

Seabrook, TX, Land Development Opportunity

1814 1st St, Seabrook, TX 77586

LISTING PRESENTATION | 1814 1ST STREET | SEABROOK, TX

Exclusively Listed by

Tim Larson - Commercial Realtor | (713) 461-9393 | tlarson@kw.com | 0695022, Texas

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KELLER WILLIAMS HOUSTON MEMORIAL

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Houston, TX 77057

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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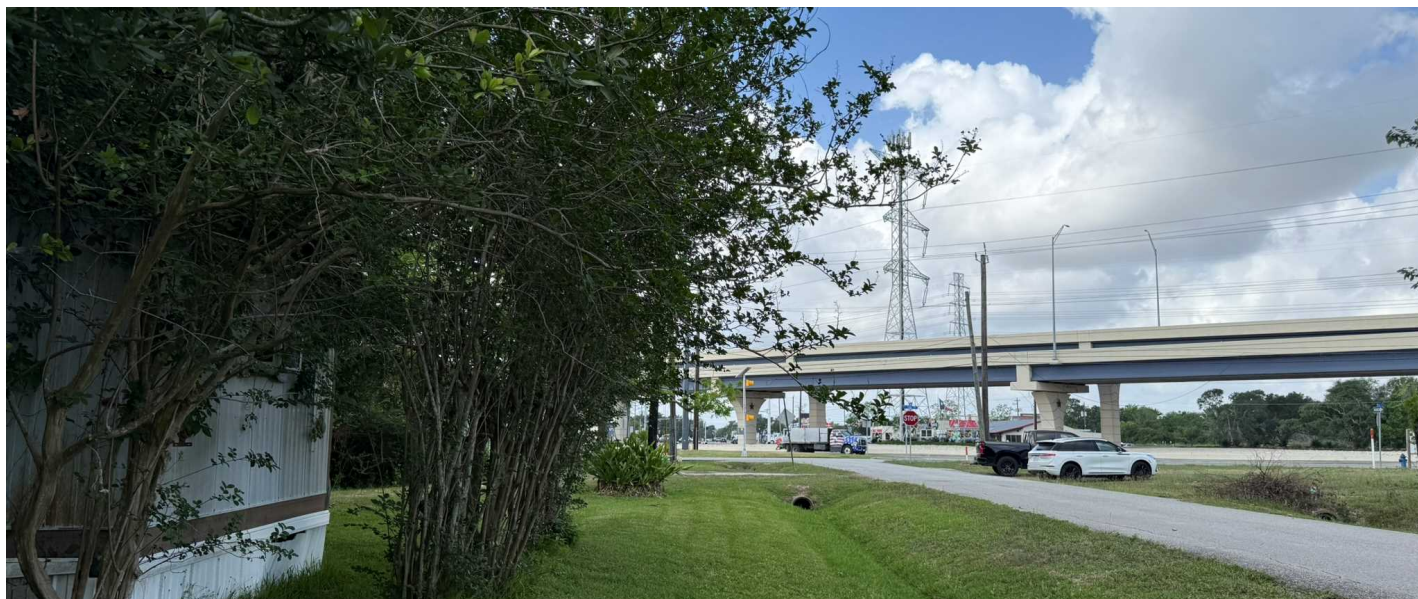
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Executive Summary



