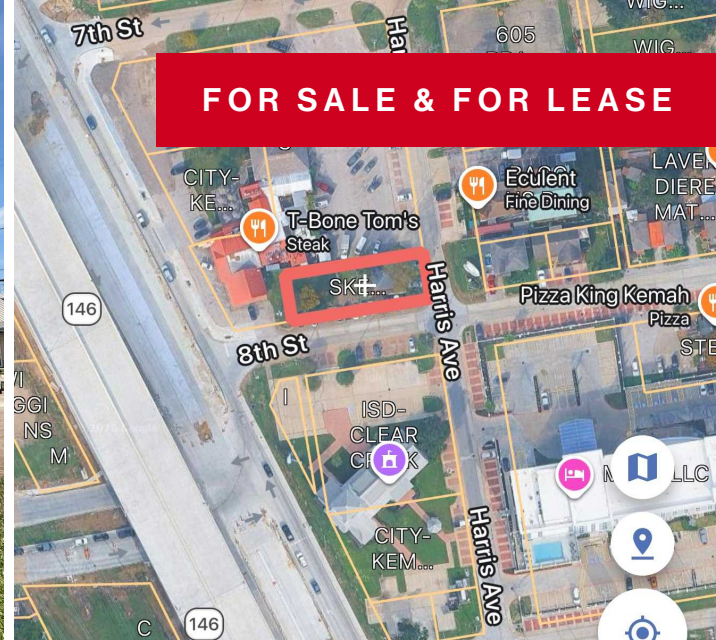


Office/Retail Opportunity Kemah, TX



Property Overview

This versatile office/retail space is located on a 0.17-acre corner lot in the heart of Kemah, TX. Situated at 8th St & SH-146 (The Grand Parkway SH-99), the property offers high visibility and sits directly behind T-Bone Tom's. Approximately 800 square feet. Condition: Turn-key and move-in ready following a mid-2026 remodel. Accessibility: Features a wrap-around deck and handicap ramp access. Expansion. Additional room to expand on the front half of the property. Parking: Ample street parking available. Kemah is a premier coastal destination known for its blend of residential

Property Highlights

- **Prime Connectivity:** Easy access directly off Highway 146, serving the Kemah, Clear Lake, and Seabrook communities.
- **Local Amenities:** Proximity to the Kemah Boardwalk Marina, Landry's Steakhouse, Bubba Gump Shrimp Co., and various boutique shops.
- **Regional Landmarks:** Located near NASA, South Shore Harbor, South Shore Country Club, and major retailers including Home Depot, Target, and Walmart Supercenter.

Property Details

Price:	\$400,000
Building SF:	800 SF
Lease Rate:	\$2,000/MO + NNN
Lease Term:	NEGOTIABLE
Lot Size:	7,250 SF
Frontage:	150'
Signage:	BUILDING
Parking:	STREET

