

5.34 AC - Central Park Parkway

TEXAS CITY, TX



KW COMMERCIAL
18050 Saturn Lane., Ste. 100
Houston, TX 77058

PRESENTED BY:

JEFF GEORGE
Agent
O: 281.336.3121
jgeorge@kw.com
TX #0463308

FM 2004 @ CENTRAL PARK RD.

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

LOT SIZE:	5.34 Acres
ZONING:	Neighborhood Service
MARKET:	Houston
SUBMARKET:	Galveston
PRICE / SF:	\$17.00

PROPERTY OVERVIEW

5.34 acre corner lot part of 8.99 Acres total in 3 separate Commercial Corners (1.95 & 1.7 ac) to be located on the future Central Park Parkway. Lots can be sold Separately or all together. Detention and fill dirt are not required, site is ready for immediate commercial development. Residential development established with additional homes being currently built. Traffic count will increase tremendously. Price will increase as subdivision is completed and Central Parkway begins development to be completed in the next 18 months according to TXDOT.

LOCATION OVERVIEW

Located on the corner of FM 2004 & the future Central Park Parkway. Central Park Parkway will create access from Highway 3 to I-45, and will continue through to the Lago Mar Community.

PROPERTY HIGHLIGHTS

- Plug & Play
- FM 2004 Frontage
- Corner Lot on Future Central Parkway
- Ongoing Neighborhood Development

Property Details

SALE PRICE

SUBJECT TO OFFER

LOCATION INFORMATION

Street Address	FM 2004 @ Central Park Rd.
City, State, Zip	Texas City, TX 77591
County/Township	Galveston
Market	Houston
Submarket	Galveston

LAND

Number Of Lots	1
Best Use	Retail Mixed Use Commercial
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Topography	Level

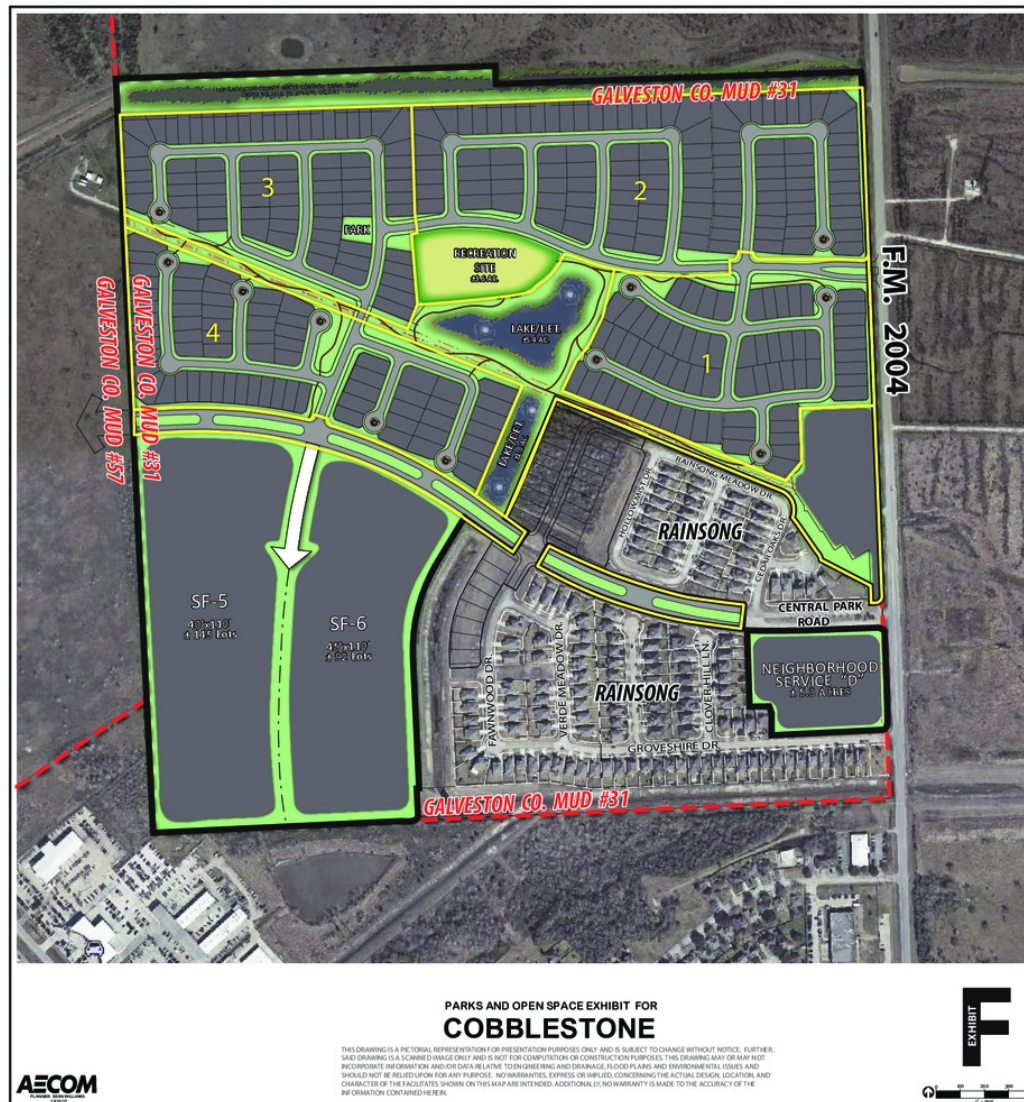
PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	Neighborhood Service
Lot Size	5.34 Acres
Corner Property	Yes

