

[statehighway146-redbluffrd.com](http://statehighway146-redbluffrd.com)

**+/- 122.8 acres**

**For sale | land development opportunity**

State Highway 146 & Red Bluff Rd.  
Seabrook, TX

**AVISON  
YOUNG**

## Rare opportunity to acquire a premier site adjacent to the Bayport Container Terminal

**Excellent 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 are currently being widened. About 1.5 miles of Red Bluff Rd., between State Highway 146 and Kirby Blvd. are under expansion from three lanes to five. The existing road will be converted to one-way westbound traffic, and two new one-way eastbound lanes will be constructed. A new bridge over Taylor Lake is also under construction south of the existing one to allow for more traffic to create an alternative evacuation route. Estimated completion is 2021. The State Highway 146 will widen from 4 lanes to up to 12 main elevated lanes by 2024. The Kemah bridge will have 3 lanes in each direction, including a 4-lane express bridge that will run along the west side. The East Beltway 8 (Sam Houston Tollway) from I-45 to I-10 is also being widened. The size of the toll road from South of Genoa Red Bluff all the way to the ship channel bridge will be 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.



**+/- 122.8 acres or +/- 5,349,168 square feet**



**All utilities are available to the site**



**Minerals are reserved on the property**



**+/- 12.8 acre Liberty Lake at the northeast portion of the site**

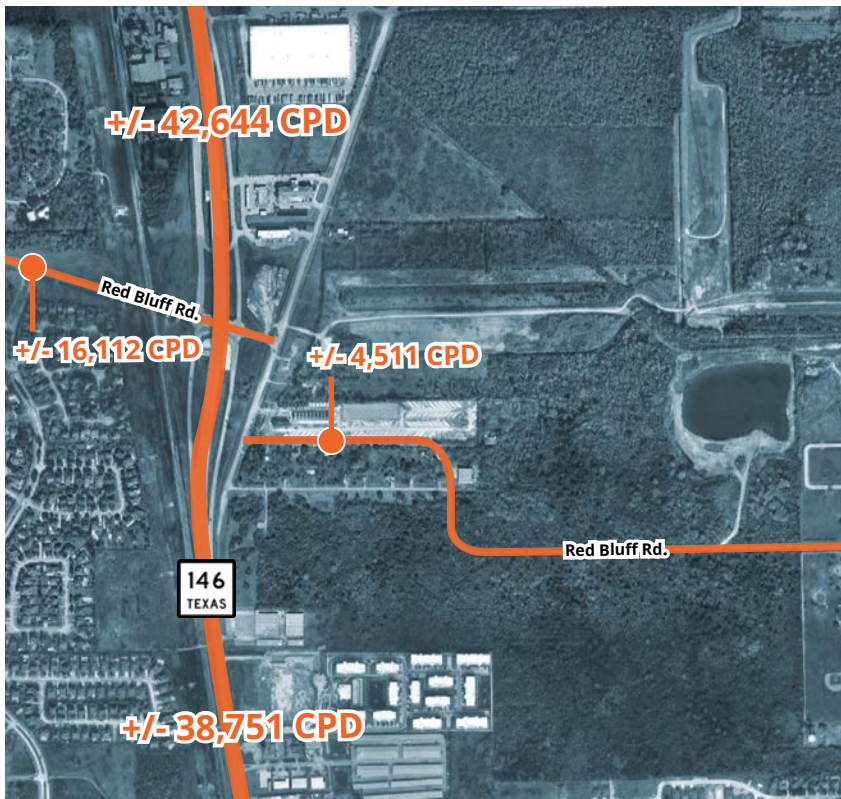
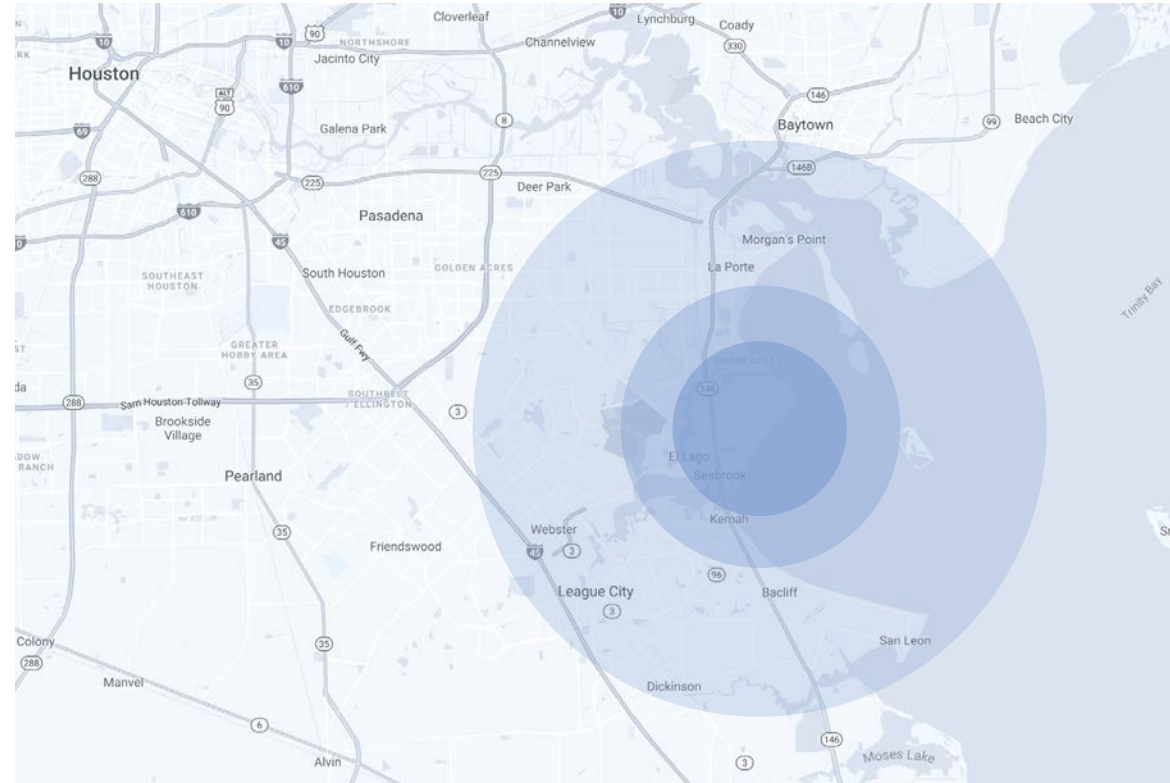








DEMOGRAPHIC SNAPSHOT	3 Mile	5 Mile	10 Mile
2021 Est. Population	29,606	71,912	367,065
2026 Population Projection	30,409	74,680	378,431
Avg. Household Income	\$121,209	\$119,018	\$104,308
Daytime Employees	9,806	39,042	150,282





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

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 Drone video

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