Tim Larson - Commercial Realtor

(713) 461-9393
tlarson@kw.com
0695022, Texas

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057

Each Office is Independently
Owned and Operated



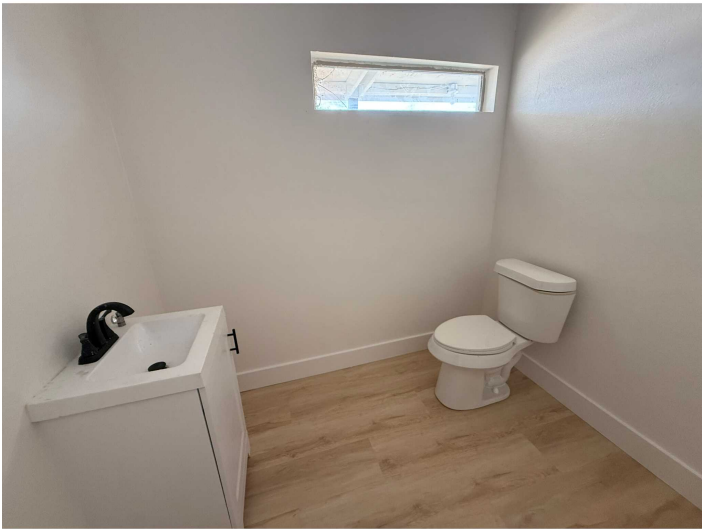
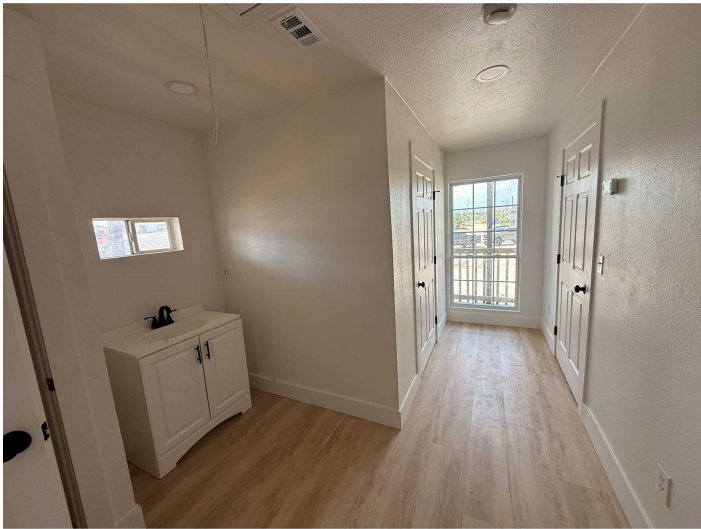
Property Photos



