



Listing Brochure

FM 1764 & Medical Center Drive, Texas City, TX

21+ ACRES AVAILABLE SURROUNDING MANY HEALTHCARE FACILITIES



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AREA DESCRIPTION



Texas City is a city in Galveston County, Texas, located on the southwest shoreline of Galveston Bay. It is approximately 14 miles from Galveston and 40 miles from downtown Houston. Texas City is rapidly growing and surrounded by residential and commercial development, including many healthcare facilities, as well as industries of petrochemical, marine, oil and gas.

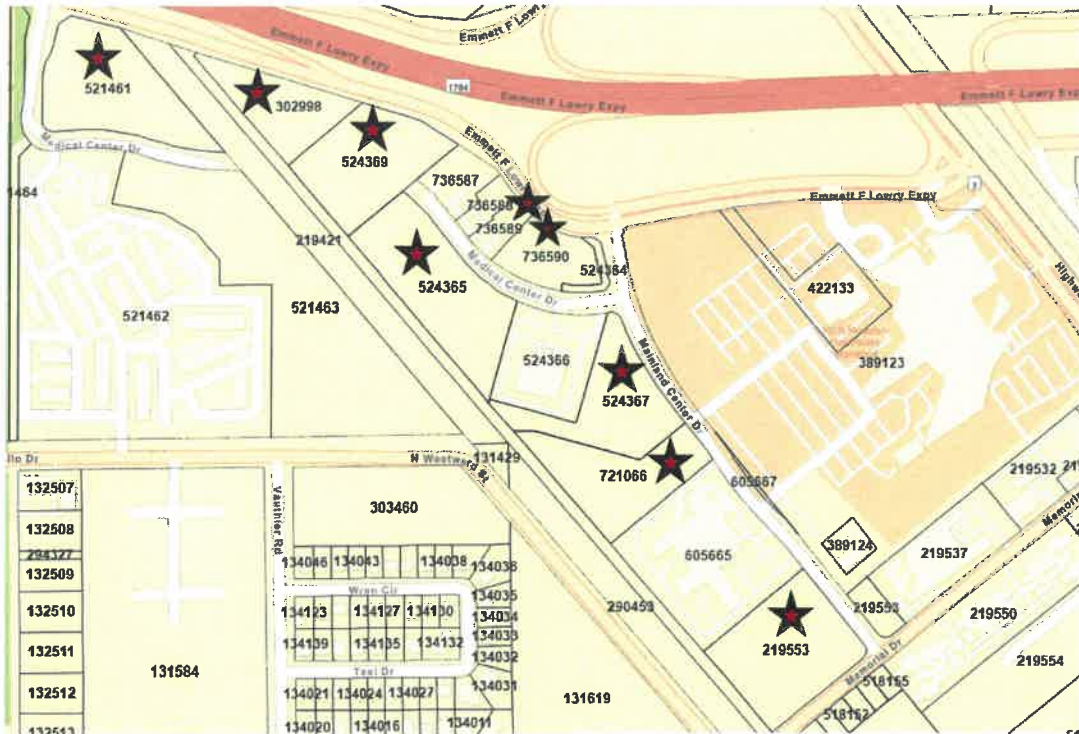


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INVESTMENT OVERVIEW



The land tracts are near FM 1764 (Emmett F Lowry Expressway) and Medical Center Drive and in close proximity to Interstate 45 and Hwy 3. They are located between HCA Houston Healthcare Mainland, and many other healthcare facilities, and College of the Mainland. Tracts are cleared and ready to build on.

Galveston County Property ID Numbers and Sales Price

302998—1.90 Acres—Call for Pricing

524367—2.789 Acres—\$9.00 PSF

721066—2.80 Acres—\$4.50 PSF

524369—3.14 Acres—\$6.00 PSF

219553—3.40 Acres—Call for Pricing

521461—3.626 Acres—\$9.00 PSF

524365—3.903 Acres—\$9.00 PSF

736589—7228 Medical Center—NEW 5,000 SF Building:

- Leasing for \$2.00 psf, per month, NNN
- For sale for \$1,500,000
- \$25.00 psf build-out allowance

736590—1.30 Acres—Call for pricing

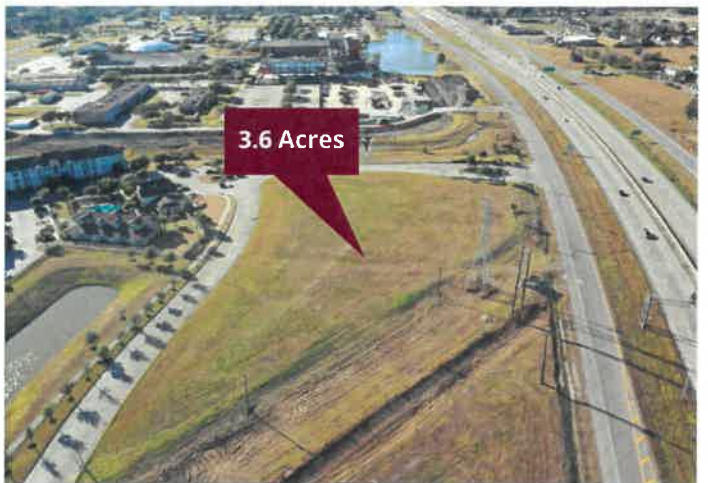


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AERIALS



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AERIALS



N EWCOR DEVELOPMENTS

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