

For Sale: Sea Star Base in Galveston Texas

7509 Broadway, Galveston, Texas 77554

REDUCED PRICE: \$14,700,000



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Total Site: ±8.53 acres across two parcels

- ±4.93-acre waterfront main campus
- ±3.6-acre warehouse property directly across Broadway

Main Campus (±60,000 SF, LEED-certified, 5-story):

- 36 dorm rooms + 6 private suites = 216 total beds
- Classrooms, conference rooms & administrative space
- 3,000 SF commercial kitchen
- 5th-floor Commodore banquet hall (180 seated / 333 standing) with full A/V & panoramic bay views
- Separate 3,000 SF office building

Event & Venue:

- Awarded Best Event Venue in Galveston County (Galveston Daily News, 2020)
- Open-air chapel overlooking marina
- Multiple indoor/outdoor event and retreat spaces

Marina & Waterfront:

- 33-slip deep-water marina with floating docks
- Two side-tie slips accommodating vessels up to 100 ft
- 5-ton jib crane & launch ramp
- ADA-accessible docks and pathways

Amenities:

- Lap pool with scuba well
- Solar pavilion & sand volleyball courts

Systems & Security:

- 100% ADA compliant
- Full-site Cummins diesel backup generator (1300 kVA, only 40% utilized at full load)
- Over 100 security cameras (with audio & night vision)

Warehouse Property (±5,029 SF on ±3.6 acres, built 2015):

- Two bay areas with truck well & interior office space
- Loft-level storage
- Supports storage, staging, vehicle/marine equipment, overflow parking
- Ample expansion potential

Development Potential:

- Originally built as a nonprofit maritime education & recreation campus (2015)
- Institutional-grade construction, designed to withstand up to Category 4 hurricanes
- Flexible for education, workforce housing, wellness, hospitality, government, or redevelopment

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