

1127 MARINA BAY DR

1127 MARINA BAY DR, KEMAH - TX 77565

 ASPIRE CRE



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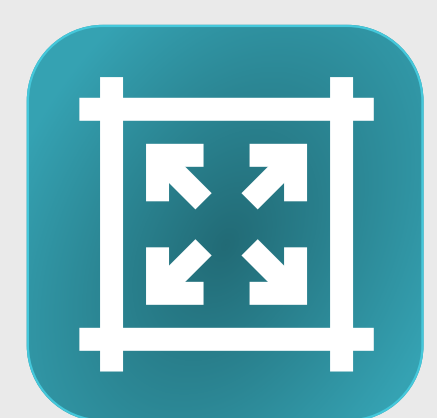




PRICE
\$1,800,000



GLA
4,704 SF



LOT SIZE
0.75 acres



Drive-Thru
Availability



Freestanding Second
Generation Restaurant



PRIME WATERFRONT LOCATION

Prime Marina Bay Drive (FM 2094) location in one of Houston's premier waterfront dining and entertainment markets



HIGH-VISIBILITY CORNER

Excellent visibility on Marina Bay Drive with prominent frontage and signage opportunities at the corner of Marina Bay Drive and Vivian Street.



KEMAH BOARDWALK PROXIMITY

Minutes from the Kemah Boardwalk and Waterfront Marina.



