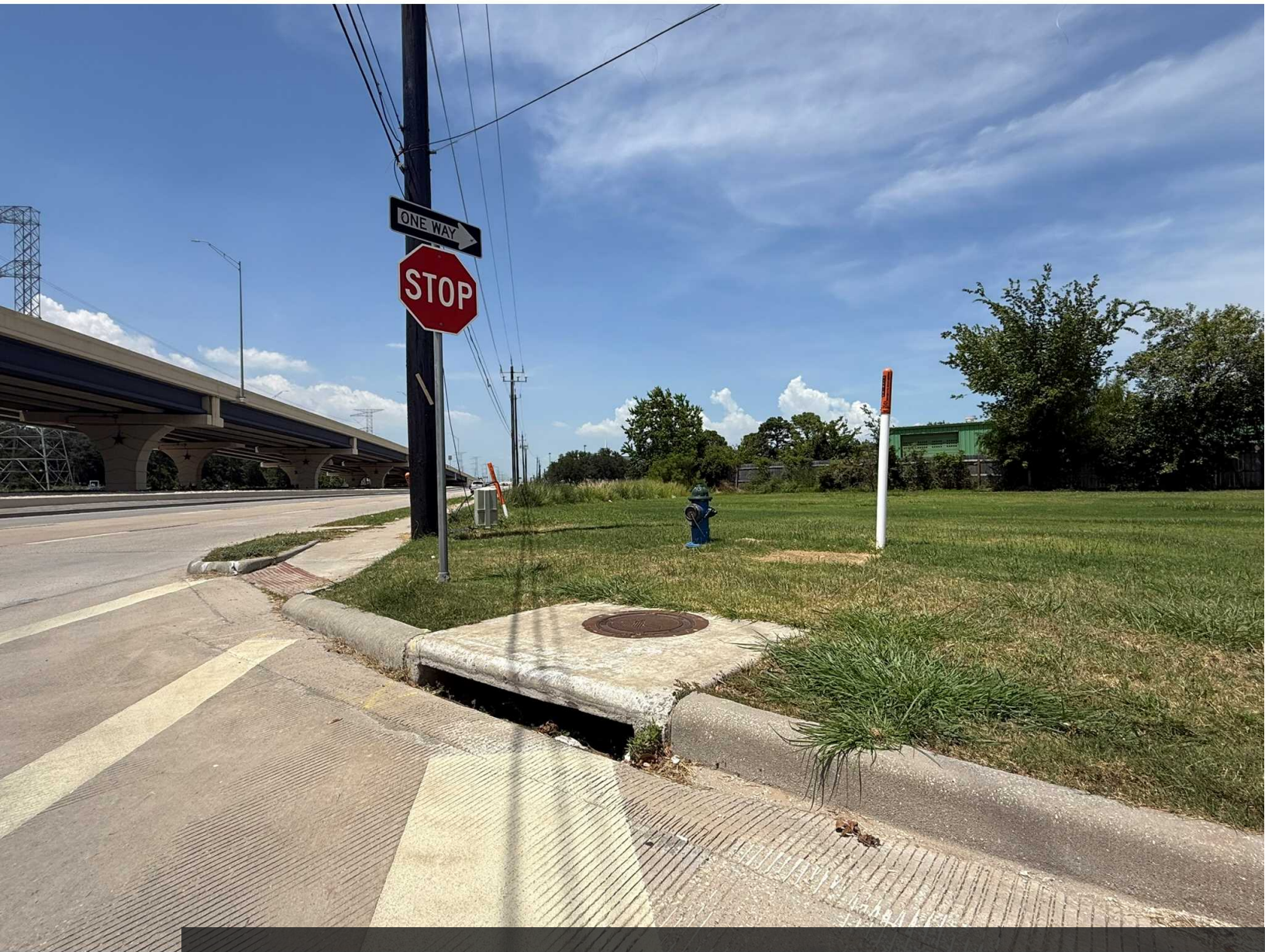


LAND FOR SALE

1400 BAYPORT BLVD, SEABROOK, TX 77586

1400 BAYPORT BLVD, SEABROOK, TX 77586-3410



FOR SALE

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

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Disclaimer

1400 BAYPORT BLVD



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EXECUTIVE SUMMARY

1400 BAYPORT BLVD



OFFERING SUMMARY

PRICE:	\$200,000
LOT SIZE:	11,543 SF
ACCESS:	LIDSTONE AVE.
ZONING:	COML LOT
PERMITTED USES:	UNRESTRICTED
FRONTAGE:	63'
TRAFFIC COUNT:	
DRAINAGE:	SEWER
PRICE / SF:	\$17.33/SF
SIGNAL INTERSECTION:	1st Street
UTILITIES:	ALL UTILITIES
APN:	037-107-001-0001

