

OFFERING MEMORANDUM

Release for Q4 2026

COMMERCIAL TRACT FOR SALE

Located in Kemah, Southeast Houston Region

Presented by Cadillo Companies, LLC
Houston TX 77098

EXECUTIVE SUMMARY

Inline NW Anders & Hwy 96

West of Hwy 146, a major highway serving coastal communities



SALES PRICE & HIGHLIGHTS

ASKING PRICE: NEGOTIABLE
LOT SIZE AC: 5.77 AC
LOT SIZE SF: 251,341 SF
FRONTAGE LF: 664'
INLINE TRACT: Yes
FRONTAGE: E. League City Pkwy
DIVISIBLE: Yes
UTILITIES: Planned by WCID #12
ZONING RESTRICTIONS: NONE

1. Mixed-use Development Project Opportunity
2. Fronting Hwy 96 less than 1-mil from Hwy 146!
3. High visibility, corner signal, easy ingress/egress
4. Across 1,300+ Homes Master Plan Community
5. Between an upcoming Apartments project and a gas station & strip center combo!!
6. Population in the area is growing!!
7. Cars per Day approximately 24,000+
8. Property being offered in an "AS-IS" condition
9. Seller financing available for qualified buyers



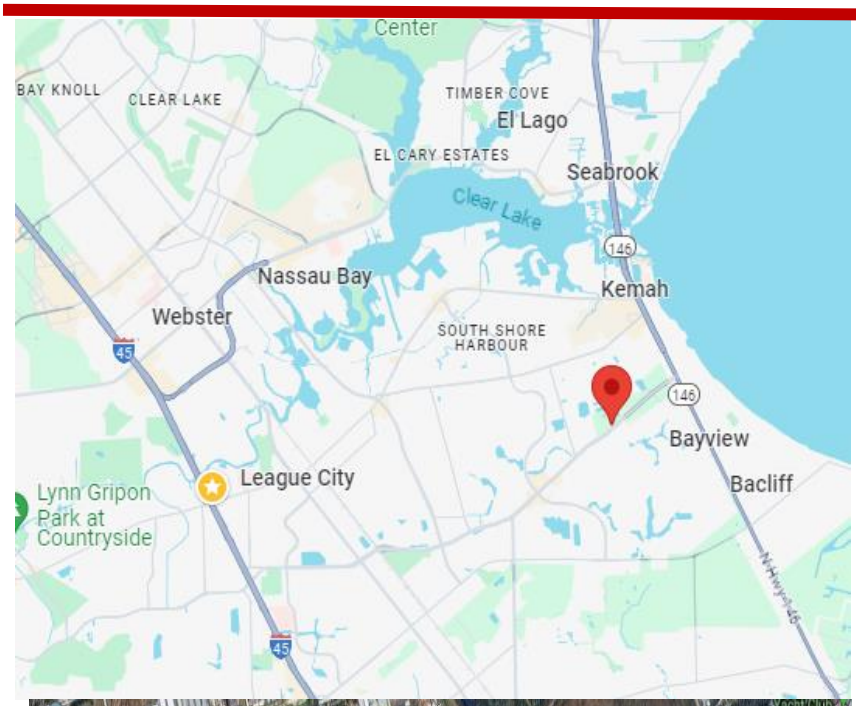
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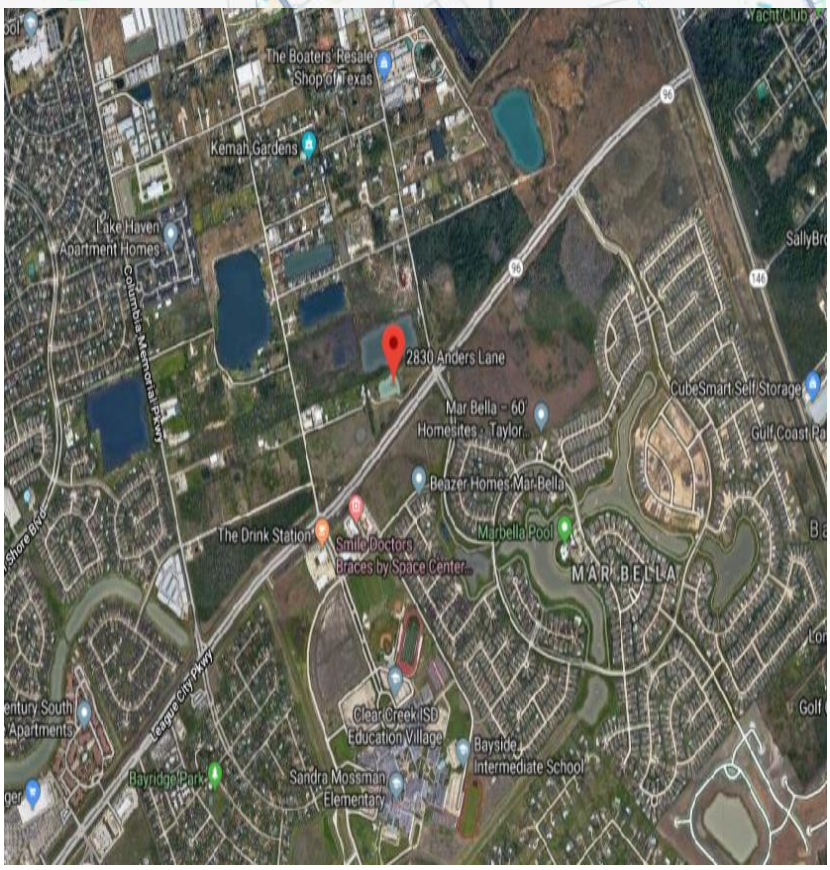
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Houston TX 77098
O 713-570-6243
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TRADE AREA & REGION DEMOGRAPHICS