Property Overview

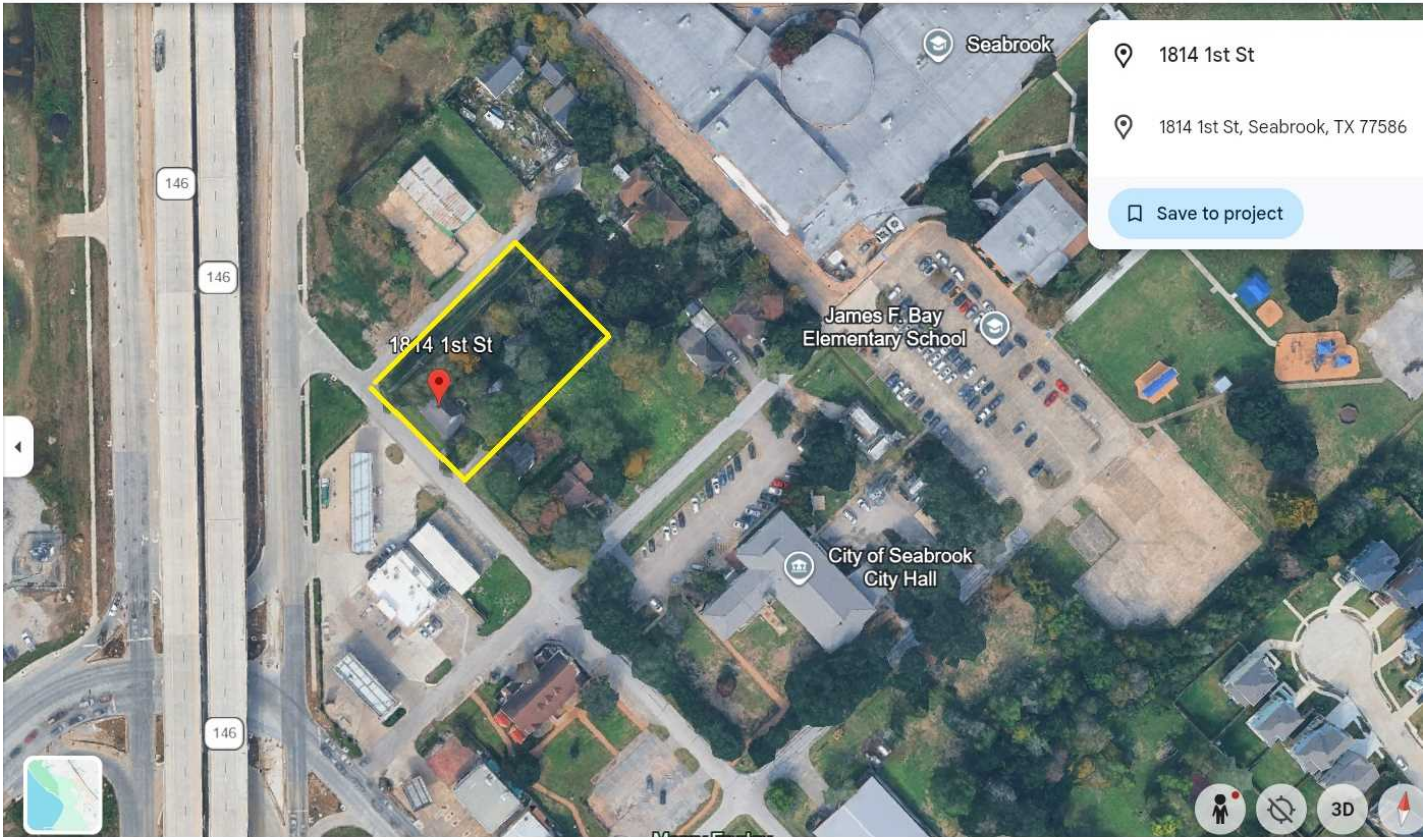
20,000-square-foot lot (0.4591 acres) is situated on the northwest corner of 1st Street and Lidstone Avenue, offering excellent proximity to the SH-146 frontage road. The property currently includes a 1,048-square-foot multi-family dwelling built in 1981, currently used for storage, along with several outbuildings.

Property Highlights

- Utilities: Full site utilities are in place, including water, sewer, electricity, and natural gas.
- -Development Potential: Located in a commercial district poised for redevelopment following significant local transportation improvements.
- Adjacent Opportunity: The neighboring southeast corner (approximately 11,543 square feet) is also currently listed for sale.
- Prime Location: Within one mile of major retailers like Home Depot and Walmart, and near major local attractions including South Shore Harbour, Kemah, and Clear Lake
- 1814 1st St, Seabrook, TX 77586- SH-146 & Grand Pkwy 99.

