



**NewQuest**

**±126 ACRES – TEXAS CITY, TX**

I-45 South and Emmett F. Lowry Expressway | Texas City, Texas  
 ±126 Acres Available for Sale

LAGO MAR  
 TOTAL UNITS: 4,160  
 OCCUPIED: 540  
 FUTURE: 3,620  
 PRICE RANGE: \$190K - \$502K

**Brad LyBrand**

713.438.9516 | blybrand@newquest.com

**Glenn Dickerson**

281.477.4384 | gdickerson@newquest.com

## ±126 Acres Available for Sale in Texas City, Texas

±126-acre, premier development site in Texas City, Texas, that boasts over 3,000 feet of frontage on both I-45 South & Emmet F. Lowry Expressway and is ideally situated near a variety of offers. Surrounding offers include the developing JMK5 Holdings 11,000-seat, outdoor entertainment venue to the west and Mainland City Centre to the east. The area also contains other trade retailers such as: Tanger Outlet Mall, Buc-ee's, Sam's Club, Walmart and dozens of restaurants, and banks.

The ±126-acre site is less than a minute drive to the master planned community of Lago Mar which spans thousands of acres & continues to be developed. The wildly popular Lago Mar is home to the region's first lagoon project aptly named "Crystal Lagoon".

The Lago Mar lagoon spans more than a quarter mile from end to end and has more than a mile of shoreline, making it the largest crystal lagoon in the U.S. in terms of length and water shoreline, according to a press release from Land Tejas.

Short commutes to Galveston and Houston make this a great opportunity to develop a wide variety of potential projects.

The City of Texas City is very developer friendly and would like to visit with potential buyers to see if there is a way the city and the future owner can work together to achieve their goals.

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blybrand@newquest.com  
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**85K**

**CURRENT POPULATION**  
WITHIN 5 MILES



**22%**

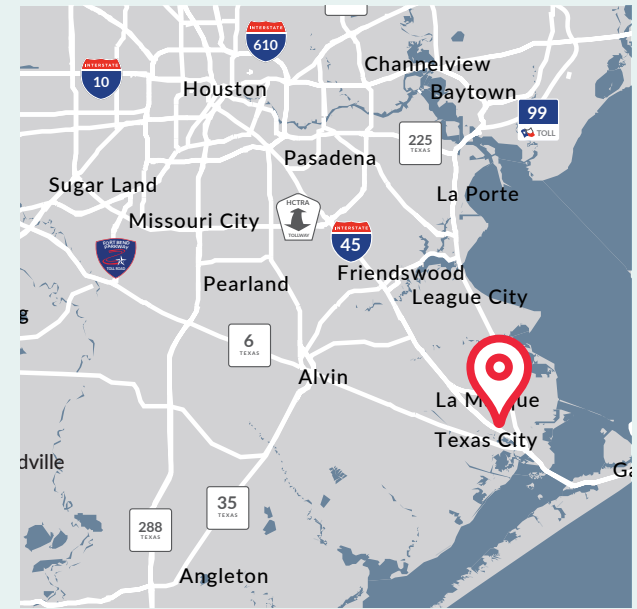
**POPULATION GROWTH**  
WITHIN 5 MILES  
FROM 2020 TO 2024

