



MIDTOWN GALVESTON

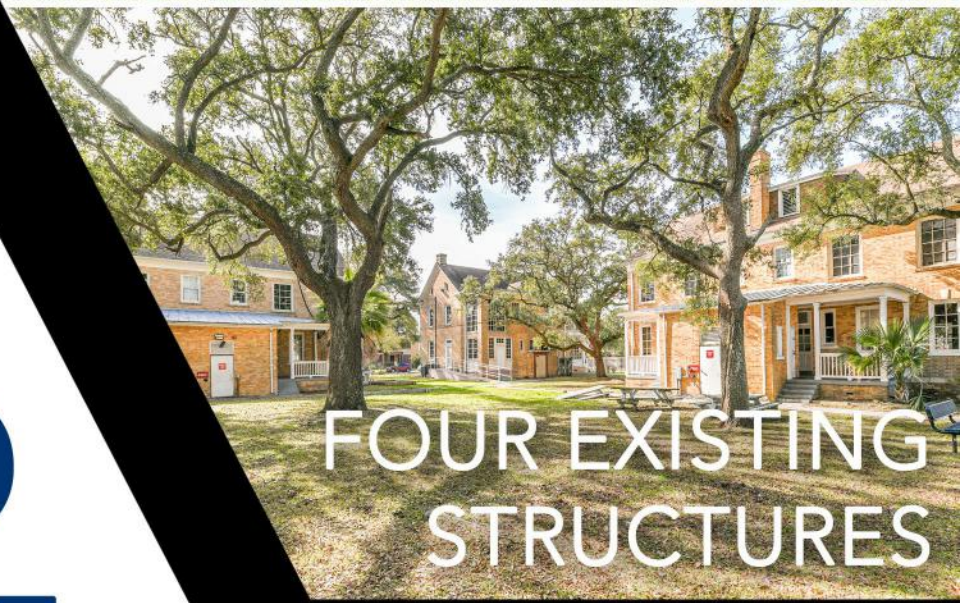


APPROX 2.4 ACRES



**Joe Tramonte**  
REALTY, INC.

**LAND  
FOR SALE**



FOUR EXISTING  
STRUCTURES

**OFFERED AT \$1,900,000**



**1424 45th St (Ursuline/45th)**



**2.406 Acres (104,805sf)**



## Zoning - Multi-Family



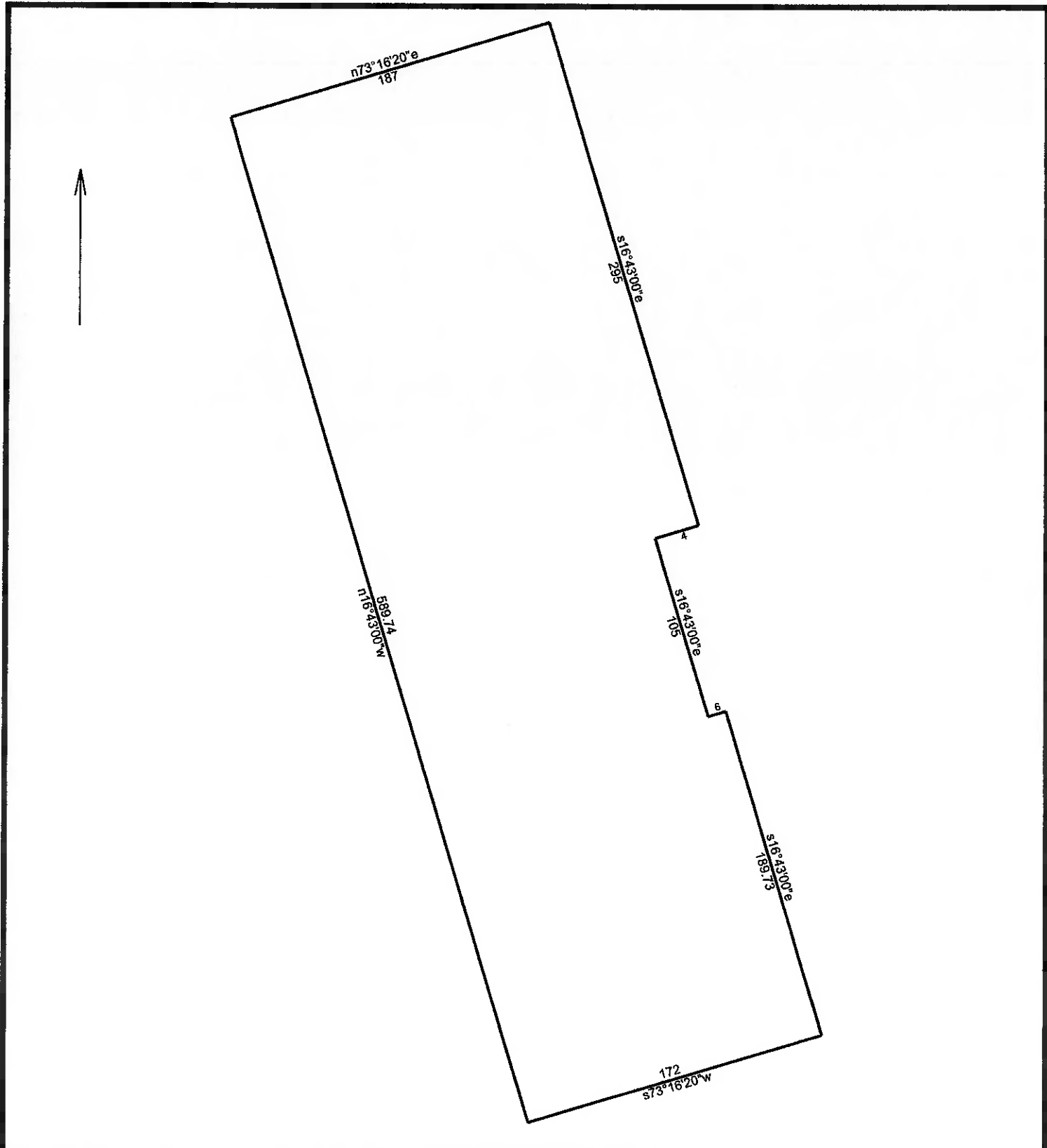
## Flood Zone AE



**Four Residential Buildings  
Gross Bldg Area: 15,808sf**

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

<b>Identification</b>	Converted Residential Buildings
<b>Location</b>	The subject property is located on the northeast corner of Ursuline Street and 45 <sup>th</sup> Street with a physical address of 1424 45th Street, Galveston, Galveston County, Texas 77550.
<b>Improvements</b>	Four converted residential buildings that totals approximately 15,808 square feet of building area that was completed in 1935.
<b>Gross Building Area</b>	15,808 square feet.
<b>Land Size</b>	2.406 Acres (104,805 square feet)
<b>Highest and Best Use</b>	As vacant: Multi-family or special use development. As improved: Interim Use until the site is re-developed to a higher density use.
<b>Zoning</b>	MF Multi-Family - City of Galveston
<b>Flood Plain Status</b>	Zone AE: areas determined to be inside the 100-year flood hazard area, according to FEMA map panel 48167C0437G, dated August 15, 2019.



1/5/2024