PROPERTY OVERVIEW

Former location of "Marburger's Sporting Goods" Retail Store at "1400 Bayport Blvd," on the hard-corner of 1st Street/Lidstone Ave/SH-146 frontage road north. This "southeast corner" is approximately 11,543sf (0.27 acres). All utilities are in place- water, sewer, electricity, and natural gas. Major transportation improvements and renovations have been completed throughout the area and this commercial district is poised for redevelopment. The neighboring 0.91 acres "middle section" & "northeast corner," 0.39 acres, are also listed



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LOCATION & HIGHLIGHTS

1400 BAYPORT BLVD



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LOCATION INFORMATION

Building Name: 1400 Bayport Blvd,
Seabrook Commercial Lot
Street Address: 1400 Bayport Blvd
City, State, Zip: Seabrook, TX 77586-3410
County: Harris
Market: Southeast Houston
Sub-market: Seabrook
Cross Streets: SH-146
Signal Intersection: 1st Street

LOCATION OVERVIEW

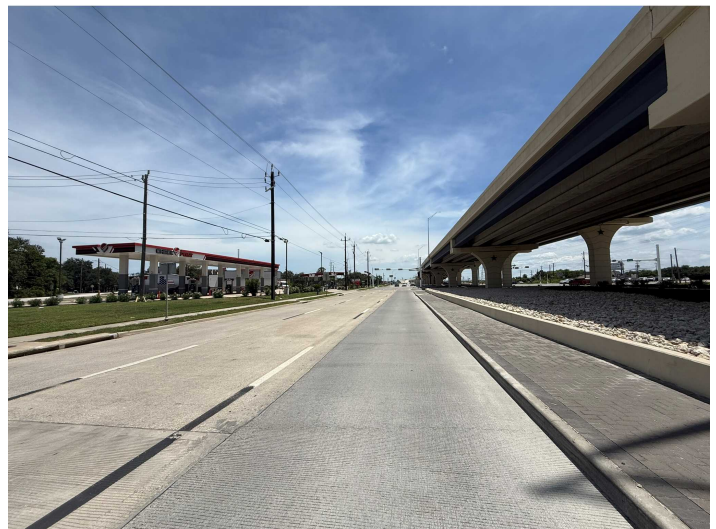
Within 1-mile of major retailers including The Home Depot, Walmart Supercenter, Office Depot. Restaurants: Whataburger, Chick-Fil-A, Chili's, and numerous local spots including Merlion. Near South Shore Harbour Country Club, Resort, & Marina. Kemah & Clear Lake Shores are a major local entertainment draw, poised for growth with the completion of the SH-99 Grand Pkwy Project & widening of SH-146. Popular area for food, shopping, tourism, and water related activities including sailing and fishing in Clear Lake & Galveston Bay.

PROPERTY HIGHLIGHTS

- 1400 Bayport Blvd, the hard-corner of 1st St. & Lidstone Ave/SH-146 frontage road north.
- This "southeast corner" is approximately 11,543sf (0.27 acres).
- All utilities are in place- water, sewer, electricity, and natural gas.
- Major transportation improvements and renovations have been completed throughout the area and this commercial district is poised for redevelopment.
- The neighboring 0.91 acres "middle section" & "northeast corner," 0.39 acres, are also listed for sale.
- Popular area for food, shopping, tourism, and water related activities including sailing and fishing in Clear Lake & Galveston Bay.

