



# FOR SALE

INCOME PRODUCING 89 UNIT  
MULTI-FAMILY

3802 NASA Rd 1 Seabrook, TX 77586



936-900-6564



[www.corproptx.com](http://www.corproptx.com)



[info@corproptx.com](mailto:info@corproptx.com)



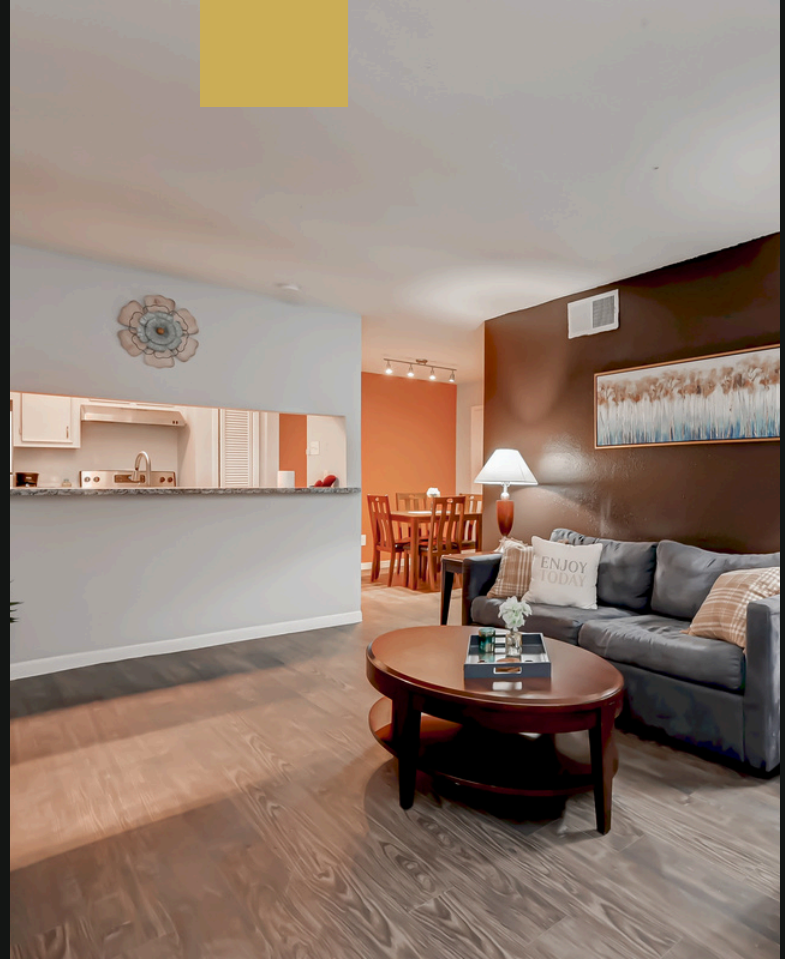
# HIGHLIGHTS

3802 NASA Rd 1 Seabrook, TX 77586



- ✓ Resort-style swimming pool, fitness center, and dog park
- ✓ Picnic area with barbecue, business center, and laundry facility
- ✓ Beautifully landscaped grounds and pet-friendly environment
- ✓ New stainless steel appliances, granite countertops, and shaker-style cabinetry
- ✓ Wood-style flooring, walk-in closets, and ecoconscious lighting

Units: 89  
Built: 1968  
Occupancy Rate: +/-100%  
  
Approximately 3.2 Acres



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# THE PROPERTY

\$9.25M

Pelican Reef Apartments is a fully occupied multifamily asset located in the heart of Seabrook, TX—just minutes from the Gulf of Mexico. This prime coastal location offers unbeatable access to shopping, dining, entertainment, and outdoor recreation, making it highly desirable for residents and investors alike. The property is surrounded by parks, trails, and marinas, and is just a short drive to the popular Kemah Boardwalk, known for its waterfront attractions and year-round events.

Zoned to the well-regarded Clear Creek Independent School District, with Ed H White Elementary and Seabrook Intermediate both nearby, the community appeals to families seeking both quality education and lifestyle convenience. With +/- 100% occupancy in a high-demand rental corridor, Pelican Reef Apartments presents a turnkey investment opportunity with strong cash flow and long-term upside in one of the fastest-growing coastal markets in Texas.





# OUR MARKET

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## 3802 NASA Rd 1 Seabrook, TX 77586

The Seabrook market continues to show strong fundamentals, driven by steady population growth, a thriving coastal lifestyle, and proximity to major employment centers in the Greater Houston area. Demand for quality rental housing remains high, with low vacancy rates and rising rental rates supported by limited new multifamily supply. The area's blend of recreational amenities, highly rated schools, and regional attractions like the Kemah Boardwalk make it especially appealing to long-term tenants. As a result, investors are increasingly targeting Seabrook for its combination of stability, growth potential, and strong returns in a resilient Gulf Coast market.





# LOCAL AREA DEMOGRAPHICS



## 3802 NASA Rd 1 Seabrook, TX 77586

Seabrook, TX is a vibrant coastal community with a population of approximately 14,000 residents, characterized by a well-educated, family-oriented demographic. The median household income is above the national average, reflecting a stable, middle-to-upper income population with strong rental demand. The area attracts professionals working in nearby employment hubs such as NASA's Johnson Space Center, Bayport Industrial District, and the Clear Lake business corridor. With a median age in the mid-30s, a high percentage of residents hold college degrees, and many families choose Seabrook for its top-rated schools, safe neighborhoods, and proximity to outdoor and waterfront activities—making it an ideal location for long-term tenants and investors alike.



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**KYLE HEFFRON**  
**KYLE@CORPROPTX.COM**  
**210-848-3312**




**EMMANUEL BRAVO**  
**BRAVO@CORPROPTX.COM**  
**832-294-3577**



**MADISON BARBOSA**  
**MADISON@CORPROPTX.COM**  
**409-834-4377**

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