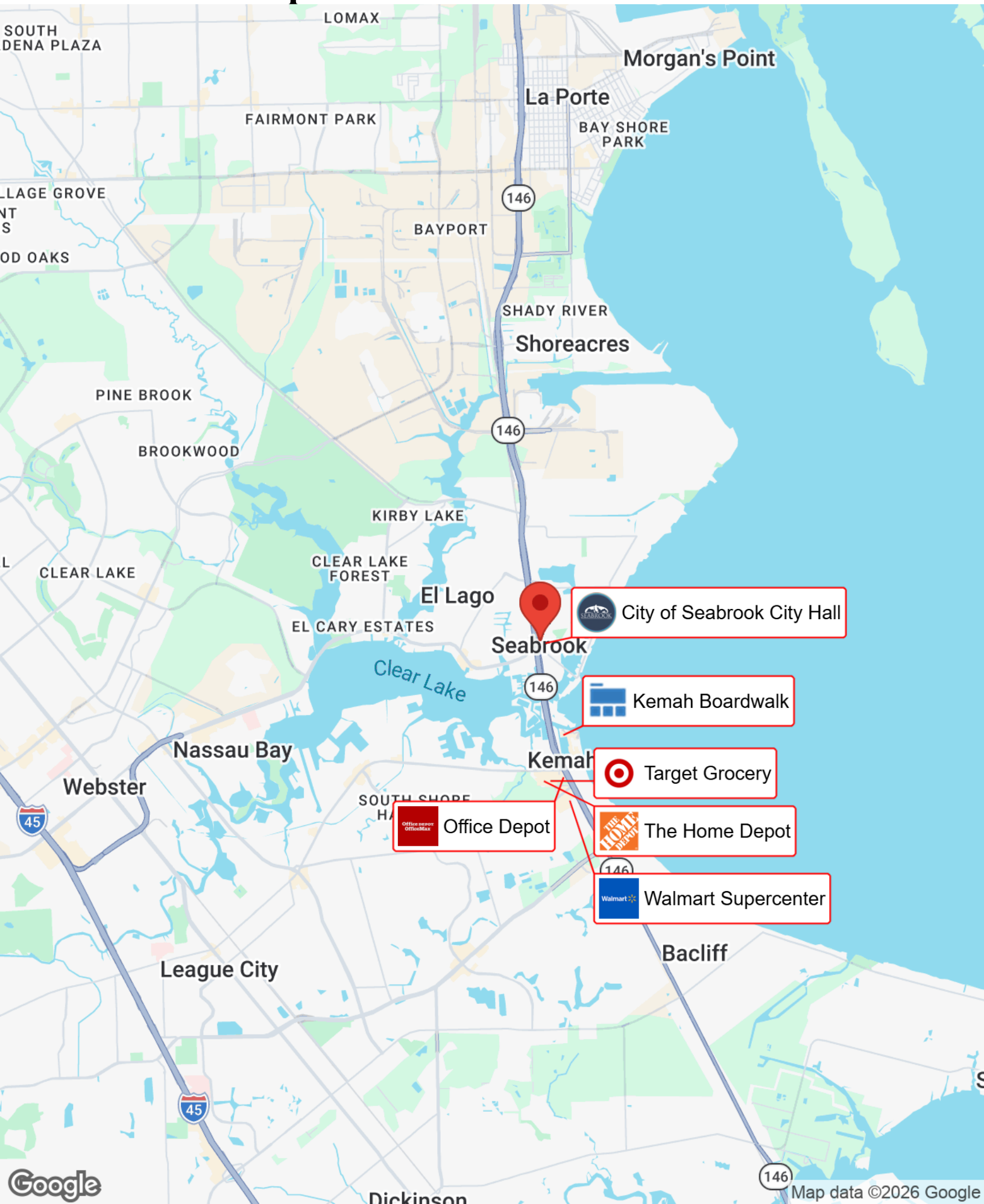
Price:	\$420,000
Lot Size:	20,000 SF (0.46 AC)
Price / SF:	\$21/SF
Cross Streets:	SH-146
Permitted Uses:	Unrestricted
Frontage:	102'
Traffic Count:	37,981 AADT
Signal Intersection:	SH-146 & 1 St St.
Utilities:	City of Seabrook
Zoning:	Res & Comm
APN:	037-107-002-0004