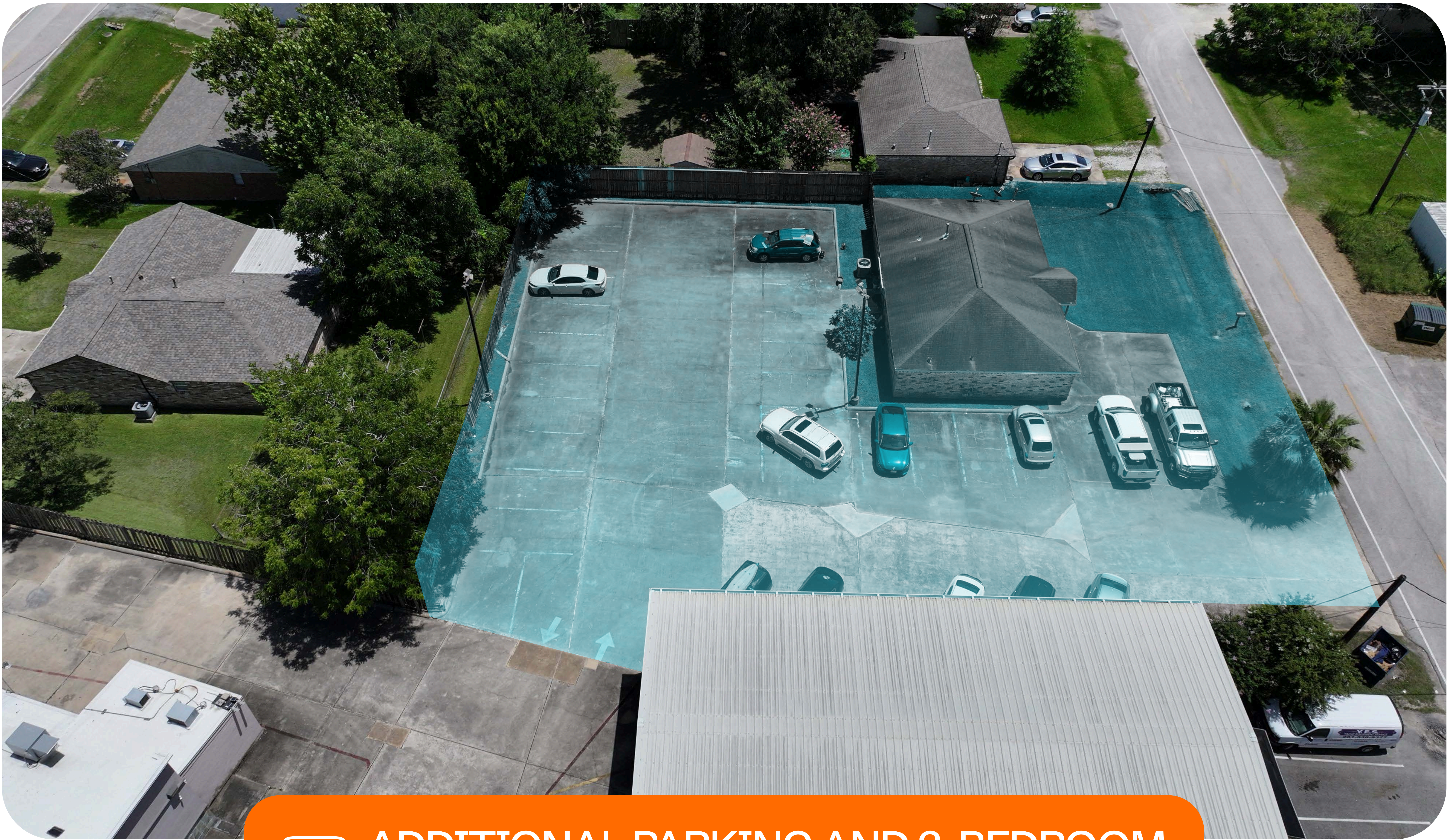
STRONG TRAFFIC COUNT

Marina Bay Dr: 20,900 VPD

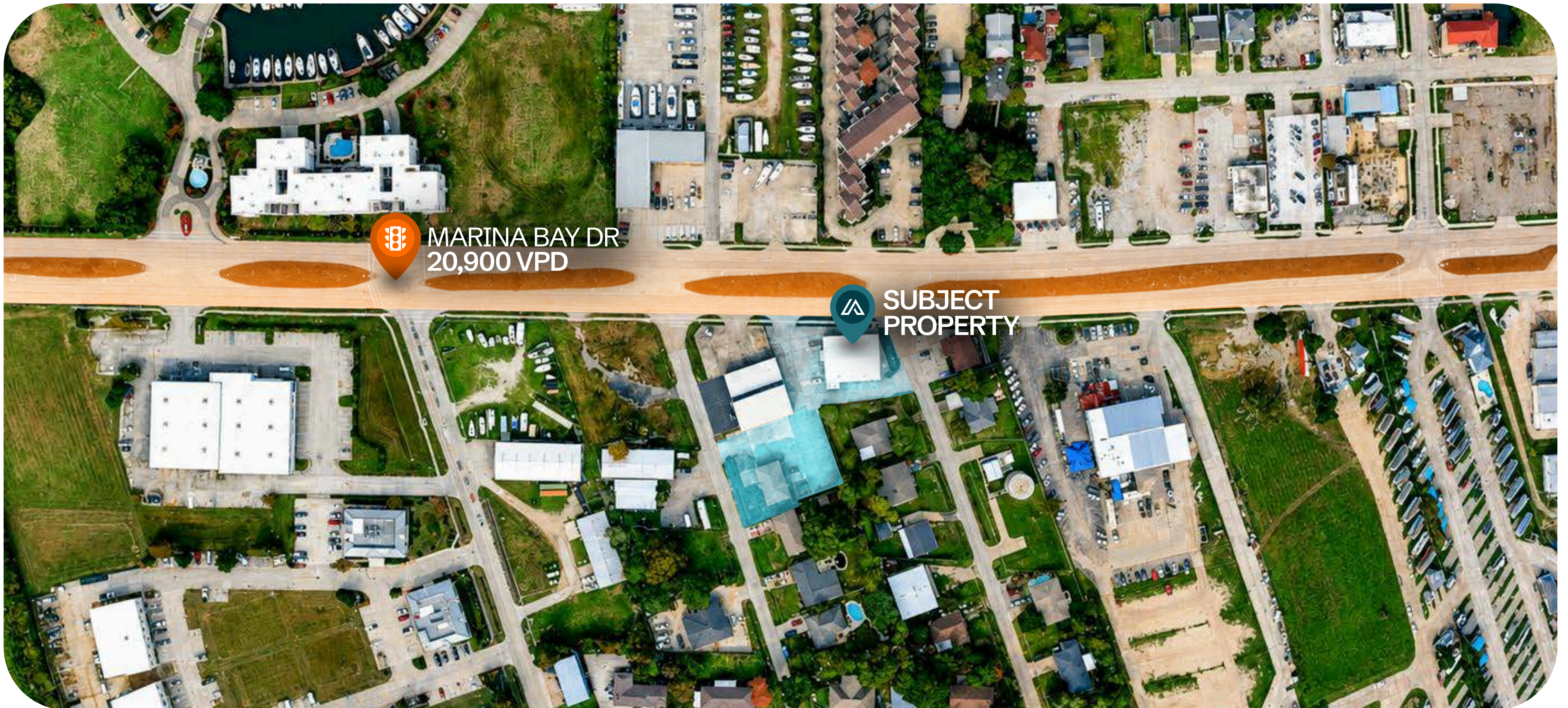


MONUMENT SIGN INCLUDED

Prominent monument signage is included, providing enhanced visibility and branding opportunities along Marina Bay Drive.