PROPERTY PHOTOS

1400 BAYPORT BLVD



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PROPERTY PHOTOS

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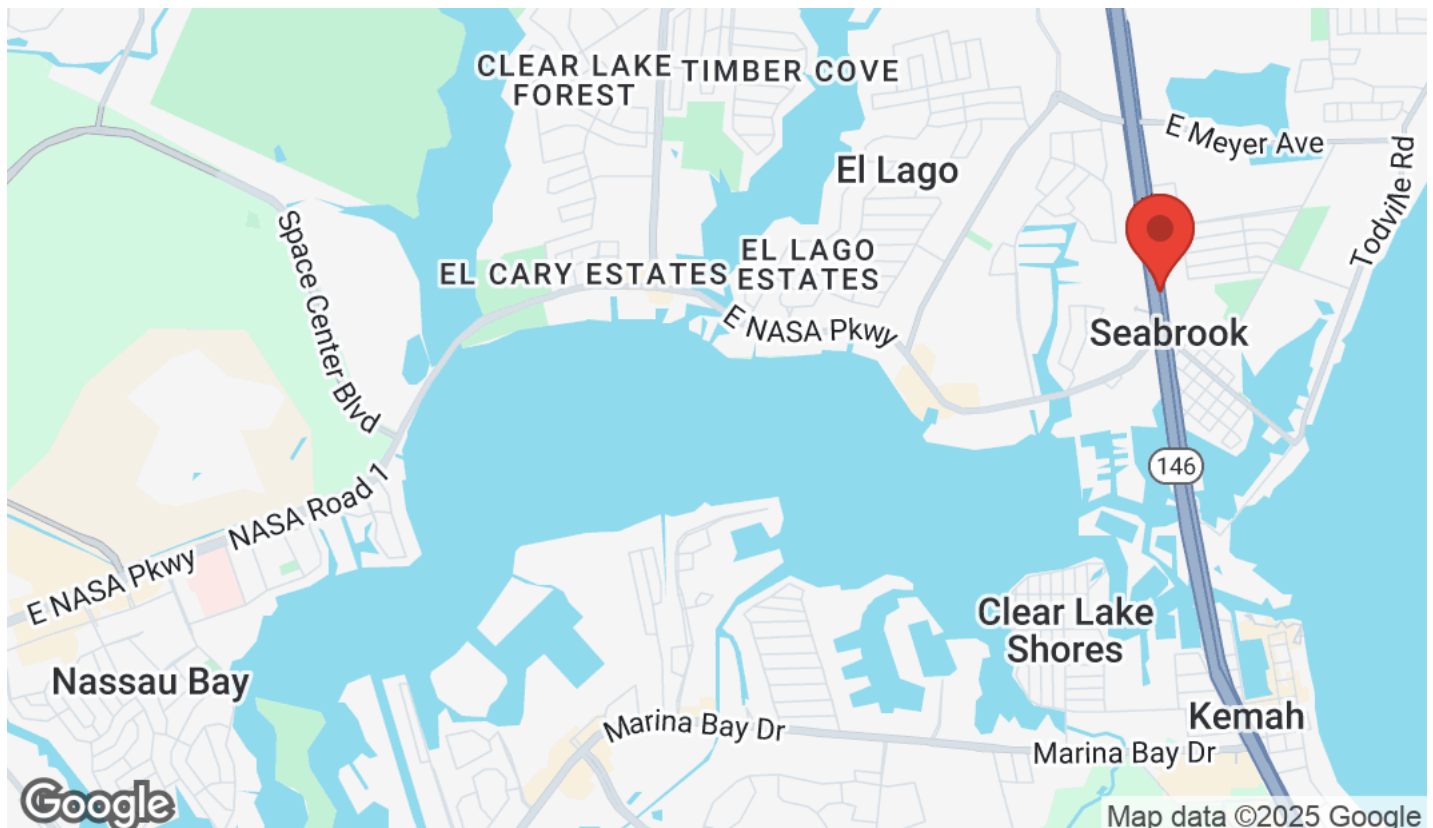
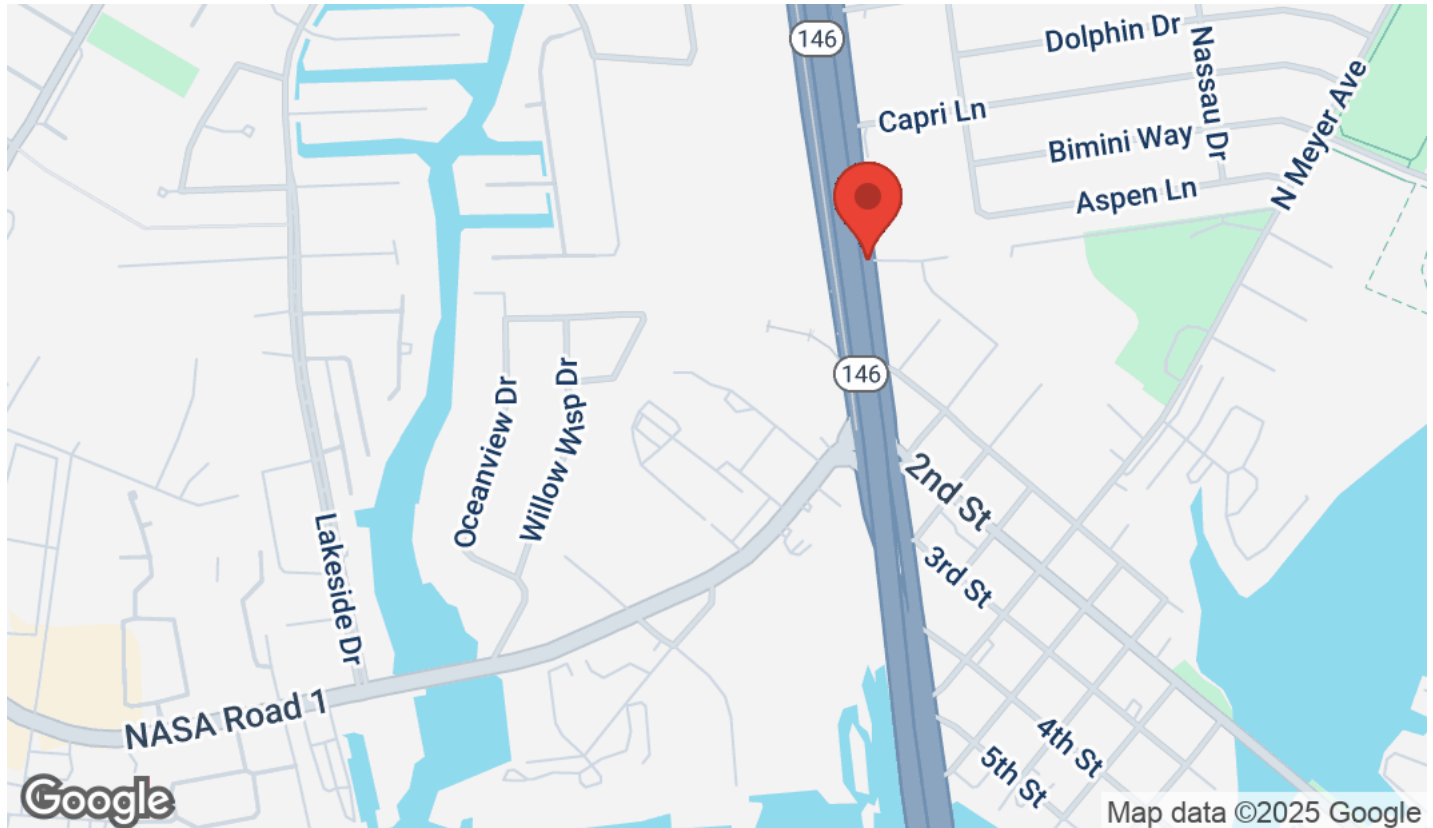
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LOCATION MAPS

