

2904RedBluff.com



For Sale &/or Lease | Excellent development opportunity
2904 Red Bluff Rd.
Seabrook, TX

**AVISON
YOUNG**

Rare opportunity to acquire a premier site

\$1,850,000 Sales Price / Negotiable Lease Rate

+/- 6.2 acres or +/- 270,072 square feet

- Zoned for commercial and mixed-use
- All utilities are available to the site
- 160' of waterfrontage on Taylor Lake with pier & boat ramp
- Barndominium
- Parking for 10 vehicles
- Three guest casitas surrounding the swimming pool
- Over 650' of street frontage on Red Bluff Rd. with five access points.

Property Description

The property's gated driveway guides you through manicured grounds to the main building, the barndominium. The barndominium features a large porch, living/dining room with vaulted ceiling and a corner fireplace, large island kitchen with beautiful granite & six-burner gas range, two loft rooms with pressed tin ceilings, a beautiful full bathroom with a steam shower, mud room and parking for 7 vehicles. The second metal building offers storage and parking for a boat, RV or three additional vehicles. Three guest casitas offer two additional bedrooms & a full bath. The large patio with a bar area facing a beautiful pool with a tanning ledge and slide.



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Excellent development potential - Opportunity for mixed-use transformation with uses like an entertainment destination, a business or home business. Commercial and mixed-use zoning offers a multitude of development opportunities, rent as an entertainment paradise or make it your forever home.

Superior location – Two and a half miles to Highway 146, less than ten miles to Highway 225 (Pasadena Freeway), less than fourteen miles to the major junction of Beltway 8 and Highway 225, four and a half miles to Kemah Boardwalk and five miles to Johnson Space Center.

Prime site nestled between Houston & Galveston - Ideally located +/- 30 minutes southeast of Houston and +/- 30 minutes north of Galveston, just off the intersection of State Highway 146 and Red Bluff Rd., only three minutes from the Galveston Bay, 30 minutes to Hobby Airport and 21 minutes to Ellington Airport, home to Houston Spaceport, the U.S. military and NASA.

Improved access and mobility underway - State Highway 146 is currently being widened and Red Bluff Rd. was recently widened. About 1.5 miles of Red Bluff Rd., between State Highway 146 and Kirby Blvd. are under expansion from three lanes to five. The existing road was recently converted to one-way westbound traffic, and two new one-way eastbound lanes. A new bridge over Taylor Lake was recently completed south of the existing one to allow for more traffic to create an alternative evacuation route. The State Highway 146 will widen from 4 lanes to up to 12 main elevated lanes. The Kemah bridge, recently completed, will have 3 lanes in each direction, including a 4-lane express bridge that will run along the west side. The East Beltway 8 (Sam Houston Tollway) from I-45 to I-10 is also being widened. The size of the toll road from South of Genoa Red Bluff all the way to the ship channel bridge will be doubled.

Vibrant coastal community - Seabrook, Texas - the name alone beckons visitors. Residents and visitors alike treasure this vibrant coastal community for its resort-style experiences along Clear Lake and Galveston Bay. The city offers many shopping, dining and recreational opportunities including boating, hiking, biking and fishing. It also boasts the largest classic car and wooden boat show in the United States, Keels & Wheels which attracts over 15,000 visitors to view more than 300 classic cars and boats from around the nation. Just 6 miles away is University of Houston-Clear Lake, a 4-year university with more than 90 undergraduate and graduate degree programs. San Jacinto Community College Central Campus is also nearby in Pasadena.

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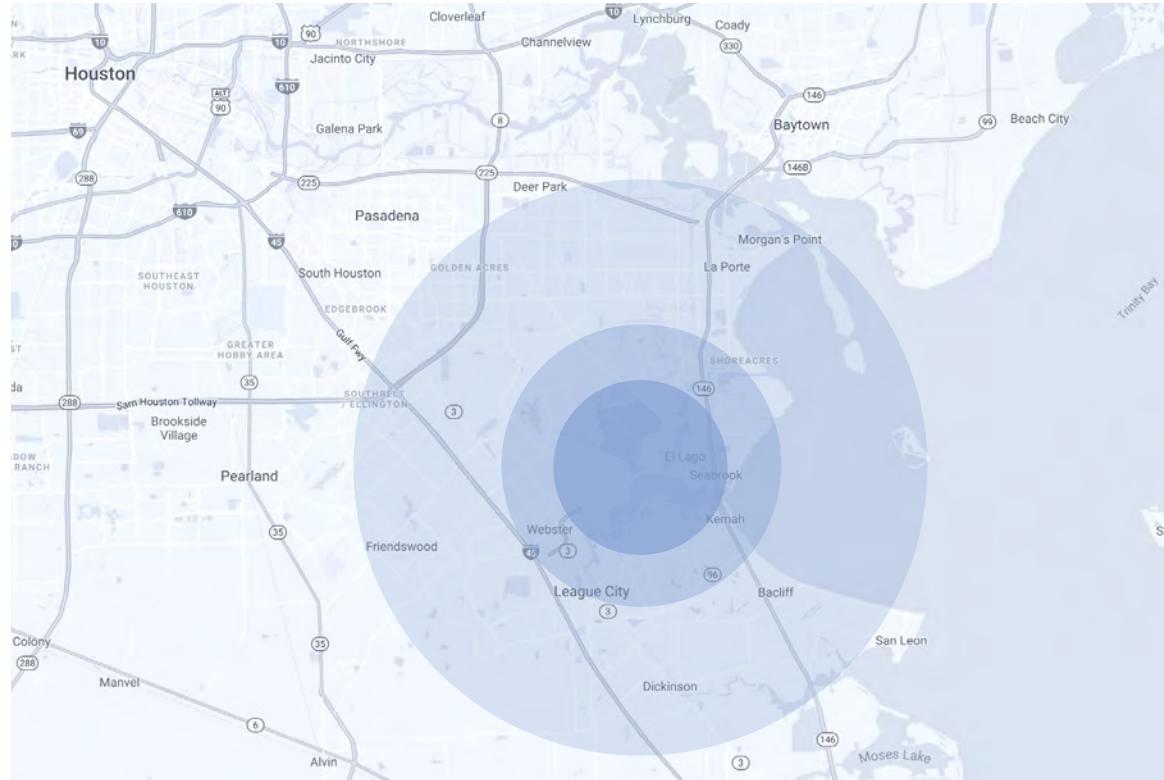
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DEMOGRAPHIC SNAPSHOT	3 Mile	5 Mile	10 Mile
2024 Est. Population	30,216	96,111	429,233
2029 Population Projection	32,051	99,083	434,997
2024 Avg. Household Income	\$140,042	\$152,4791	\$137,080



▶ Drone video coming soon

If you would like more information on this offering, please get in touch.

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Drone video

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date