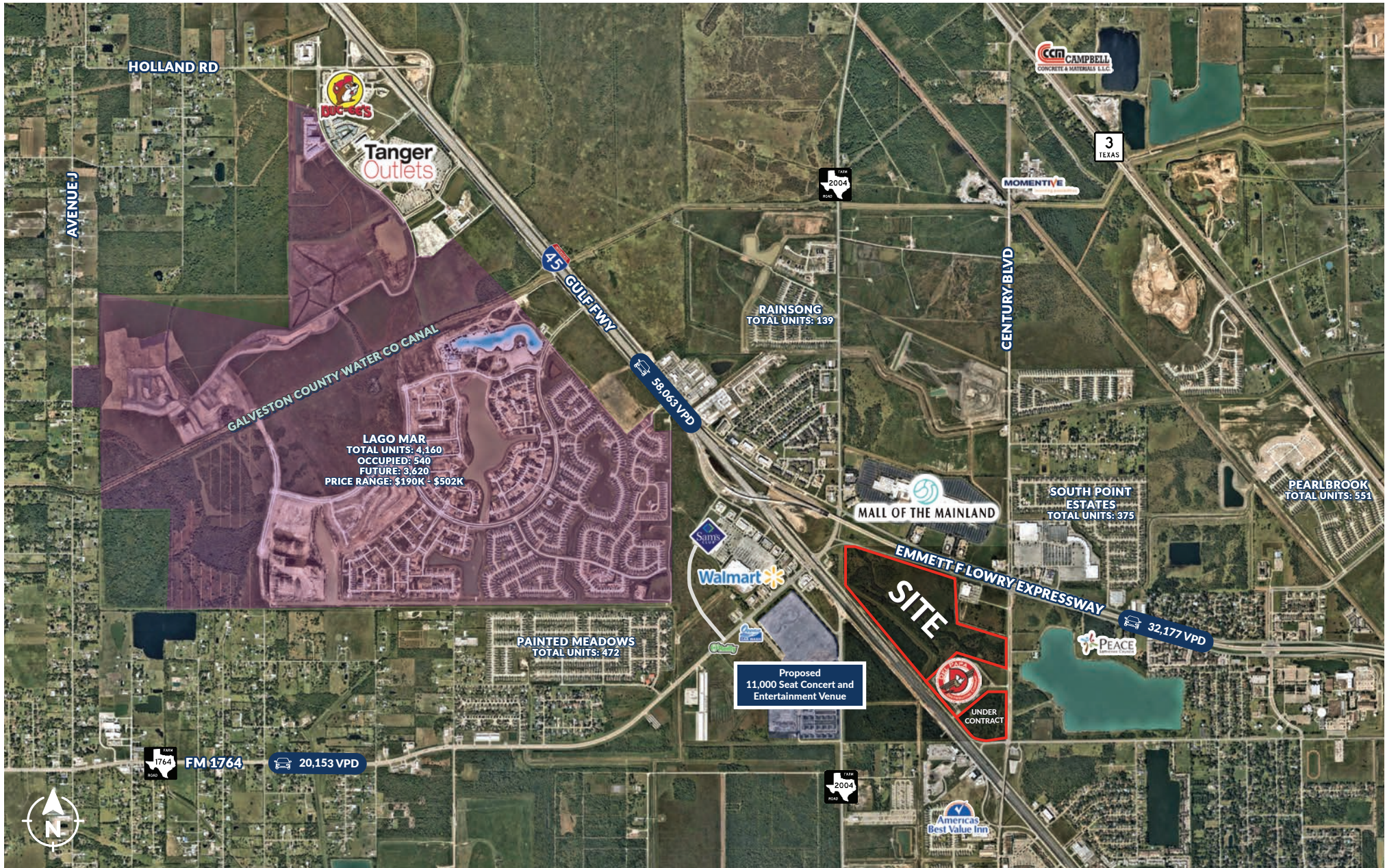


**\$106K**

**AVERAGE HHI**  
WITHIN 3 MILES

- **Approximate Size:**  
±126 acres broken into two tracts  
Tract 1 - ±108.5 acres  
Tract 2 - ±17.5 acres
- **Price:**  
Contact broker for pricing
- **School District:**  
Dickinson ISD
- **Frontage:**  
Approx. 3,177.8 ft on I-45/Gulf Fwy.  
Approx. 3,441 ft on Emmett F Lowry Expressway  
Approx. 1,717.2 ft on Century Blvd.  
Approx. 690.4 ft on Monticello Dr.
- **Traffic Counts:**  
Approx. 58,063 vpd on I-45/Gulf Fwy.  
Approx. 32,177 vpd on Emmett F Lowry Expressway





10.22 | 10.22

# Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	1,732	11,962	32,693
Current Population	4,167	30,781	85,023
2020 Census Average Persons per Household	2.41	2.57	2.60
2020 Census Population	4,639	25,892	69,695
Population Growth 2020 to 2024	-10.19%	18.88%	21.99%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	34.71%	29.60%	29.20%
2 Person Households	33.20%	38.91%	39.51%
3+ Person Households	32.09%	31.49%	31.29%
Owner-Occupied Housing Units	64.41%	63.55%	62.91%
Renter-Occupied Housing Units	35.59%	36.45%	37.09%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	47.80%	46.22%	53.20%
Black or African American	28.67%	31.86%	24.74%
Asian or Pacific Islander	3.18%	2.82%	2.10%
Other Races	19.71%	18.46%	19.24%
Hispanic	27.37%	25.76%	27.01%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$95,459	\$105,542	\$99,700
Median Household Income	\$66,363	\$76,356	\$71,599
Per Capita Income	\$38,016	\$39,581	\$37,826
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	27.80%	30.35%	30.18%
Estimated Bachelor's Degree	18.31%	15.39%	14.52%
Estimated Graduate Degree	6.74%	8.39%	6.81%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	33.5	35.3	36.0

# 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.

## 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 instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>M. Bradley LyBrand</b>	<b>523795</b>	<b>blybrand@newquest.com</b>	<b>713.438.9516</b>
Sales Agent/Associate's Name	License No.	Email	Phone
<b>Glenn Dickerson</b>	<b>542479</b>	<b>gdickerson@newquest.com</b>	<b>281.477.4384</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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