1400 BAYPORT BLVD



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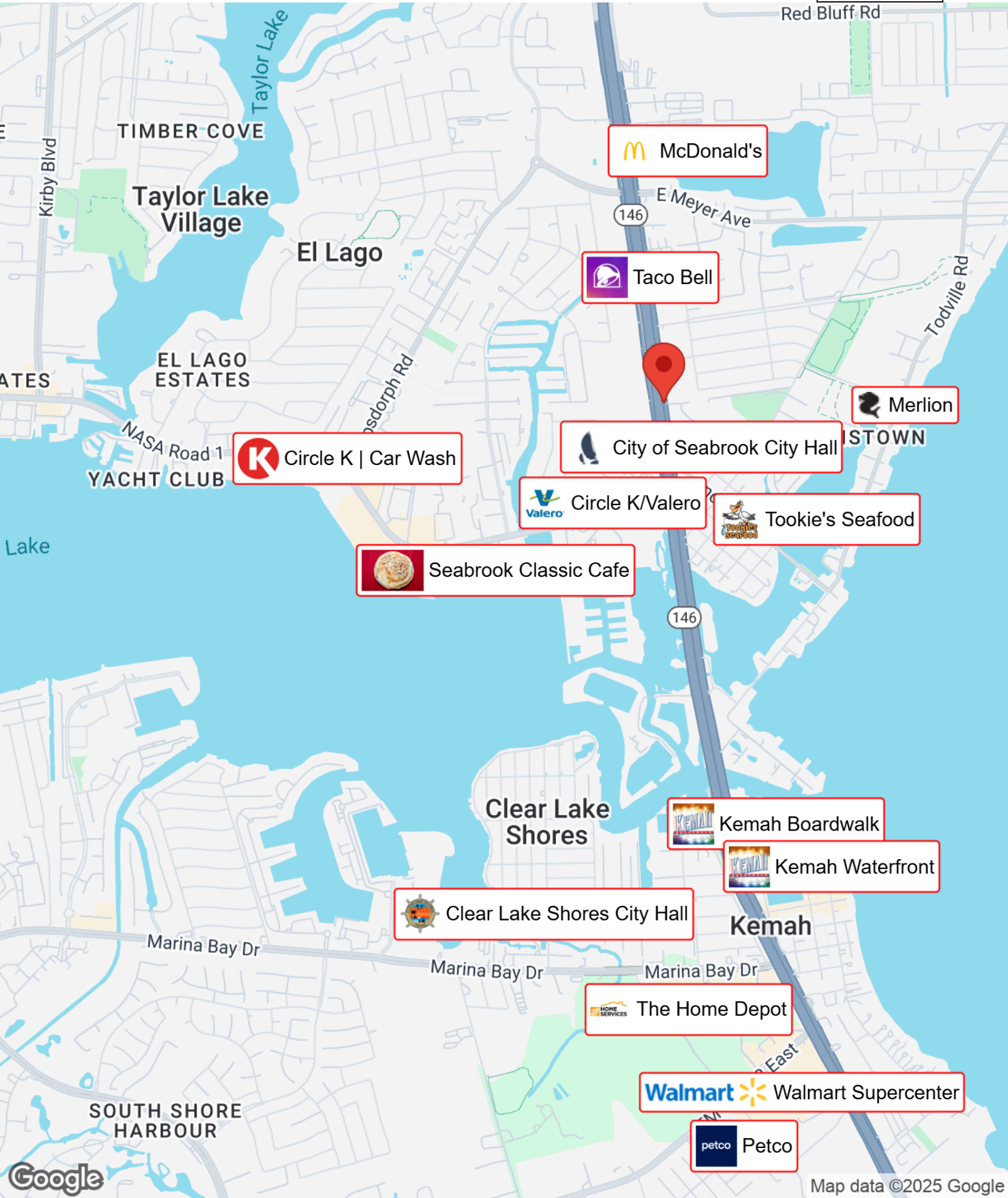