Property Photos



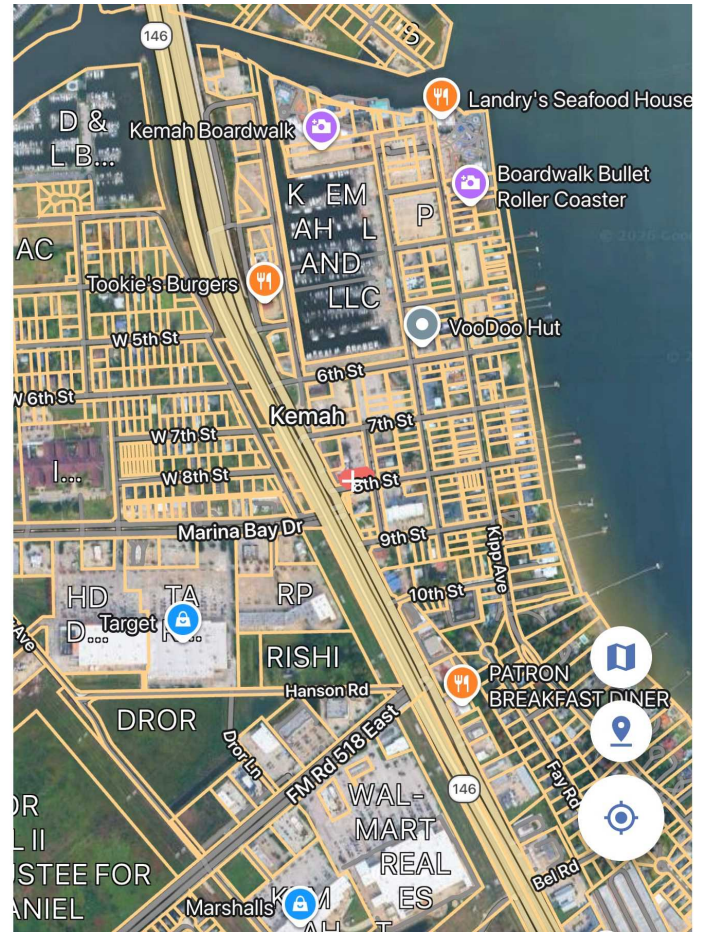
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