Property Photos





Business Map



 City of Seabrook City Hall

 Kemah Boardwalk

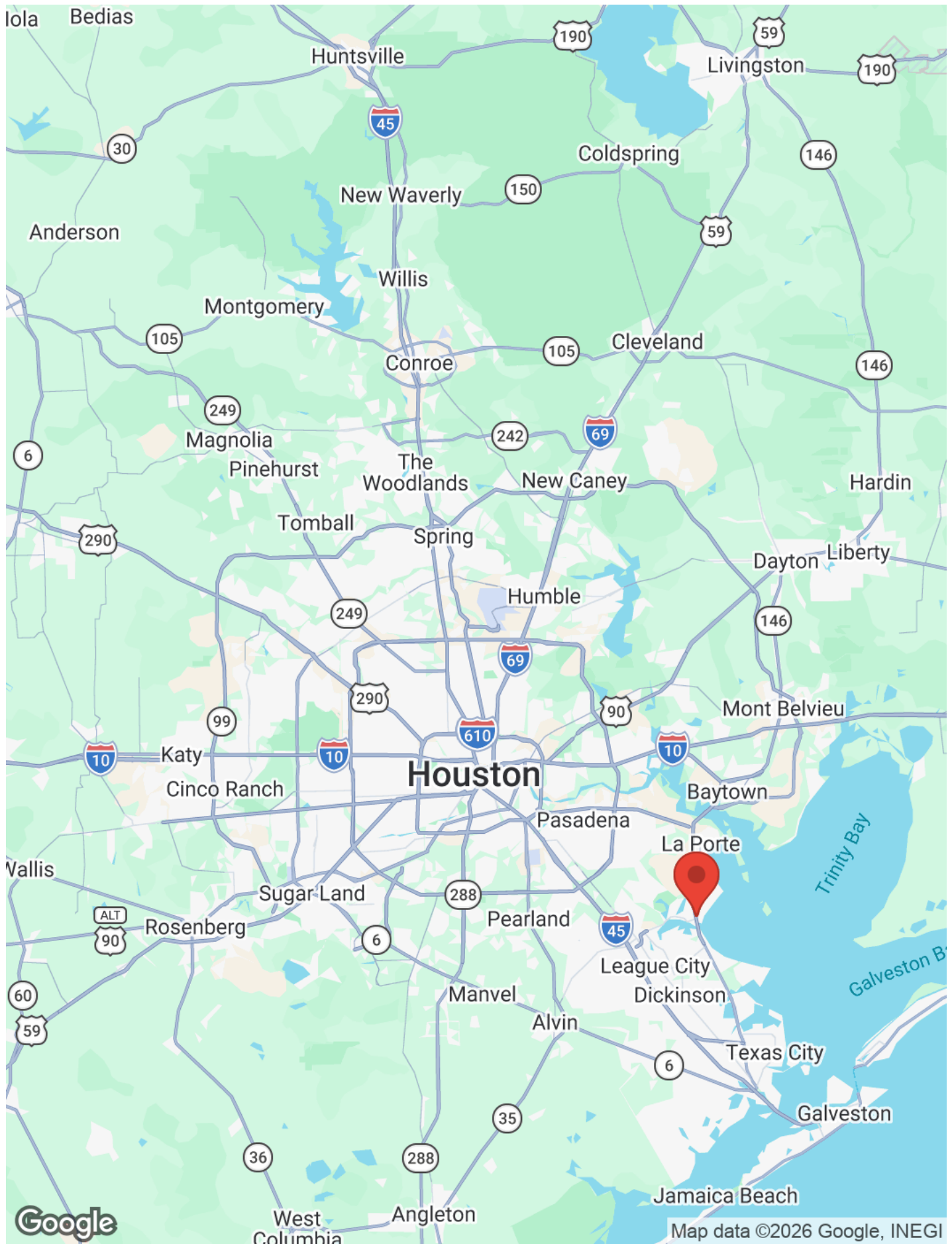
 Target Grocery

 Office Depot

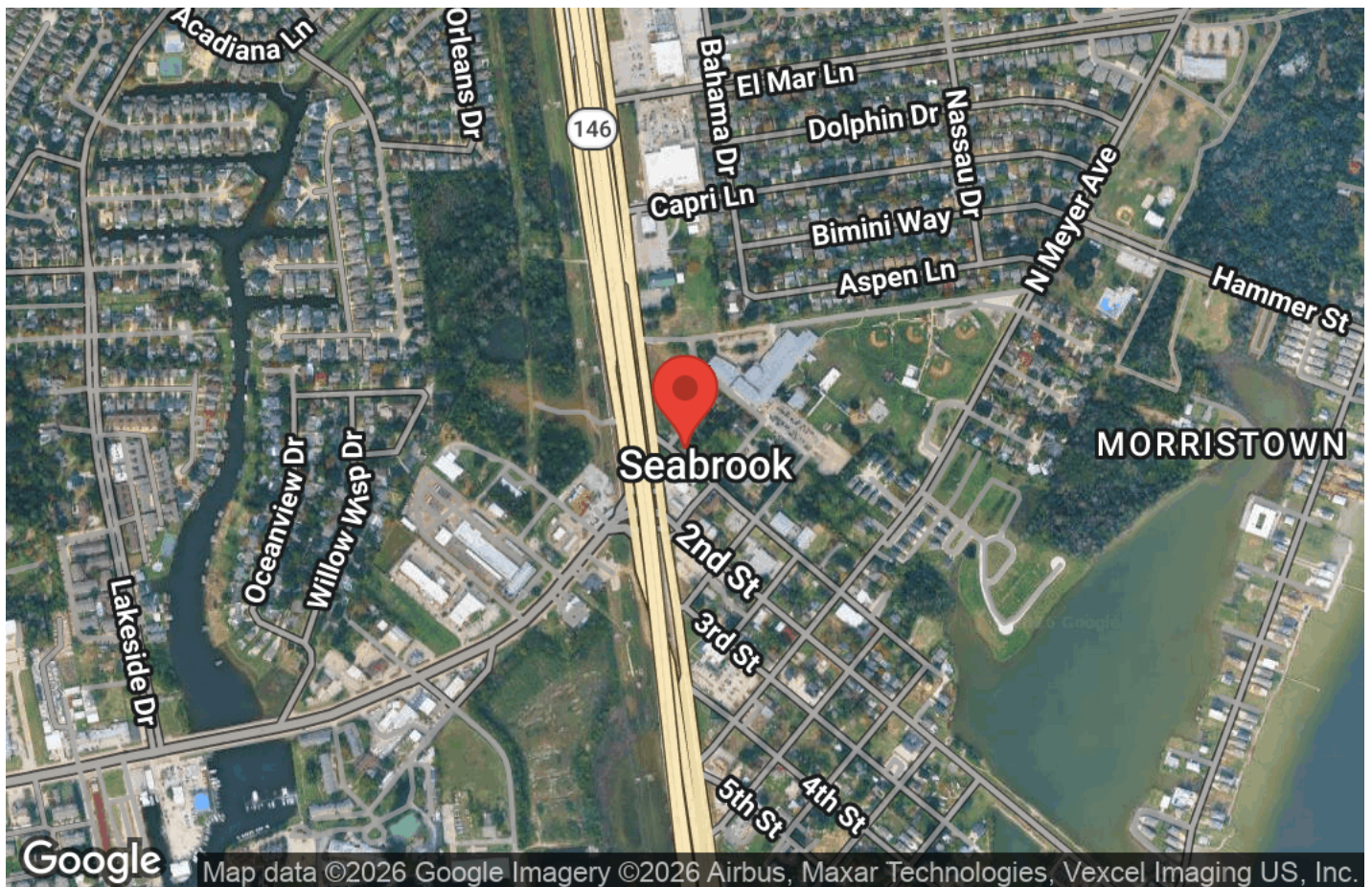
 The Home Depot

 Walmart Supercenter

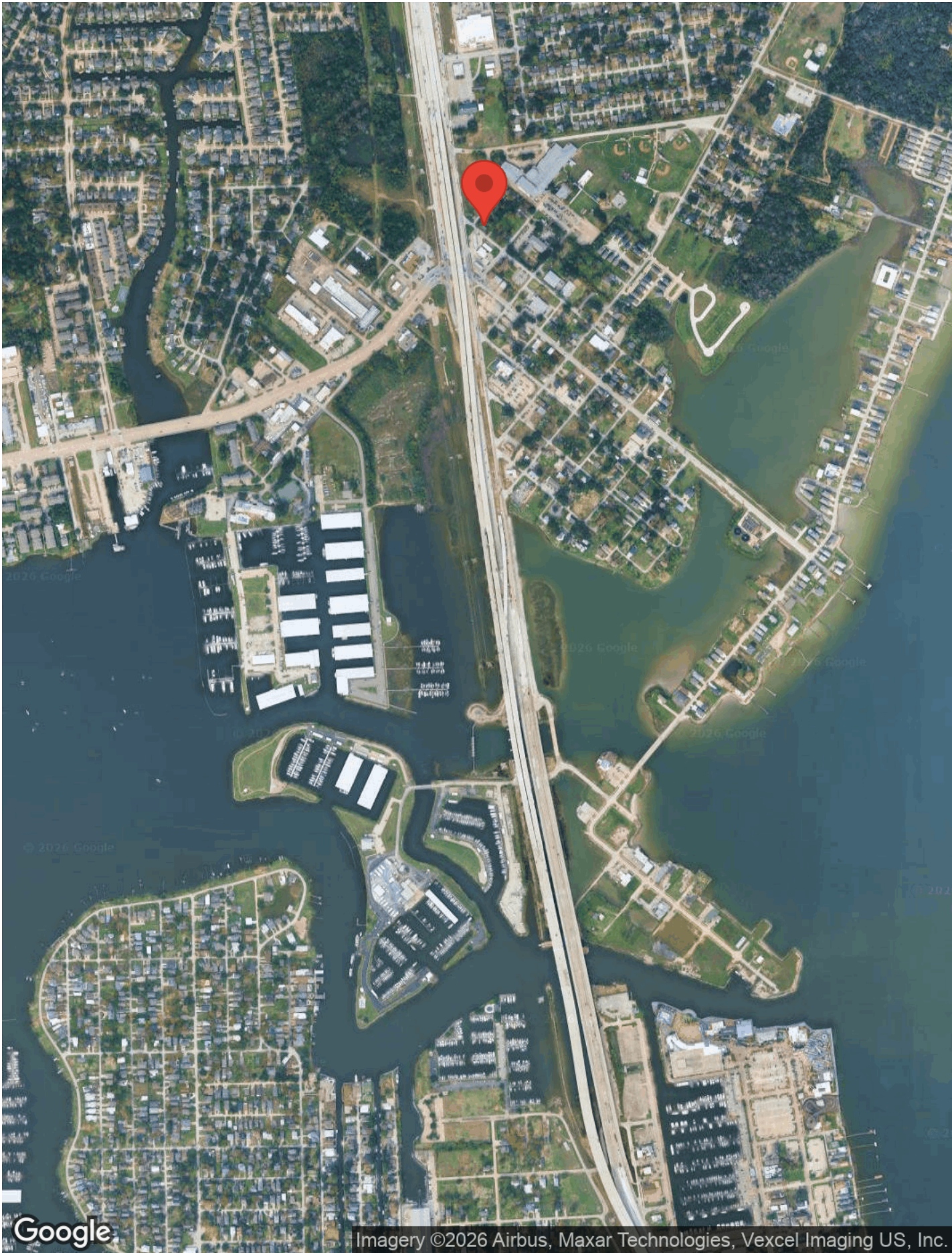
Regional Map



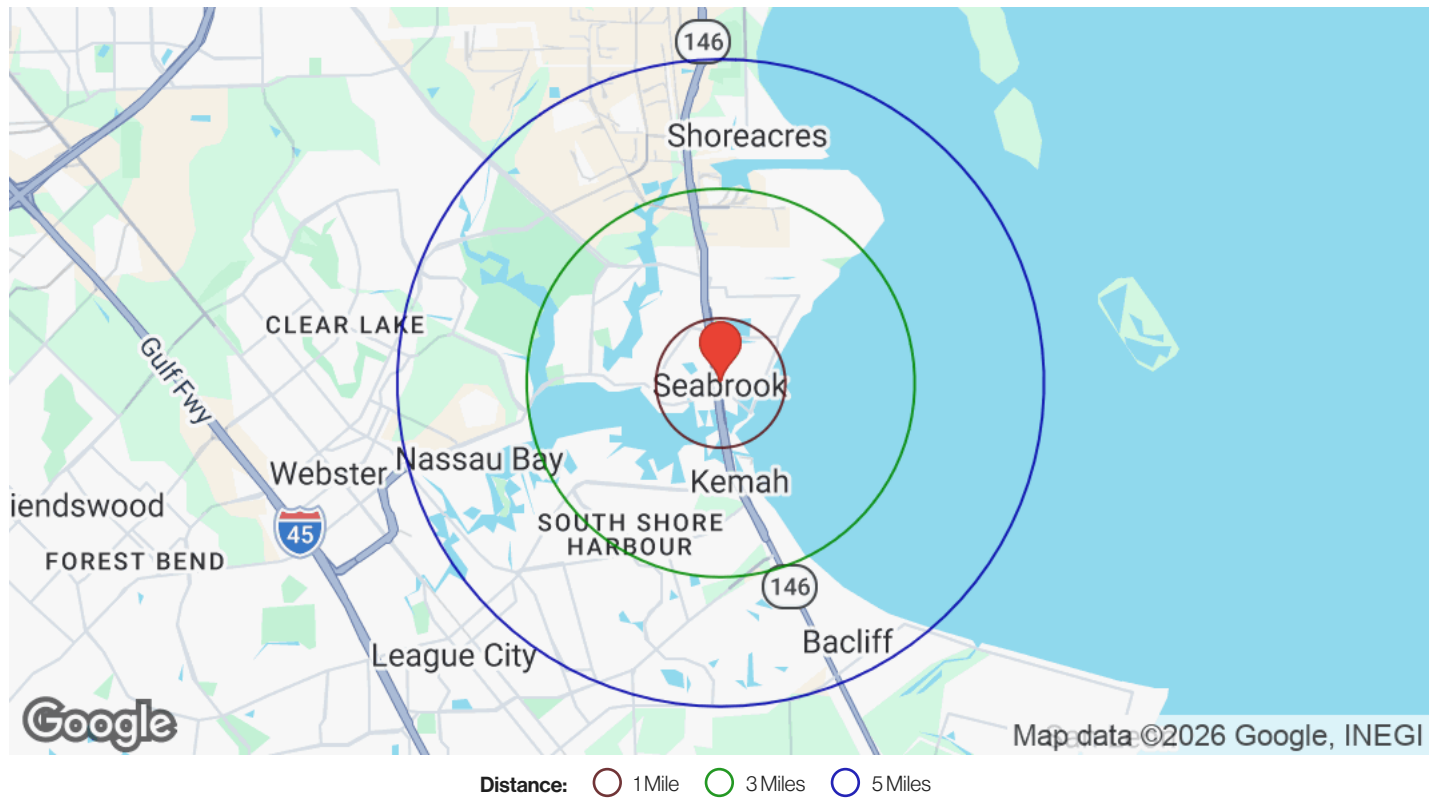
Location Maps