UTILITIES & AMENITIES

Power	Yes
-------	-----

Neighborhood Site Plans



[illegible]

FM 2004 @ CENTRAL PARK RD.

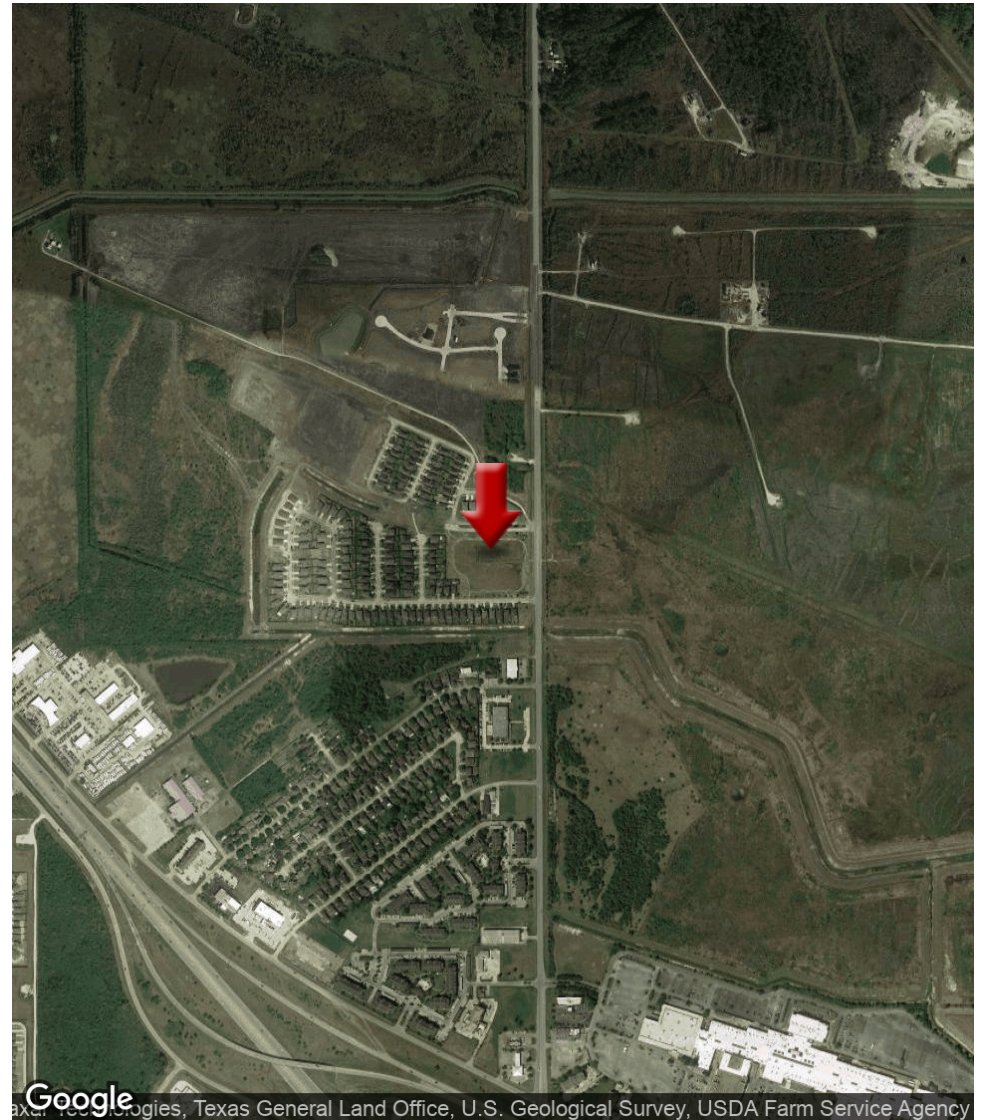
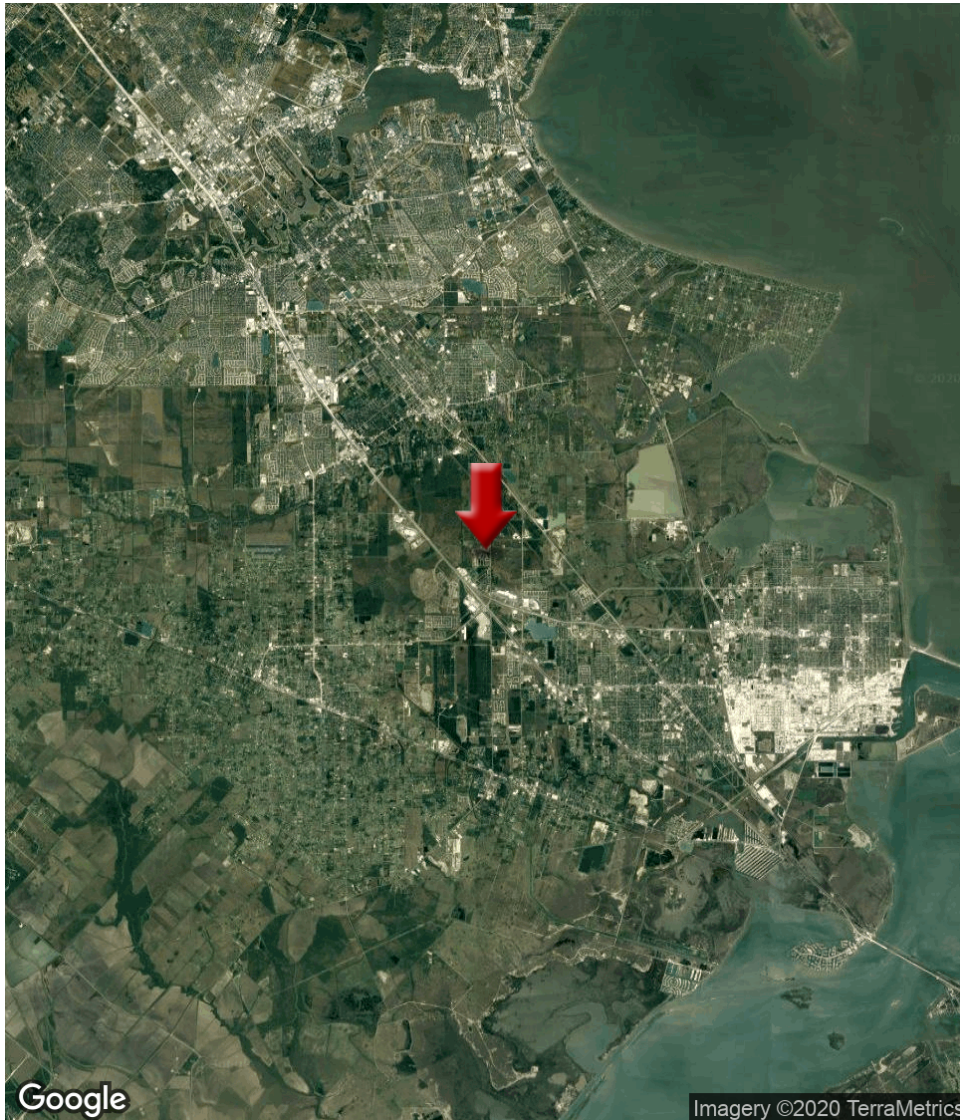
LOCATION INFORMATION