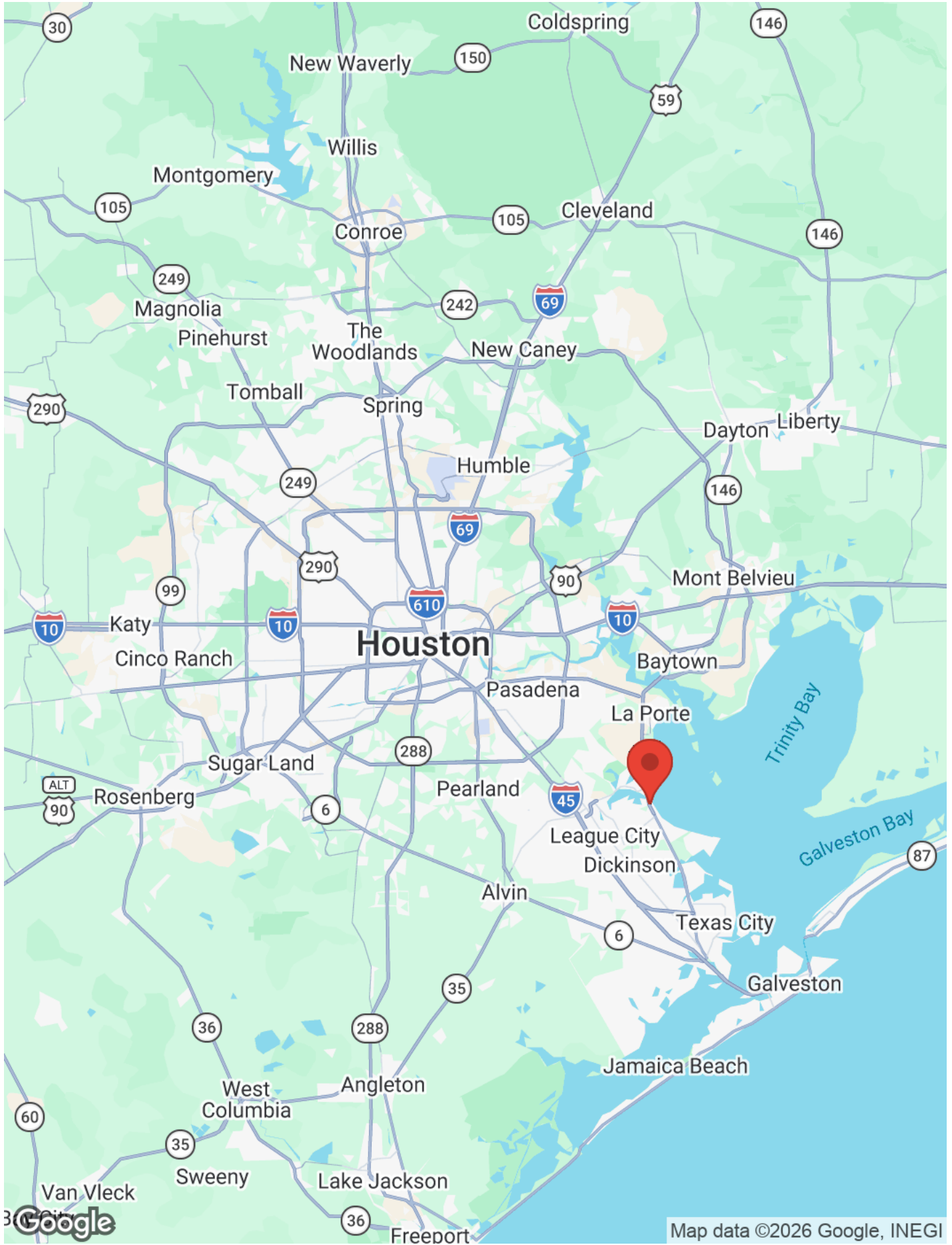
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