ADDITIONAL PARKING AND 3-BEDROOM
HOUSE ALSO AVAILABLE



Affluent customer base
with an average household
income of approximately
\$151,700 within 3 miles.

61,188 residents
within 3 miles.

Continued **residential
growth** throughout the Clear
Lake/Kemah trade area.

Approximately **7 miles**
from **NASA Johnson Space
Center**, providing a steady
daytime employment base
and visitor traffic.



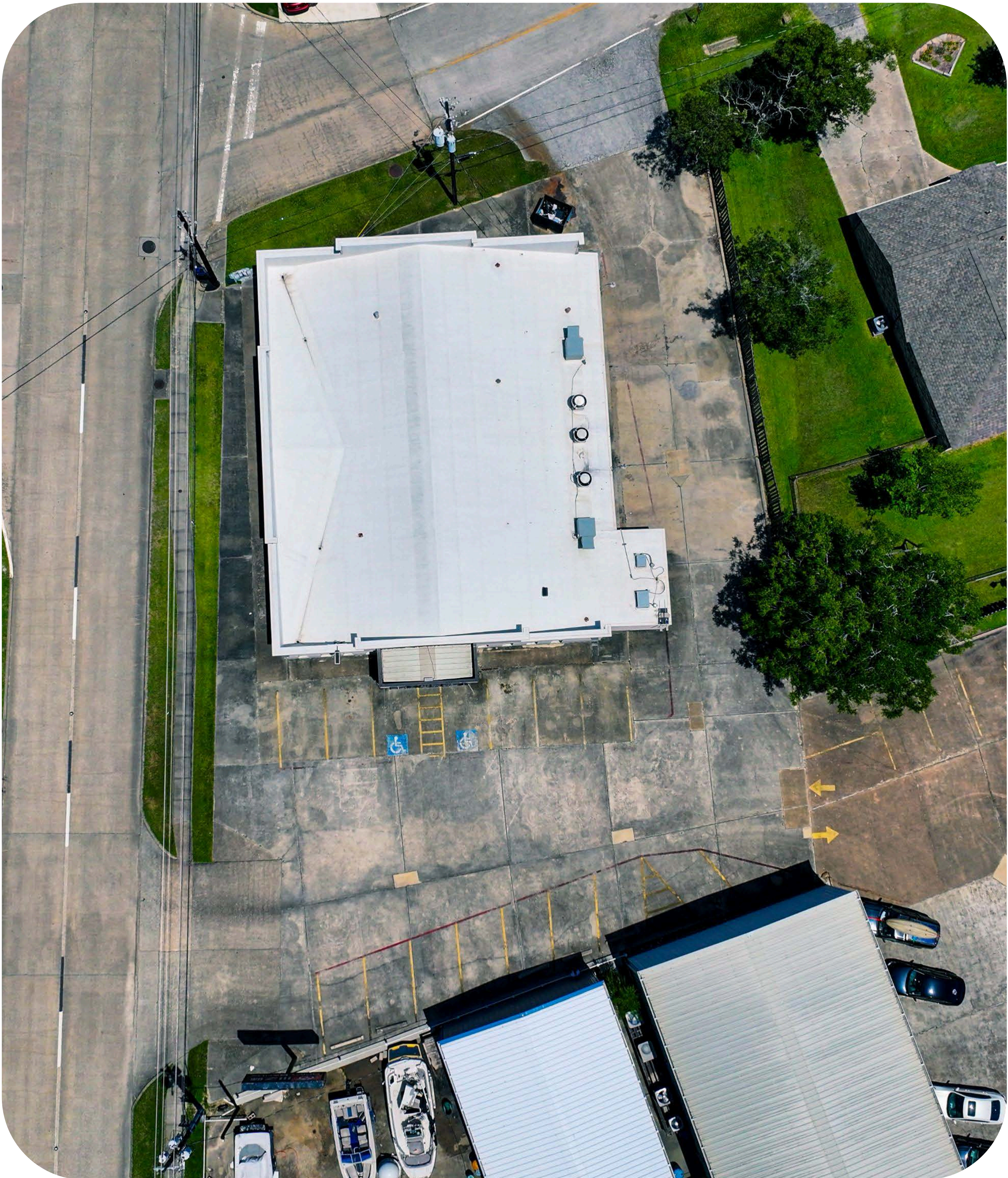
GROCERY RESTAURANT SHOPPING

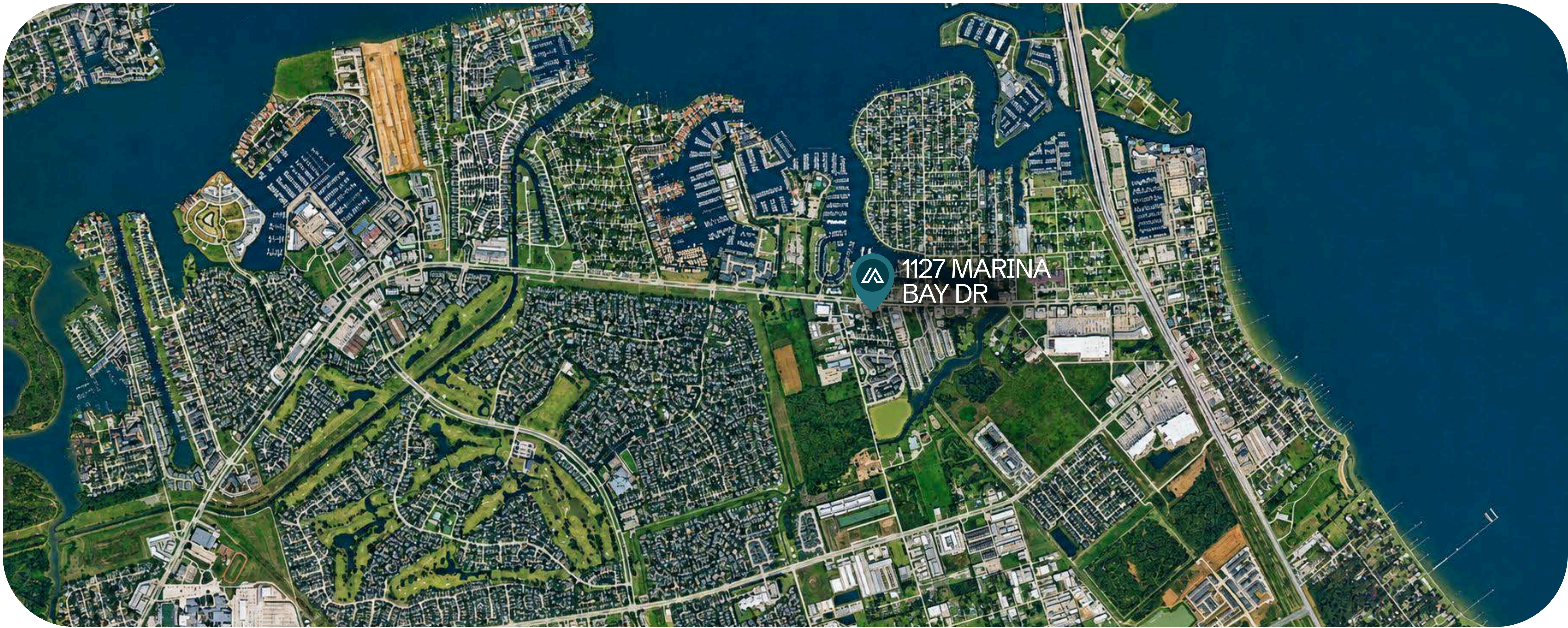
- ALDI
- H-E-B
- Kroger
- Randalls

- Aquarium Restaurant
- Bubba Gump Shrimp Co.
- Chick-fil-A
- Galveston Bay Brewing
- Hillman's Seafood & Fish House
- Landry's Seafood House
- Pappas Seafood House
- Pier 6 Seafood & Oyster House
- Saltgrass Steak House
- Shipley Do-Nuts
- T-Bone Tom's

- Baybrook Mall
- Costco Wholesale
- Dollar General
- Dollar Tree
- Kemah Boardwalk
- Sam's Club
- Target
- Walmart Supercenter







MAJOR AREA TRAFFIC GENERATORS





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ABOUT US



Aspire CRE is a full-service commercial real estate brokerage and property management firm committed to using *modern platforms and technology* to help people make better real estate decisions.

Modern Commercial Real Estate *Services*

Our service offerings are designed for how business is actually conducted in the modern world.

Our team is here to make the process straightforward and to ensure every interaction reflects the standard of service we hold ourselves to.

Aspire for Greatness.