Aerial Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,908	18,644	50,449
	Female	3,936	18,834	50,659
	Total Population	7,844	37,479	101,108
Race / Ethnicity	White	4,331	22,731	57,803
	Black	751	2,931	9,069
	Am In/AK Nat	9	71	152
	Hawaiian	2	11	20
	Hispanic	2,112	8,755	25,863
	Asian	446	1,780	5,632
	Multiracial	175	1,064	2,315
	Other	17	139	243
Housing	Total Units	3,816	18,173	47,246
	Occupied	3,411	16,030	41,603
	Owner Occupied	1,803	9,607	24,542
	Renter Occupied	1,608	6,423	17,061
	Vacant	406	2,143	5,643
Age	Ages 0 - 14	1,400	6,493	18,753
	Ages 15 - 24	947	4,575	12,685
	Ages 25 - 54	3,139	14,292	40,307
	Ages 55 - 64	1,104	5,363	12,852
	Ages 65+	1,255	6,757	16,510
Income	Median	\$105,247	\$104,271	\$104,097
	Under \$15k	183	826	2,060
	\$15k - \$25k	204	699	1,641
	\$25k - \$35k	216	807	2,107
	\$35k - \$50k	293	1,108	3,159
	\$50k - \$75k	484	2,359	6,180
	\$75k - \$100k	274	1,957	4,979
	\$100k - \$150k	476	2,838	7,471
	\$150k - \$200k	613	2,305	5,707
	Over \$200k	669	3,130	8,299



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.