2

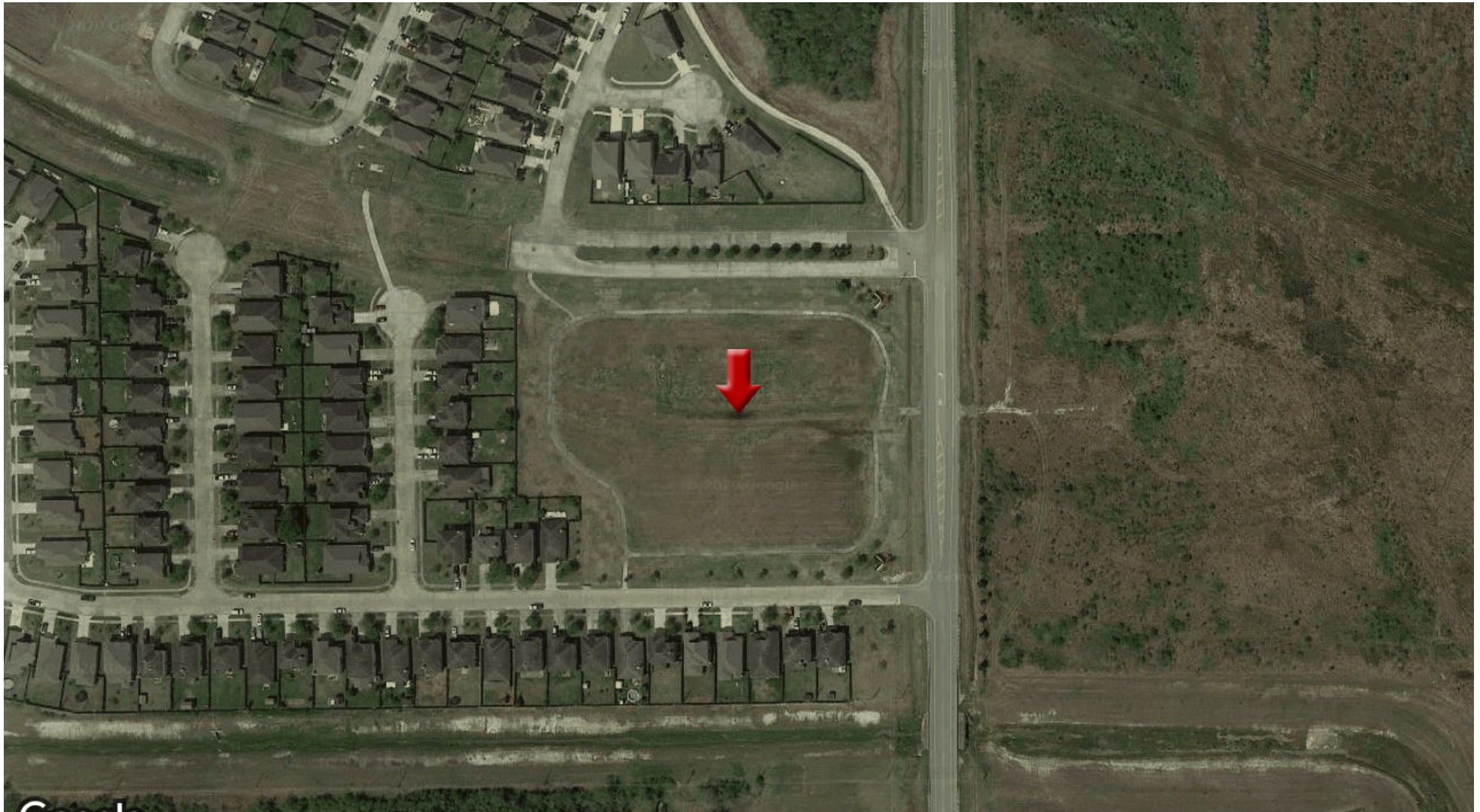
LOCATION MAPS

AERIAL MAP

Location Maps



Aerial Map



Google

son, Section Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

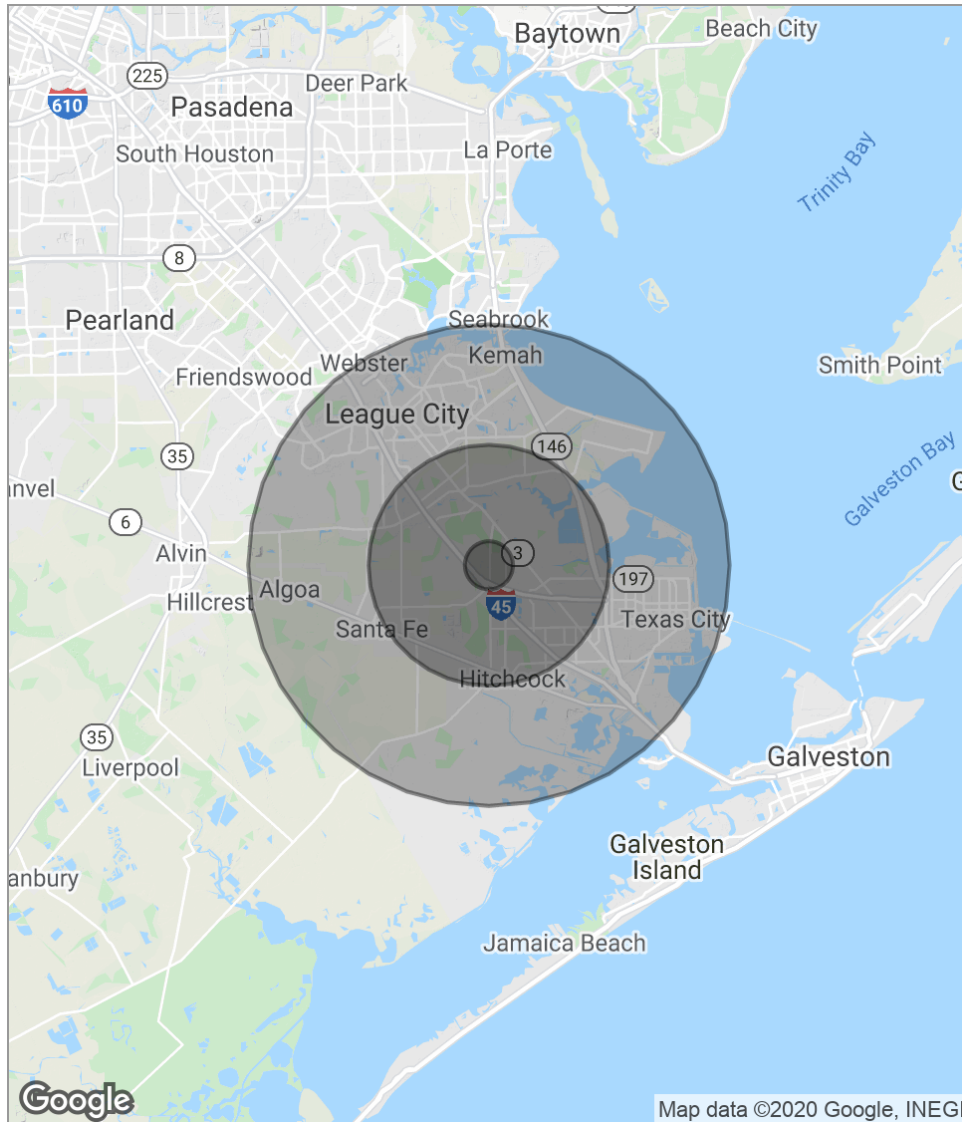
FM 2004 @ CENTRAL PARK RD.

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	931	55,365	207,385
Median Age	32.3	36.8	36.6
Median Age (Male)	29.8	35.0	35.9
Median Age (Female)	33.1	37.8	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	338	20,469	76,207
# Of Persons Per HH	2.8	2.7	2.7
Average HH Income	\$60,116	\$58,740	\$73,451
Average House Value		\$109,151	\$166,136

* Demographic data derived from 2010 US Census