles to Bay Area Business Park, three miles to Kemah Boardwalk and five miles to Johnson Space Center.

**Strategic transport access** - Construction of a rail spur to connect to the Bayport Terminal is currently underway on the north side of the property. It will cross State Highway 146 and connect the existing rail from Strang rail line to within 900 feet of the Container Freight Station (CFS) road in the Bayport Intermodal Facility, allowing the movement of containers between ships, trucks and rail. The Bayport Container Terminal is considered the most modern and environmentally sensitive container terminal on the 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.

**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.

**Improved access & mobility underway** - Both Red Bluff Rd. & State Highway 146 have recently been widened. About 1.5 miles of Red Bluff Rd., between State Highway 146 and Kirby Blvd. were expanded from three lanes to five. The existing road was converted to one-way westbound traffic, and two new one-way eastbound lanes will be constructed. A new bridge over Taylor Lake was also recently completed south of the existing one to allow for more traffic to create an alternative evacuation route. The State Highway 146 was widened from 4 lanes to up to 12 main elevated lanes. The Kemah bridge now has 3 lanes in each direction, including a 4-lane express bridge that runs along the west side. The East Beltway 8 (Sam Houston Tollway) from I-45 to I-10 was also widened. The size of the toll road from South of Genoa Red Bluff all the way to the ship channel bridge doubled.

**Vibrant coastal community** - Seabrook was recently named the number one city to live in Texas by MoneyInc.com. The crime rate is 61% lower than the state's average, the schools are rated 15% higher than the national average and the household income in Seabrook is 55% higher than the state average. The city offers many shopping, dining and recreational opportunities including boating, hiking, biking and fishing. It also boasts the largest classic car and wooden boat show in the United States, Keels & Wheels which attracts over 15,000 visitors to view more than 300 classic cars and boats from around the nation. Just 6 miles away is University of Houston-Clear Lake, a 4-year university with more than 90 undergraduate and graduate degree programs. San Jacinto Community College Central Campus is also nearby in Pasadena.

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**+/- 69.85 acres or +/- 3,042,666 square feet**  
(Adjacent +/- 52.95 acres currently Under Contract)



