



**6.696  
ACRES**

**AVAILABLE FOR SALE**

SIZE - 6.696 ACRES

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

FARID CHATUR

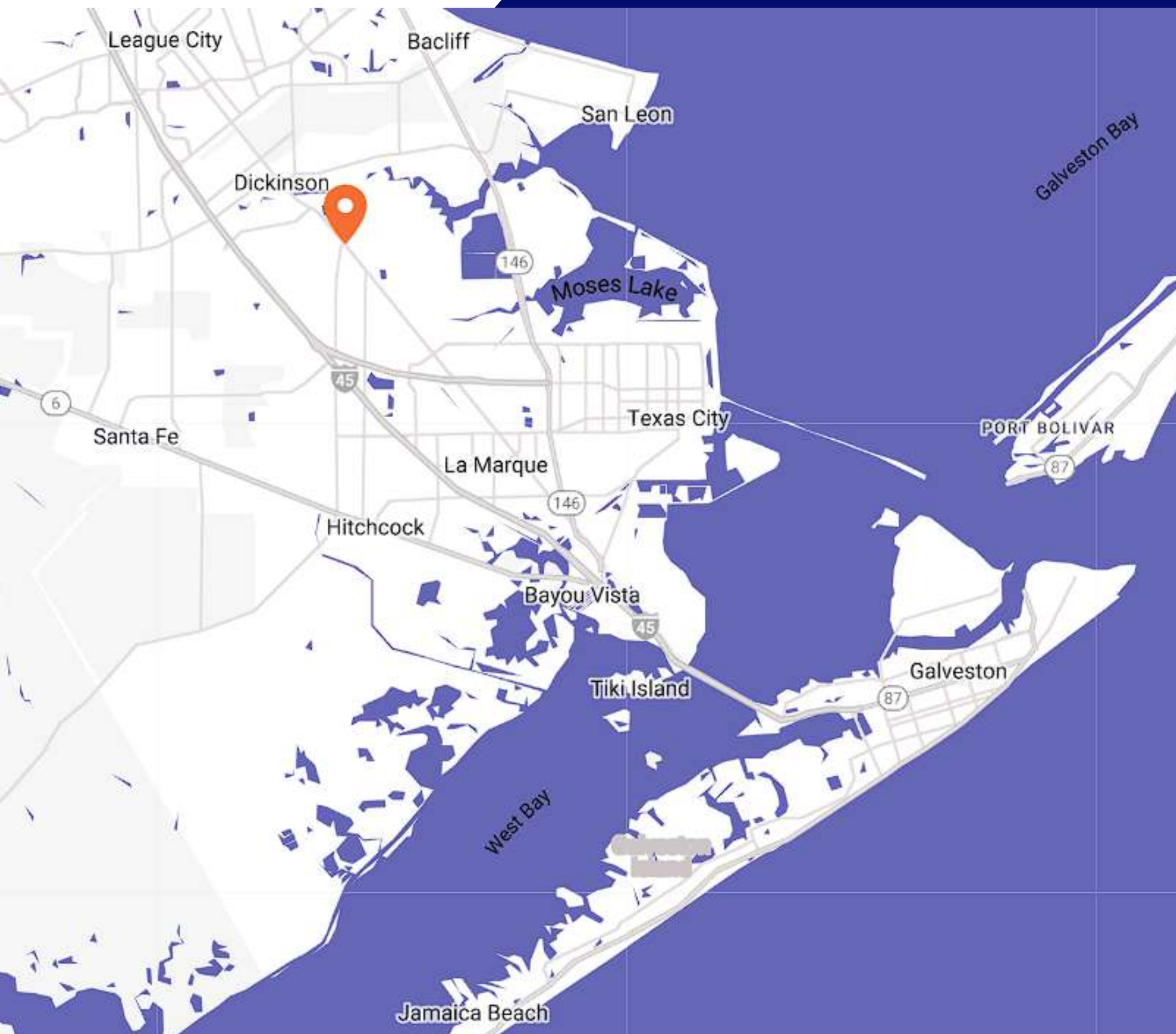
832-685-2739

[FARID@APEXREALTORS.COM](mailto:FARID@APEXREALTORS.COM)

# FOR SALE

HWY 3  
& FM-2004

TEXAS CITY, TX 77591



## AVAILABLE SPACE

Type	Size	Price
Land	6.696 Acres	\$5.90 psf

## DEMOGRAPHICS

	1 mile	3 mile
Population	593	27,289
Households	225	9,648
Median Age	39.30	36.40
Growth '21 - '26	↑ 7.25%	↑ 7.27%