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BUSINESS MAP

1400 BAYPORT BLVD



McDonald's

Taco Bell

Merlion

City of Seabrook City Hall

Circle K/Valero

Tookie's Seafood

Seabrook Classic Cafe

Kemah Boardwalk

Kemah Waterfront

Clear Lake Shores City Hall

Kemah

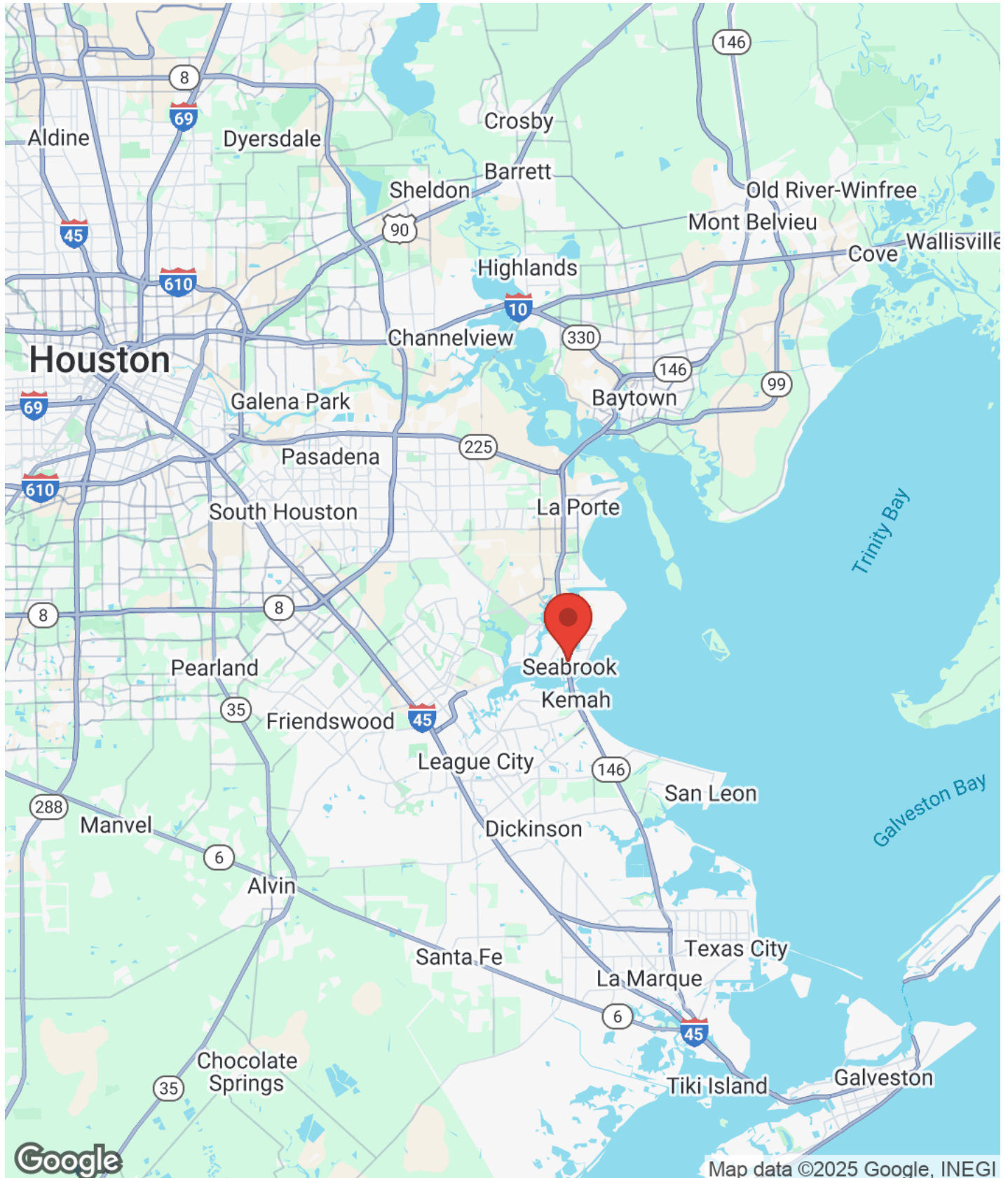
The Home Depot

Walmart Walmart Supercenter

Petco

REGIONAL MAP

1400 BAYPORT BLVD



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AERIAL MAP

1400 BAYPORT BLVD



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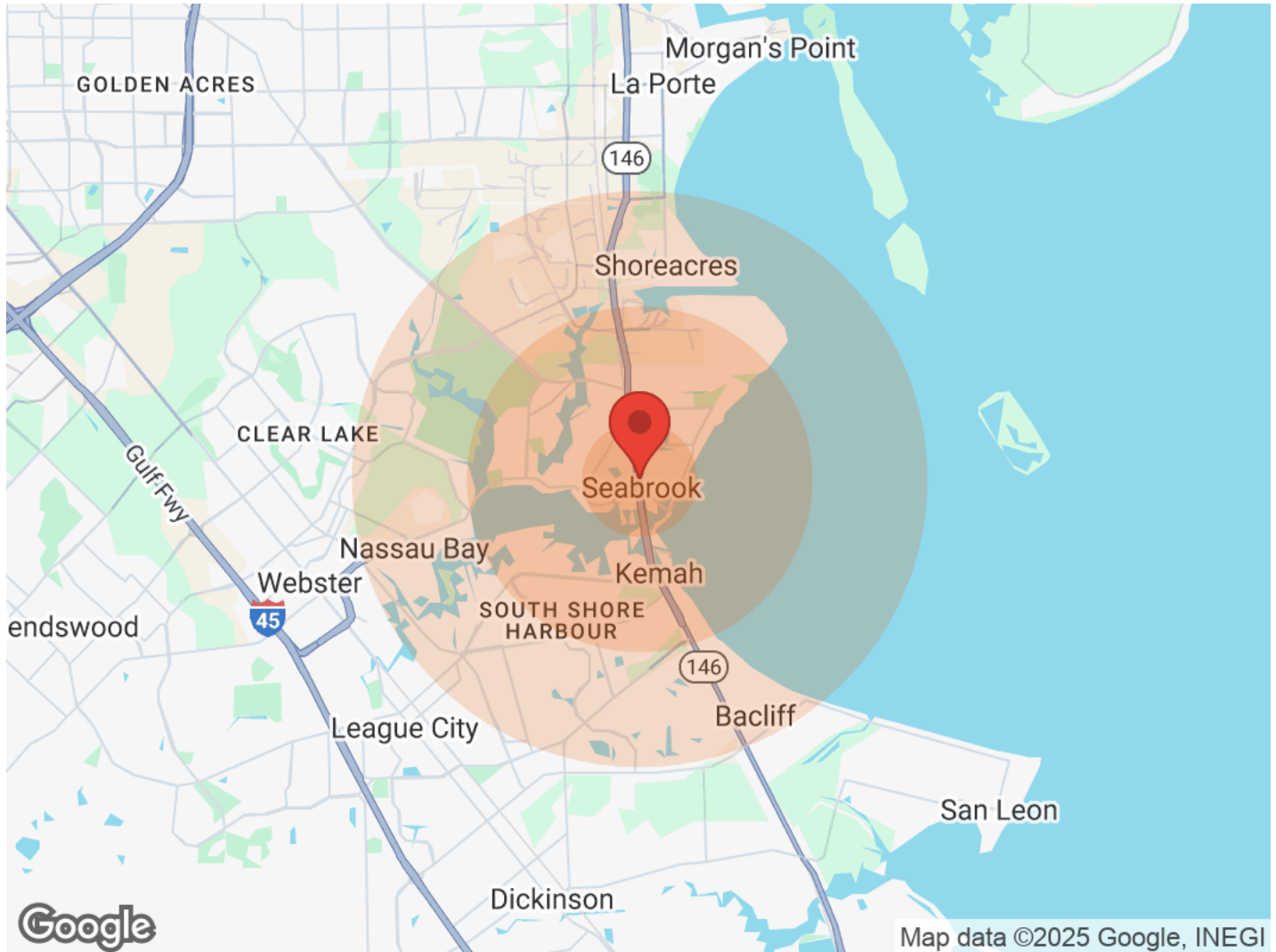


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DEMOGRAPHICS

1400 BAYPORT BLVD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,642	16,940	44,576	Median	\$61,530	\$85,958	\$77,274
Female	3,364	16,462	43,615	< \$15,000	249	810	2,420
Total Population	7,006	33,402	88,191	\$15,000-\$24,999	251	894	2,435
				\$25,000-\$34,999	303	794	2,468
				\$35,000-\$49,999	688	1,774	4,617
				\$50,000-\$74,999	421	2,141	6,131
				\$75,000-\$99,999	372	2,144	5,496
				\$100,000-\$149,999	595	2,797	7,049
				\$150,000-\$199,999	219	1,118	2,746
				> \$200,000	118	1,150	2,448
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,359	6,293	17,138	Total Units	4,087	16,612	41,835
Ages 15-24	779	4,231	11,621	Occupied	3,441	14,443	37,438
Ages 25-54	2,880	12,830	34,433	Owner Occupied	1,681	9,458	23,947
Ages 55-64	896	4,776	11,886	Renter Occupied	1,760	4,985	13,491
Ages 65+	1,092	5,272	13,113	Vacant	646	2,169	4,397
Race	1 Mile	3 Miles	5 Miles				
White	6,223	30,129	75,625				
Black	247	803	3,258				
Am In/AK Nat	N/A	22	90				
Hawaiian	N/A	8	8				
Hispanic	887	4,340	14,107				
Multi-Racial	674	3,138	11,426				

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IABS- LISTING AGENT

1400 BAYPORT BLVD



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Timothy Larson	0695022	tlarson@kw.com	(281) 508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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