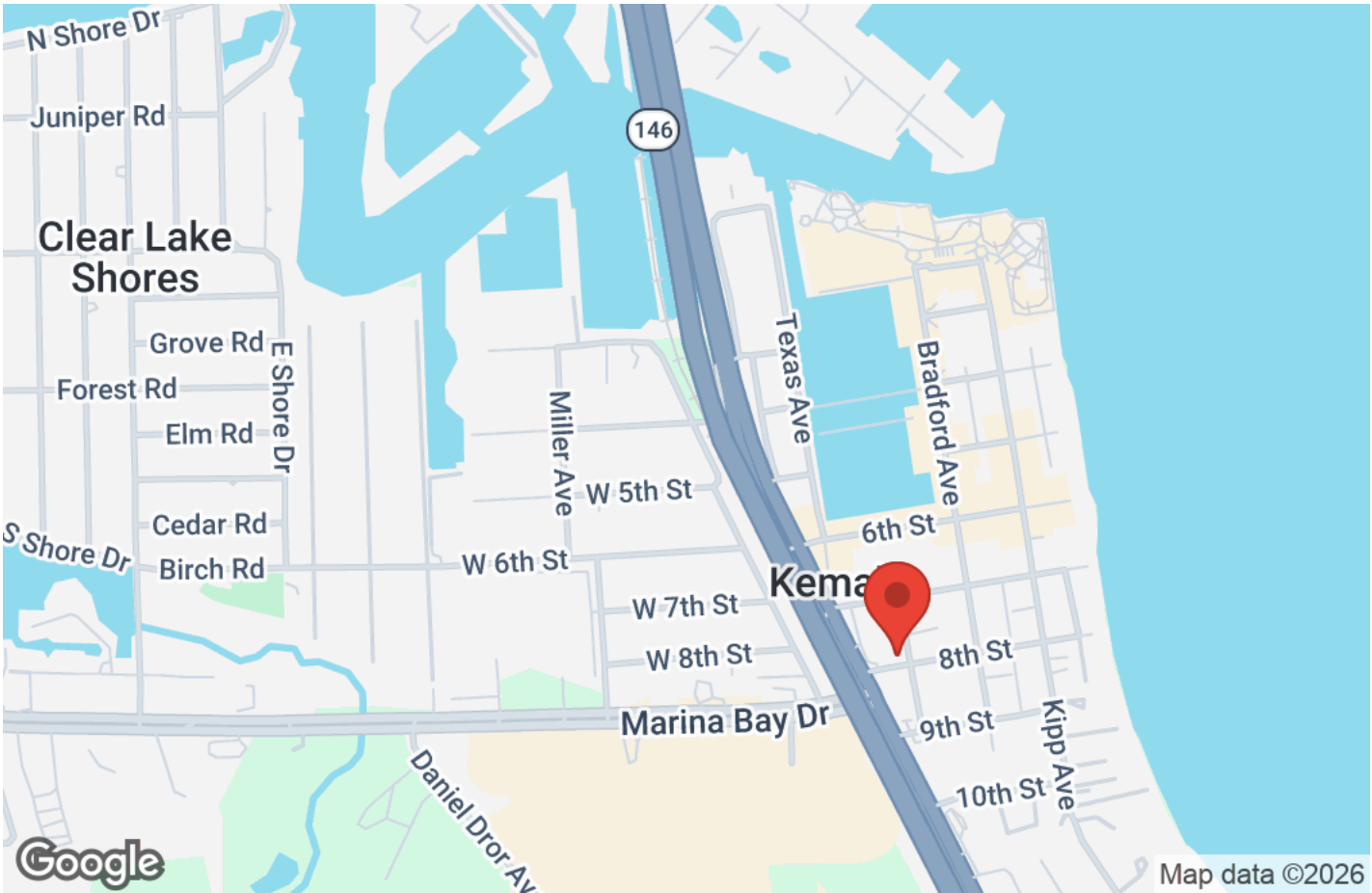
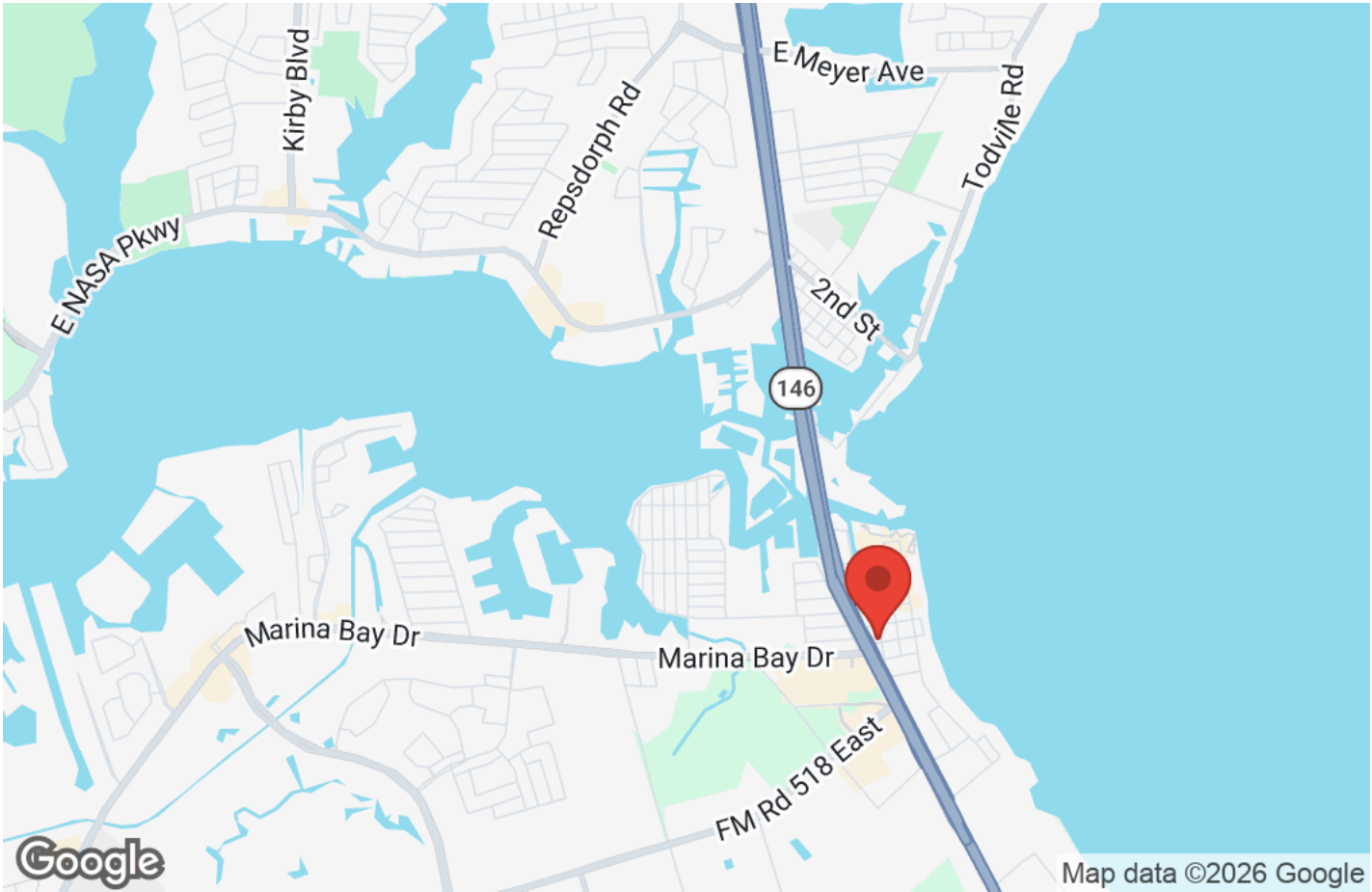