Inline NW Anders & Hwy 96

West of Hwy 146, a major highway serving coastal communities





CITY WIDE DEMOGRAPHICS

Population: 1,773+
HouseHolds (HH): 892+
Average HH Income: $59,406+

TRADE AREA DEMOGRAPHICS

	3-mil	5-mil
Population	35,498+	91,929+
Median Age	35	36
HH income	$88,547+	$85,953+
HH units	13,519+	35,122+

AREA TRENDS

Kemah is situated East of Hwy 45, with access to 3 major freeways, 2 airport systems, and it neighbors multiple large employers and Master Planned Communities. It is conveniently located south of Seabrook, NASA, and surrounded by multiple industrial parks in La Porte. It is home to Kemah Boardwalk – an entertainment and tourist destination drawing millions of visitors each year.

Nearby developments:

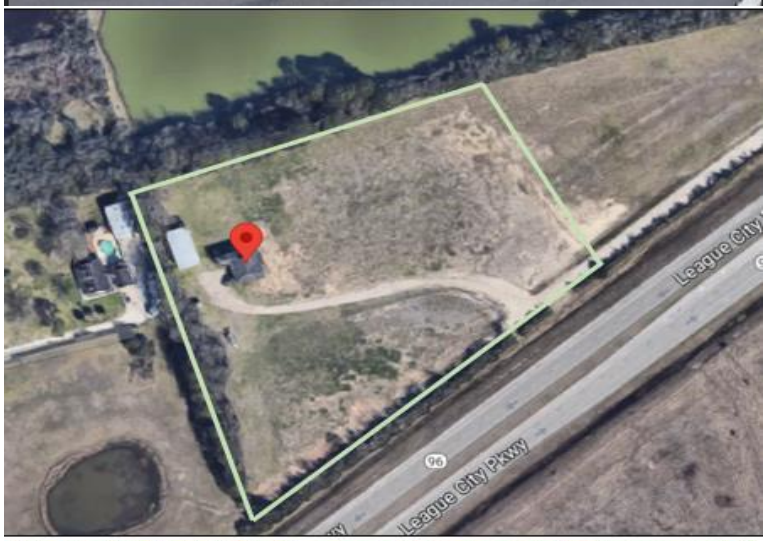
- UTMB, MD Anderson & Methodist at Hwy 45 & Hwy 96.
- Kemah Crossings is a large mixed-use project under construction at Hwy 96 and Hwy 146
- Lupe Tortilla restaurant new location opened at Hwy 96 and Hwy 146.The Dakota Apartments at Kemah is a large apartments project under construction.
- ACE Hardware expected to build a location at the SWC of Lawrence and Hwy 96.

ABOUT THE TRACT

Inline NW Anders & Hwy 96

West of Hwy 146, a major highway serving coastal communities







- For sale: 251,341 sf, “shovel ready” condition
- Can accommodate any commercial project
- Total frontage: 664+ linear feet
- Depth: Approx. 233+ linear feet & more
- Located in Galveston County
- Shared access driveway from Hwy 96 planned
- No zoning nor Deed restrictions
- Electricity by Texas New Mexico
- Water & Sewer will be at the property line
- Water & Sewer provided by WCID12
- Property being offered in “AS-IS” condition

Access Location:

- East of Interstate 45 freeway
- West of Hwy 146
- Across Mar Bella Residential Community
- It is between two upcoming commercial projects on Lawrence Road and Anders Lane
- It offers direct access from Hwy 96 (aka League City Parkway)