**Mixed Use Land Development Opportunity**



**All utilities are available to the site**



**Minerals are reserved on the property**



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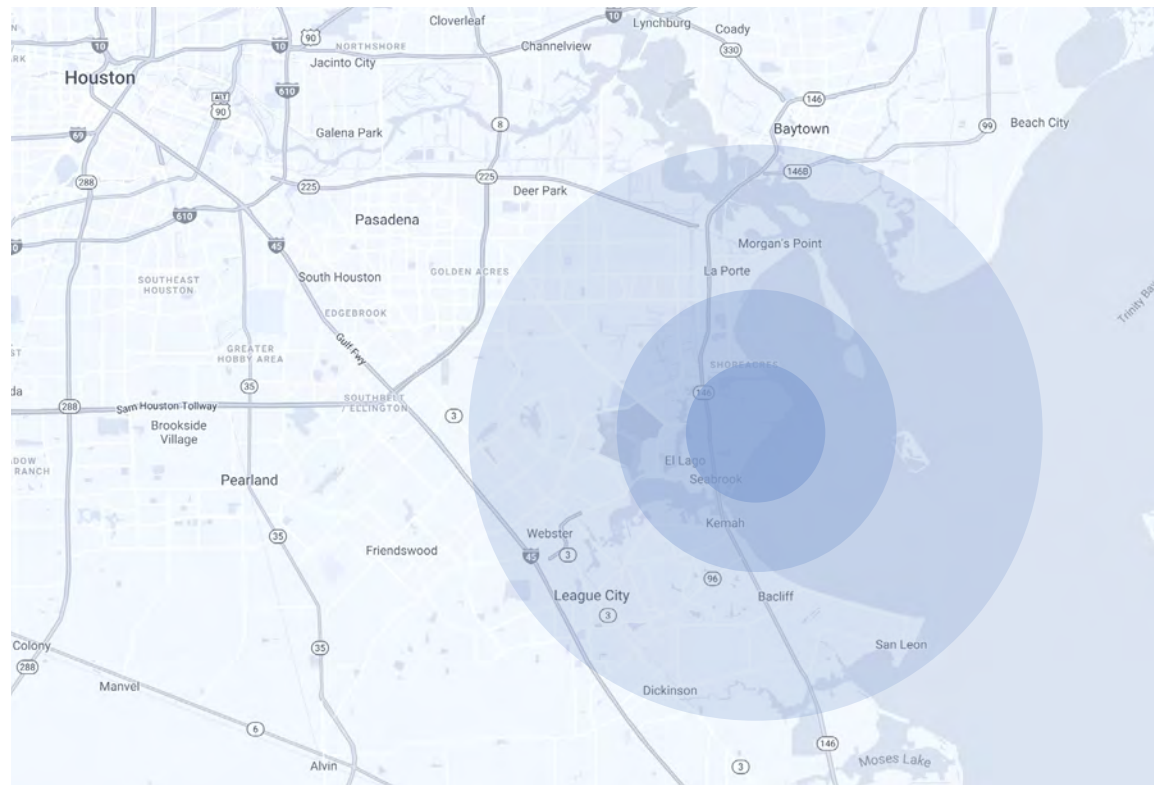
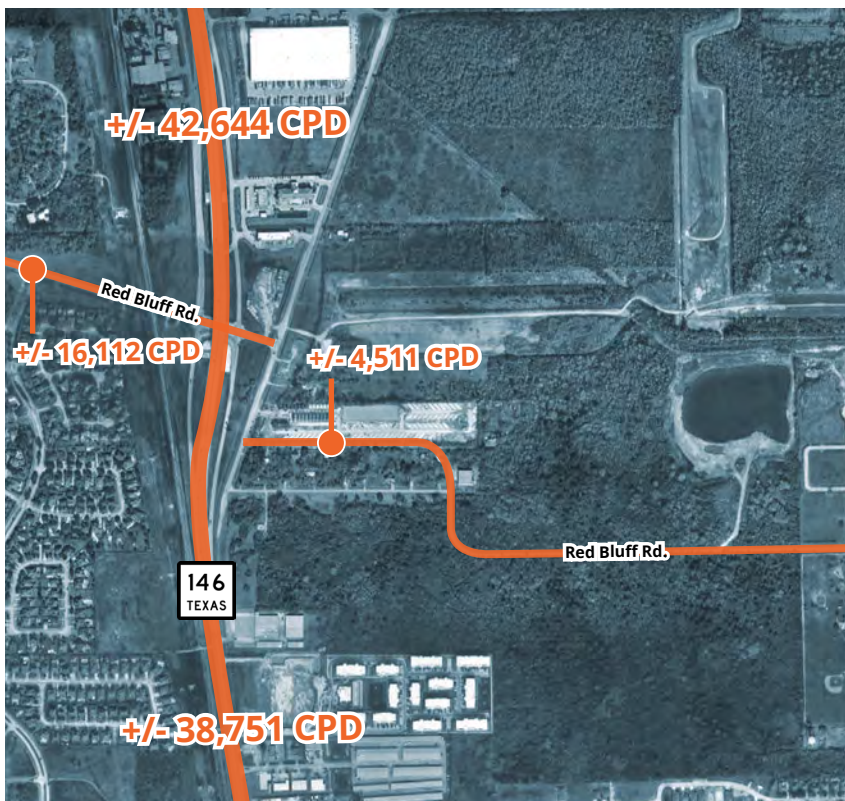


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DEMOGRAPHIC SNAPSHOT	2 Mile	5 Mile	10 Mile
2022 Population	18,577	71,848	368,241
2027 Population Projection	19,172	75,567	384,694
Avg. Household Income	\$125,240	\$119,910	\$104,383
Daytime Employees	4,213	41,048	153,394





**If you would like more  
information on this offering,  
please get in touch.**

**Darrell L. Betts, CCIM**

darrell.betts@avisonyoung.com  
713.993.7704

**Jessica S. Alexander**

jessica.alexander@avisonyoung.com  
713.993.7703

**Austin H. Stacey**

austin.stacey@avisonyoung.com  
512.221.8260



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**Visit us online**

[avisonyoung.com](https://avisonyoung.com)

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Five Post Oak Park, 4400 Post Oak Pkwy #1500 | Houston, TX 77027 | 713 993 7700

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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.*

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Avison Young-Texas, LLC	606048	michael.martin@avisonyoung.com	713-993-7700
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Martin	384252	michael.martin@avisonyoung.com	713-209-5710
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael Martin	384252	michael.martin@avisonyoung.com	713-209-5710
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Darrell L. Betts, CCIM	391314	darrell.betts@avisonyoung.com	713-993-7704
Name of Sales Agent/Associate	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date