Scale: 1 inch= 73 feet

File:

Tract 1: 2.4055 Acres (104783 Sq. Feet), Closure: s16.4300e 0.01 ft. (1/157381), Perimeter=1574 ft.

- 01 n16.4300w 589.74
- 02 n73.1620e 187
- 03 s16.4300e 295
- 04 s73.1620w 25.25
- 05 s16.4300e 105
- 06 n73.1620e 10.25
- 07 s16.4300e 189.73

08 s73.1620w 172



## **ADDITIONAL INFORMATION**

The Property is owned by The County of Galveston Texas and must be listed for sale for a minimum of 30 days at which time the Property may be sold to a ready, willing, and able Buyer who submits the highest cash (no financing contingency) offer. As approved by The County of Galveston Texas, the Property will be listed for sale in the Multiple Listing Service and LoopNet, a commercial online listing service. All offers received by the Listing Broker will be forwarded to Galveston County Judge Mark Henry.

All Letters of Intent (LOI) should be addressed to:

The County of Galveston Texas  
c/o Galveston County Judge Mark Henry  
722 Moody, Suite 200  
Galveston, TX 77550

Due to the expectation of multiple offers, it is encouraged that all Buyers present their highest and best LOI by 5:00 pm on Monday, March 11, 2024, to the Listing Broker:

Vincent J. Tramonte  
Joe Tramonte Realty, Inc.  
1802 Broadway, Ste 206  
Galveston, TX 77550  
[409/771-0931](tel:4097710931)  
[VJ@TramonteRealty.com](mailto:VJ@TramonteRealty.com)