## INVESTMENT HIGHLIGHTS

6.696 Acres available at Hard Intersection of Fm-2004 & Hwy 3  
 Potential site for future development.  
 Perfect for Gas Station/ Warehouse/ Multifamily

## TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea	Distance
Depalermo Rd	Galveston Rd S	674	2018	0.25 mi
Humble Camp Rd	Humble Camp Rd E	947	2022	0.61 mi
State Hwy 3	Galveston Rd SE	11,976	2018	0.86 mi
Century Blvd	Galveston Rd N	1,698	2022	0.95 mi
Hughes Rd	Casa Grande St E	2,612	2022	1.03 mi
Hughes Rd	Cimmaron Dr NE	1,782	2018	1.11 mi

“AT APEX REALTORS, WE ARE NOT A 9-5,  
WE ARE A START TO FINISH BUSINESS”

FOR MORE INFORMATION

FARID CHATUR, DESIGNATED BROKER

832-685-APEX(2739)

APEX BROKERAGE LLC

FARID@APEXREALTORS.COM

## PROPERTY HIGHLIGHTS

- 6.696 Acres available at Hard Intersection of Fm-2004 & Hwy 3
- Potential site for future development.
- Perfect for Gas Station/ Warehouse/ Multifamily



“AT APEX REALTORS, WE ARE NOT A 9-5,  
WE ARE A START TO FINISH BUSINESS”

FARID CHATUR, DESIGNATED BROKER  
APEX BROKERAGE LLC

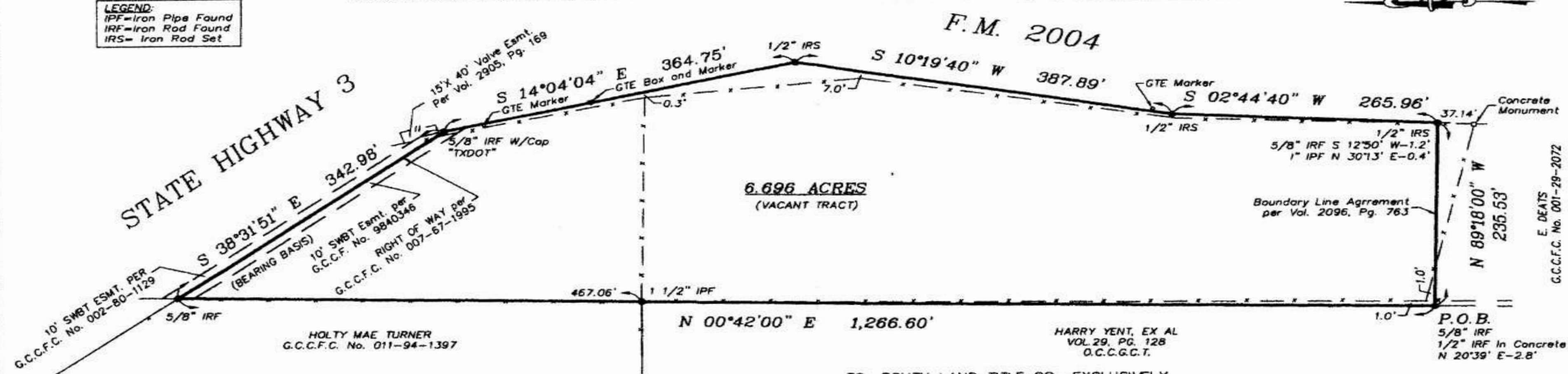
FOR MORE INFORMATION

832-685-APEX(2739)  
FARID@APEXREALTORS.COM

## SURVEY OF

THE PROPERTY LOCATED OFF STATE HIGHWAY 3, BEING THE A 6.696 ACRE TRACT OF LAND OUT OF THE WILLIAM K. WILSON LEAGUE, ABSTRACT 208, GALVESTON COUNTY, TEXAS, SAME BEING PART OF THE MOST NORTHERN TRACT CONVEYED TO VIRGINIA B. BALL BY AFORESAID DEED OF RECORD IN VOLUME 1373, PAGE 117, DEED RECORDS, GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS ATTACHED.

