

FOR SALE

DEVELOPMENT OPPORTUNITY

Rare Gulf-Front
Investment Site



±11 Acres of
Beach & Shoreline

665'

Seawall Blvd

Permanent Easement

660'

5.92 Acres

79th St

345'

440'

81st St

660'

Stewart Rd

NEWCOR

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PROPERTY OFFERING

Rare Gulf-Front
Investment Site



PROPERTY	8008 Seawall Blvd Galveston, Texas 77551
ACERAGE	±5.92 Developable Acres + ±11 Additional Acres of beach and shoreline extending into the Gulf of Mexico
USES	Multi-Family, Hotel/Resort, Retail
PRICING	\$14,500,000

OVERVIEW

- Rare Gulf-front development opportunity along Galveston's premier Seawall corridor, offering exceptional visibility and direct beach access.
- The additional waterfront area presents a unique opportunity for private amenities, such as a private pier, beach club, resort amenities, or other waterfront features, creating a true destination-style development.
- The site features approximately 668 feet of frontage on Seawall Blvd between 79th Street and 81st Street, offering uninterrupted Gulf views and convenient access from both Seawall Blvd and Stewart Rd.

No Property Tours - Existing Improvements on site To Be Demolished

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PROPERTY DETAILS

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GALVESTON'S ICONIC COASTLINE

Along Galveston's iconic Seawall, 8008 Seawall Blvd offers a rare ~5.9-acre Gulf-front canvas for a project that adds to the island's shoreline experience. With ~668 feet of frontage, the site can support a walkable mix of lodging, dining, and neighborhood-serving retail, subject to zoning and coastal approvals. Nearby households and visitor traffic create built-in demand, and the Port of Galveston's expanding cruise activity continues to bring new guests year-round. The demographics on this page highlight the local customer base that can sustain a well-planned destination. Contact the broker for concept discussions, survey, and entitlement status.



Demographics

Icon	1 Mile	5 Mile	10 Mile
	7,055	52,840	75,428
	3,250	22,779	33,082
	\$83,314	\$75,812	\$79,179

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PROPERTY AERIAL

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Galveston Bay

61st St

Cruise Terminals | 2 Miles

ROYAL CARIBBEAN
Carnival
NCL
NORWEGIAN CRUISE LINE
Disney CRUISE LINE
PRINCESS

PLEASURE PIER
RIDES · FOOD · FUN

JOE'S CRAB SHACK
GITCH HOUSE TAVERN + TAP

MOODY GARDENS
GALVESTON ISLAND
HOTEL, SPA & CONVENTION CENTER
ATTRACTIONS, GOLF COURSE

SCHLITTERBAHN
WATERPARK
GALVESTON ISLAND, TEXAS

Scholes
International
Airport

NEWCOR

Randalls
Starbucks
SPEC'S
Waffle House
Marshalls
DOLLAR TREE
WATABURGER

Walmart
SONIC
CIRCLE K
PAPA JOHN'S
orange leaf
MINT
dentistry & orthodontics
FIRST CONVENIENCE BANK

EXXON
Kroger
GALVESTON ISLAND CONVENTION CENTER
BANK OF AMERICA
IHOP
Hilton
GALVESTON ISLAND RESORT
Rainier's Cafe
LANDRY'S SEAFOOD HOUSE
THE SAN LUIS RIVER

Academy

Gulf of Mexico

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PROXIMITY

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SEAMLESS ACCESS. UNMATCHED PROXIMITY

8008 Seawall Blvd is a rare Gulf-front development site on Galveston's iconic Seawall with direct beach frontage. A drive north via 81st Street puts all of Galveston Island's best in easy reach: guests can be at **Moody Gardens'** pyramids or **Schlitterbahn's** slides in under five minutes, and private charters can arrive or depart via nearby **Scholes Airport**. In short, this property combines unparalleled seaside exposure with immediate access to transportation and entertainment. It invites a mixed-use or resort vision where beachfront lifestyle and visitor convenience meet.

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TOURISM

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TOURISM AND VISITOR ECONOMY

Galveston has emerged as one of the strongest coastal tourism markets in the United States, attracting nearly 9 million visitors annually and generating approximately \$1.3 billion in visitor spending each year. Tourism supports roughly one-third of all jobs on the island, creating a powerful economic foundation for hospitality, entertainment, and mixed-use development. The city's visitor base is fueled by both beach tourism and the Port of Galveston—one of the nation's largest cruise homeports—which recorded over 3.4 million cruise passenger movements in 2024 and continues to expand with additional terminals and sailings. Galveston sits within a 46-million-person drive-to market led by Houston and the Texas Triangle, providing a steady stream of weekend and seasonal visitors. Strong hotel fundamentals, major annual events drawing hundreds of thousands of attendees, and iconic attractions such as Moody Gardens, Schlitterbahn and Pleasure Pier further reinforce the island's year-round tourism demand—positioning premier Seawall sites like 8008 Seawall Blvd as rare opportunities to create destination hospitality, resort, and mixed-use developments directly along the Gulf Coast.



9+ Million

Annual Visitors



3.4+ Million

Cruise Passengers



\$1.3 Billion

Visitor Spending



46 Million

Within 4-Hours

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THE POTENTIAL | RESIDENCES

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CREATE A TRUE “ARRIVAL” EXPERIENCE

8008 Seawall Blvd presents a rare opportunity to deliver a premier coastal living experience through a thoughtfully designed residential or hospitality development. With direct Gulf frontage, expansive views, and approximately 668 feet along Galveston’s iconic Seawall corridor, the site is ideally suited for a mid-rise project that blends private residences, resort-style amenities, and elevated design. The allowable 8-story height creates an optimal scale to maximize views while maintaining efficient construction and strong unit economics. Whether positioned as a boutique resort, branded condominium, or high-end multi-family community, a development here can capitalize on the growing demand for experiential coastal living—offering residents and guests walkable beach access, curated amenities such as pools, cabanas, and dining, and a true connection to the waterfront. Few sites along the Gulf Coast offer this combination of scale, frontage, and flexibility, making it uniquely positioned for a signature residential or hospitality destination.

Disclaimer: All renderings and development concepts shown are conceptual only and provided solely to illustrate potential development possibilities for the site. They are not intended to represent approved plans, proposed projects, or guarantees of development feasibility. Prospective buyers should conduct their own due diligence regarding zoning, permitting, and development potential.

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THE POTENTIAL | RETAIL

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BEACHFRONT RETAIL-AND-DINING PROMENADE

Beachfront retail succeeds when it feels like part of the shoreline experience, not a strip center—and this Seawall tract is positioned to deliver a walkable promenade of dining, dessert, and specialty shops that capture spend before and after the beach. With access from both Seawall Blvd and Stewart Rd, a retail plan can be designed for high turnover, clear sightlines, and convenient drop-off/parking, while creating a signature gateway corner for branded signage and event programming. Up to eight stories of allowable height provides flexibility to stack parking, terraces, or entertainment uses above grade without sacrificing a continuous storefront edge at the sidewalk. Cruise activity adds incremental customers: the Port of Galveston reported a record 3.4 million passenger movements in 2024 and serves a 46+ million-person drive-to market within a day's reach.

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