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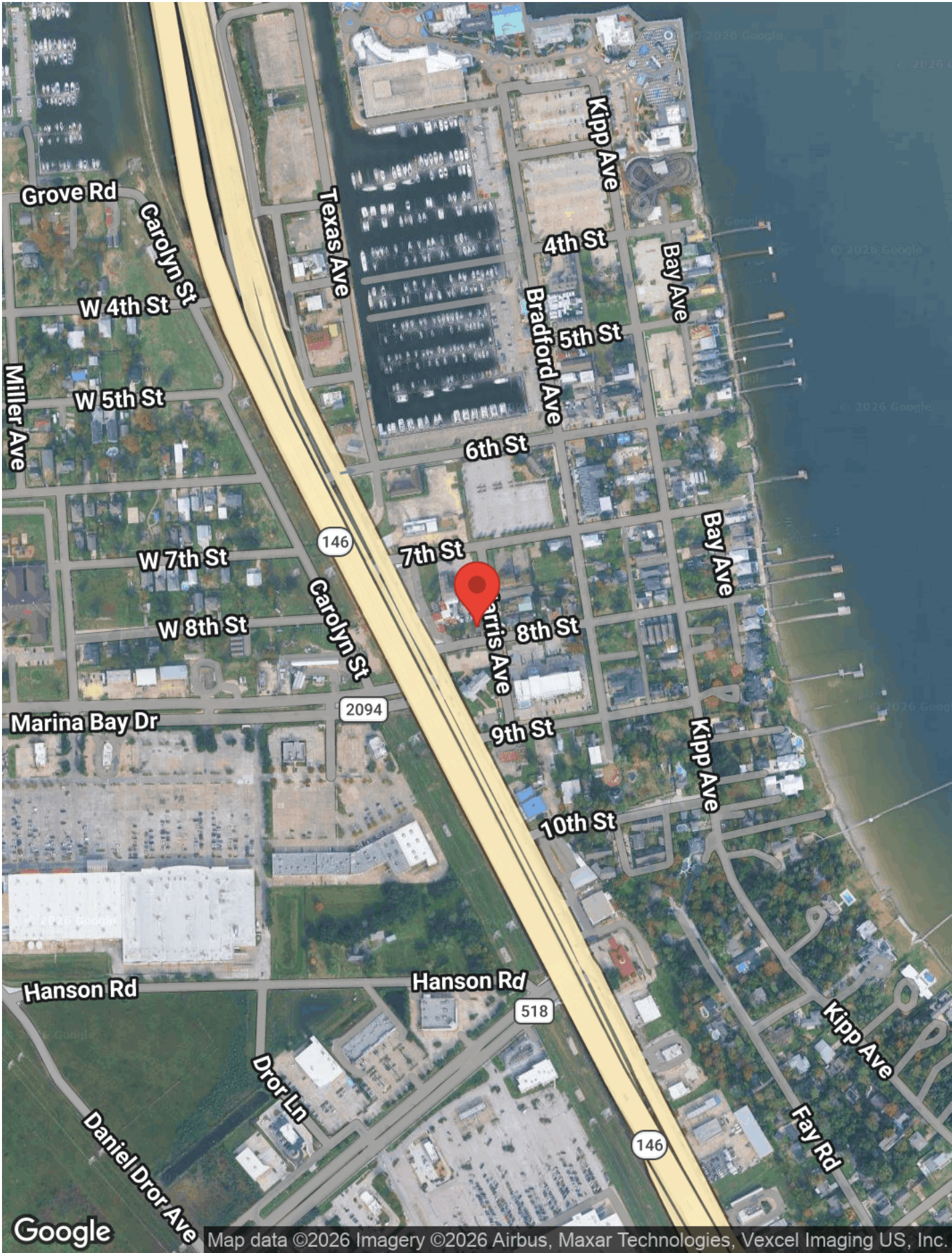
Regional Map