**LEGEND:**  
IPF=Iron Pipe Found  
IRF=Iron Rod Found  
IRS= Iron Rod Set



- GENERAL NOTES:**
1. AN UNLOCATED PIPELINE EASEMENT GRANTED TO HOUSTON PIPE LINE CO. AS RECORDED IN VOL. 553, PG. 91 AND G.C.C.F. No. 84D6446. (DOES NOT AFFECT THIS PROPERTY)
  2. AN UNLOCATED PIPELINE EASEMENT GRANTED TO HUMBLE OIL AND REFINING CO. AS RECORDED IN VOL. 555, PG. 182 AND VOL. 695, PG. 602, O.C.C.G.C.T. (DOES NOT AFFECT THIS PROPERTY)
  3. AN UNLOCATED PIPELINE EASEMENT GRANTED TO PAN AMERICAN PRODUCTION CO. AS RECORDED IN VOL. 775, PG. 526, O.C.C.G.C.T. AND ASSIGNED TO PAN AMERICAN PIPE LINE CO. AS RECORDED IN VOL. 876, PG. 7, O.C.C.G.C.T. (DOES NOT ACCURATELY DESCRIBE LOCATION OF PIPELINE) (THERE IS NO VISIBLE EVIDENCE OF PIPELINE CROSSING THIS PROPERTY)
  4. AN UNLOCATED PIPELINE EASEMENT GRANTED TO WHITE OIL PIPE LINE CO. AS RECORDED IN VOL. 321, PG. 499, O.C.C.G.C.T. (DOES NOT ACCURATELY DESCRIBE LOCATION OF PIPELINE) (THERE IS NO VISIBLE EVIDENCE OF PIPELINE CROSSING THIS PROPERTY)
  5. AN UNLOCATED PIPELINE EASEMENT GRANTED TO HUMBLE PIPE LINE CO. AS RECORDED IN VOL. 507, PG. 211, O.C.C.G.C.T. (DOES NOT ACCURATELY DESCRIBE LOCATION OF PIPELINE) (THERE IS NO VISIBLE EVIDENCE OF PIPELINE CROSSING THIS PROPERTY)
  6. AN UNLOCATED PIPELINE EASEMENT GRANTED TO COASTAL TRANSMISSION CORP. AS RECORDED IN VOL. 1471, PG. 245, O.C.C.G.C.T. (DOES NOT CROSS THIS PROPERTY)
  7. COMMUNITY PUBLIC SERVICE CO. EASEMENT AS RECORDED IN VOL. 1515, PG. 675 AND VOL. 1551, PG. 518, O.C.C.G.C.T. (DOES NOT AFFECT THIS PROPERTY)
  8. AN UNLOCATED PIPELINE EASEMENT GRANTED TO PAN AMERICAN GAS CO. AS RECORDED IN VOL. 1701, PG. 333, O.C.C.G.C.T. (DOES NOT AFFECT THIS PROPERTY)
  9. SOUTHWESTERN BELL TELEPHONE CO. EASEMENT AS RECORDED IN VOL. 1957, PG. 51, O.C.C.G.C.T. (DOES NOT AFFECT THIS PROPERTY)
  10. CITY OF TEXAS CITY EASEMENT AS RECORDED IN VOL. 2115, PG. 852, O.C.C.G.C.T. (DOES NOT AFFECT THIS PROPERTY)

TO: SOUTH LAND TITLE CO., EXCLUSIVELY.

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use. Certification shown below is revoked and this survey is null and void if this document is altered in any manner, or does not bear an original seal and signature of Todd J. Slaton in blue ink.

**FLOOD STAMP**

IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485514 0005 C, EFFECTIVE DATE MAY 2, 1983, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE C.

PURCHASER: Cougar Development  
SOUTH LAND TITLE COMPANY  
G.F. NO.: 107476-K

NOT FOR CONSTRUCTION

SCALE: 1" = 100'  
DATE  
SURVEYED: MARCH 28, 2005

JOB NO. 05-0832

By: *Todd J. Slaton*  
Todd J. Slaton, Registered Professional Land Surveyor No. 5082  
Date: *4/1/05*



"AT APEX REALTORS, WE ARE NOT A 9-5,  
WE ARE A START TO FINISH BUSINESS"

FOR MORE INFORMATION  
FARID CHATUR, DESIGNATED BROKER  
APEX BROKERAGE LLC  
832-685-APEX(2739)  
FARID@APEXREALTORS.COM

# FOR SALE

HWY 3  
& FM-2004  
TEXAS CITY, TX 77591



“AT APEX REALTORS, WE ARE NOT A 9-5,  
WE ARE A START TO FINISH BUSINESS”

FARID CHATUR, DESIGNATED BROKER  
APEX BROKERAGE LLC

FOR MORE INFORMATION

832-685-APEX(2739)  
FARID@APEXREALTORS.COM