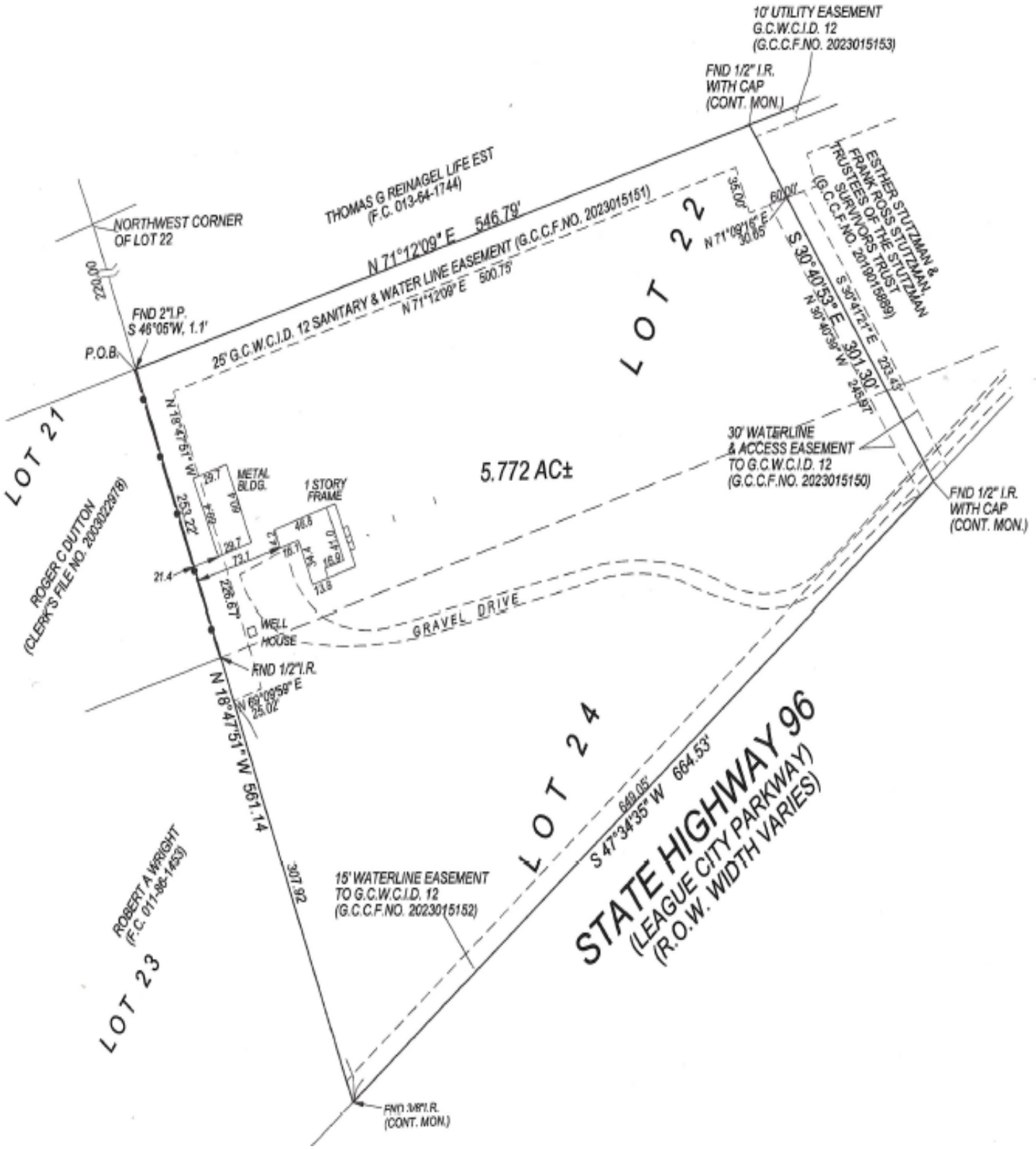
Neighboring Points of interest:

- Mar Bella Residential Community
- Education Village Complex
- Kemah Crossings development
- Kemah Boardwalk
- Trinity Bay & Galveston Bay shores
- Tuscan Lakes in League City

SURVEY

Inline NW Anders & Hwy 96

West of Hwy 146, a major highway serving coastal communities



A LOOK FROM INSIDE

Inline NW Anders & Hwy 96

West of Hwy 146, a major highway serving coastal communities











11-03-2025

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.

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.

Cadillo Companies, LLC.	9007970	info@cadillocos.com	713-570-6243
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Libia Cadillo	633476	libby@cadillocos.com	713-570-6243
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES

REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,

EASEMENT AND RIGHT-OF-WAY AGENTS,

AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND

CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT

TREC
TEXAS REAL ESTATE COMMISSION

TEXAS REAL ESTATE COMMISSION

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