Location Maps



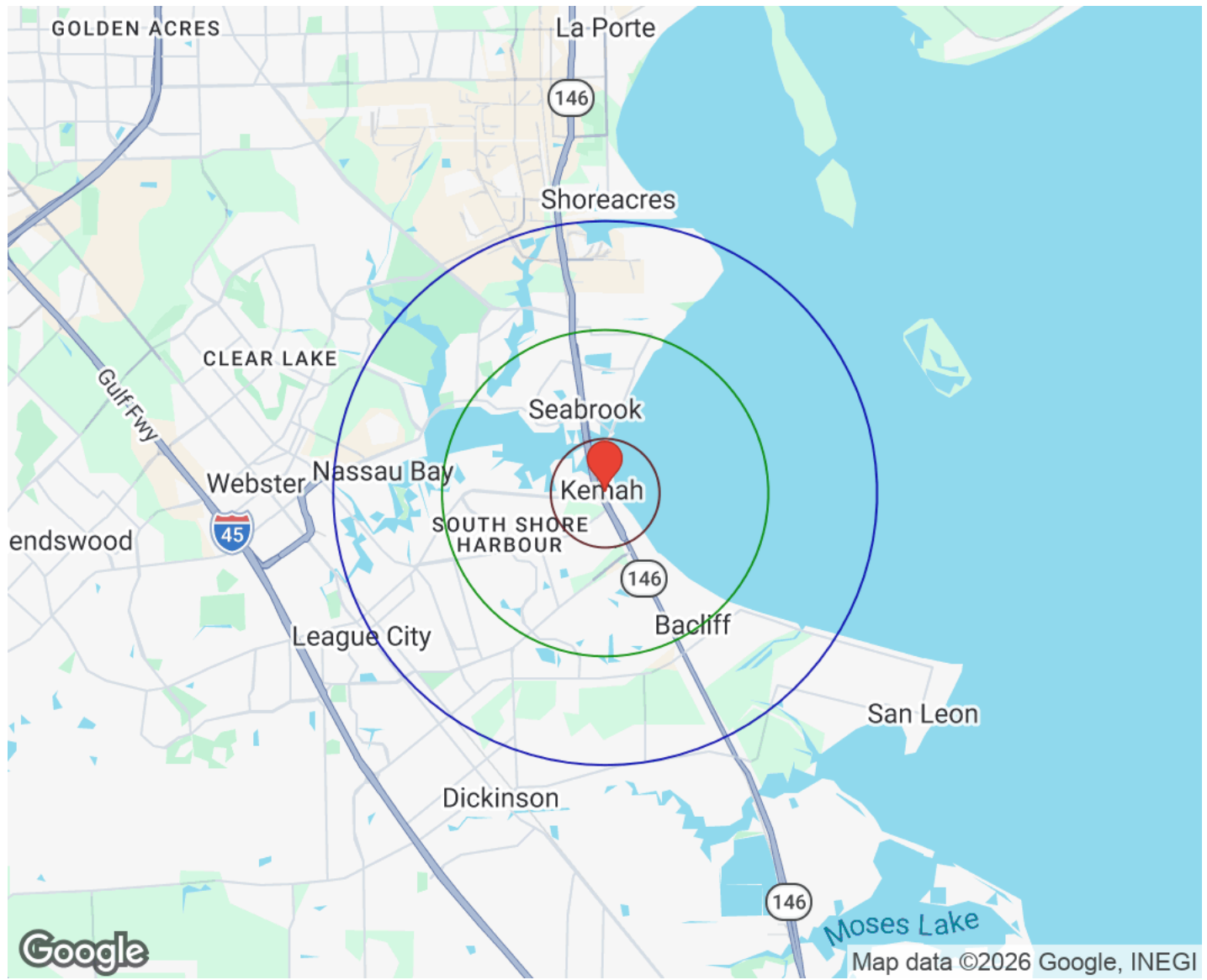
Aerial Map



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,810	26,924	53,280
Female	2,691	27,453	53,629
Total Population	5,501	54,377	106,909

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,335	32,708	60,682
Black	344	4,377	9,472
Am In/AK Nat	20	92	171
Hawaiian	4	16	21
Hispanic	1,196	13,018	28,791
Asian	244	2,686	5,185
Multiracial	303	1,354	2,384
Other	55	120	214

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,785	25,294	49,777
Occupied	2,398	22,129	43,640
Owner Occupied	1,274	13,465	25,892
Renter Occupied	1,124	8,664	17,748
Vacant	386	3,164	6,137

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,003	10,202	20,202
Ages 15 - 24	731	6,984	13,655
Ages 25 - 54	2,254	21,985	43,306
Ages 55 - 64	698	6,834	13,163
Ages 65+	813	8,369	16,582

Income	1 Mile	3 Miles	5 Miles
Median	\$84,605	\$109,684	\$100,696
Under \$15k	270	1,256	2,632
\$15k - \$25k	112	861	1,776
\$25k - \$35k	201	991	2,261
\$35k - \$50k	155	1,879	3,553
\$50k - \$75k	351	2,949	6,384
\$75k - \$100k	284	2,319	5,107
\$100k - \$150k	430	3,709	6,990
\$150k - \$200k	315	3,193	6,008
Over \$200k	279	4,974	8,930



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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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