11-03-2025



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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Timothy Larson	695022-SA	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

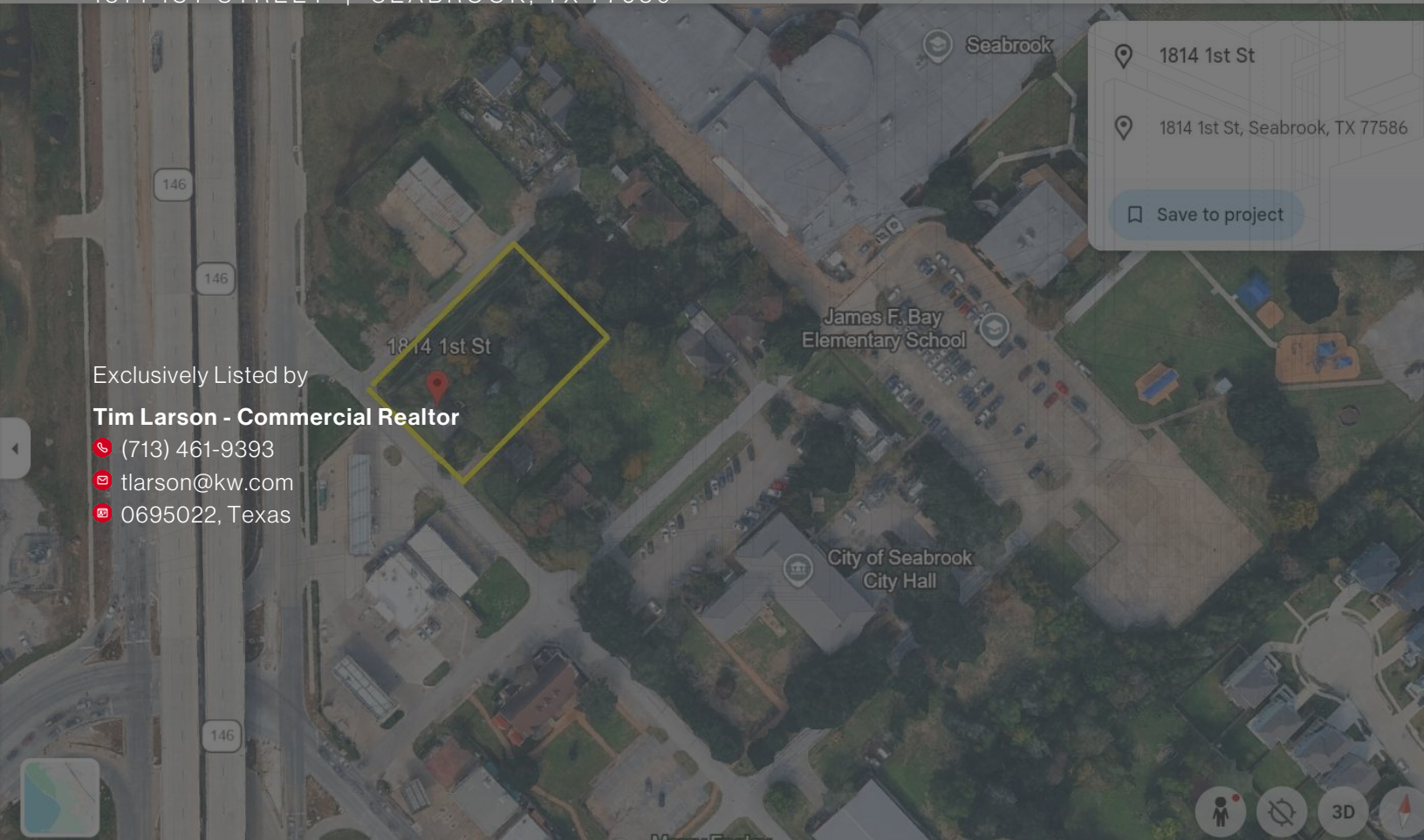
Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2

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