




Galveston County

<div>1</div> 	<p>4906 Broadway St Warehouse 1 Galveston, TX 77551 Galveston County</p>	<p>Building Type: Class C Distribution Status: Built 1954 Building Size: 605,879 SF Land Area: 19.51 AC Stories: 1 Expenses: 2015 Tax @ \$0.04/sf Parking: 45 free Surface Spaces are available For Sale: Not For Sale</p>	<p>Space Avail: 605,879 SF Max Contig: 605,879 SF Smallest Space: 605,879 SF Rent/SF/Yr: \$2.40 % Leased: 100%</p> <p>Landlord Rep: Beeman Strong & Co / Teresa Olson (713) 552-1110 -- 605,879 SF (605,879 SF)</p> <p>Warehouses 1 and 2 are rail-served, all are in close proximity to both Interstate 45 (Broadway St.), and also to the Port of Galveston and the Causeway. Lighting is available in all the warehouses.</p>
<div>2</div> 	<p>3302 Church St Former Fallstaff Brewery Galveston, TX 77550 Galveston County</p>	<p>Building Type: Class C Manufacturing Status: Built 1947 Building Size: 300,803 SF Land Area: 4.06 AC Stories: 1 Expenses: 2015 Tax @ \$0.02/sf Parking: 15 free Surface Spaces are available For Sale: Not For Sale</p>	<p>Space Avail: 300,803 SF Max Contig: 300,803 SF Smallest Space: 300,803 SF Rent/SF/Yr: Withheld % Leased: 0%</p> <p>Landlord Rep: Jerome Karam Investments / Jerome Karam (832) 282-8451 -- 300,803 SF (300,803 SF)</p> <p>Former Flagstaff Brewery . Lease rate is negotiable.</p>
<div>3</div> 	<p>4602 Ball St Warehouse 2 Galveston, TX 77550 Galveston County</p>	<p>Building Type: Class C Distribution Status: Built 1954 Building Size: 189,112 SF Land Area: 6.75 AC Stories: 1 Expenses: 2015 Tax @ \$0.04/sf Parking: 10 free Surface Spaces are available For Sale: Not For Sale</p>	<p>Space Avail: 189,112 SF Max Contig: 189,112 SF Smallest Space: 189,112 SF Rent/SF/Yr: \$2.40 % Leased: 100%</p> <p>Landlord Rep: Beeman Strong & Co / Teresa Olson (713) 552-1110 -- 189,112 SF (189,112 SF)</p> <p>Warehouses 1 and 2 are rail-served, all are in close proximity to both Interstate 45 (Broadway St.), and also to the Port of Galveston and the Causeway. Lighting is available in all the warehouses.</p>

Galveston County

4



10000 Emmett F Lowry Expy
Texas City, TX 77591
Galveston County

Building Type: **Retail/(Super Regional Mall)**
 Status: **Built 1990**
 Building Size: **451,813 SF**
 Land Area: **49.32 AC**
 Stories: **2**
 Expenses: **2015 Tax @ \$0.20/sf**
 Parking: **4,166 free Surface Spaces are available; Ratio of 5.02/1,000 SF**
 For Sale: **For Sale at \$22,500,000 (\$49.80/SF) - Active**

Space Avail: **179,202 SF**
 Max Contig: **66,000 SF**
 Smallest Space: **582 SF**
 Rent/SF/YR: **\$1.00-\$8.00**
 % Leased: **65.0%**

Sales Company: Royal Carpet Real Estate: Jorge Ganem (915) 562-9521
 Landlord Rep: Royal Carpet Real Estate / Chris Malooly (915) 562-9521 -- 158,202 SF (582-66,000 SF)
 Leasing Company: Frank Ball Realty & Acquisitions / Frank Ball (281) 508-4936 -- 21,000 SF (5,000-21,000 SF)

Located along the beautiful Texas Gulf Coast, Mall of the Mainland is in Texas City at Emmett F. Lowry Expy & I45, just minutes from historic Galveston Island and 35 miles south of Houston, the 4th largest city in the United States. Several major hotels, restaurants and offices are within walking distance of the center and offer an array of amenities. Mall of the Mainland is anchored by Macy's, Sears, Palais Royal and a Cinemark movie theater. Mall of the Mainland offers a mix of traditional and specialty retailers found nowhere else in South Texas. This casual center sits near the Gulf of Mexico just minutes from Houston and offers a variety of retailers and entertainment experiences for the family.

While at Mall of the Mainland enjoy a meal in our food court while watching our enchanting water fountain. Attend one of the latest movies, visit the children's play area or arcade and don't forget to check our calendar for the weekly entertainment ranging from local bands and other performers to exotic animal petting zoos. Our comfortable surroundings may prompt you to spend the whole day here!

Great Amenities:

1. Spaces available in a wide range of sizes and types
2. 24 hour security
3. Weekend Entertainment

Excellent Location:

1. Located right off of I-45 and Emmett Lowry Expressway
2. Nestled between Historic Galveston and South Houston
3. Serving Sante Fe, Dickinson, Texas City, and Galveston

Simple Leasing Process

1. Spaces available for immediate occupancy
2. Aggressive and Competitive Rates
3. No financial history needed; new stores are Welcome!
4. Easy to read leases and terms

Houston retail space

<http://www.boxerretail.com/houston.asp>

5



4200 Ball St
Warehouse 4
Galveston, TX 77550
Galveston County

Building Type: **Class B Distribution**
 Status: **Built 1960**
 Building Size: **167,871 SF**
 Land Area: **4.06 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.04/sf**
 For Sale: **Not For Sale**

Space Avail: **167,871 SF**
 Max Contig: **167,871 SF**
 Smallest Space: **167,871 SF**
 Rent/SF/YR: **\$2.40**
 % Leased: **100%**

Landlord Rep: Beeman Strong & Co / Teresa Olson (713) 552-1110 -- 167,871 SF (167,871 SF)

Galveston County

6



2115 Winnie St
Galveston, TX 77550
Galveston County

Building Type: **Class B Office**
Status: **Built 1929**
Building Size: **175,000 SF**
Typical Floor Size: **25,000 SF**
Stories: **7**
Expenses: **2015 Tax @ \$0.55/sf; 2011 Est Ops @ \$9.48/sf**
Parking: **Ratio of 1.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **140,966 SF**
Max Contig: **140,966 SF**
Smallest Space: **7,000 SF**
Rent/SF/YR: **Withheld**
% Leased: **19.5%**

Landlord Rep: Joe Tramonte Realty, Inc / Eric Tucker (409) 765-9837 / Vincent J. Tramonte (409) 765-9837 -- 140,966 SF (7,000-30,322 SF)

2115 Winnie is a 175,000 square foot Class A office building in Galveston that offers a historic feel in a high class, luxurious environment. This building boasts a state of the art security and key card access system, individual AC controls for each floor, and recently upgraded chillers. Located blocks away from The Strand, Broadway Avenue, and Port Industrial Boulevard, 2115 Winnie provides convenient access to get anywhere in Galveston or to the highway. On the top two floors of vacancy, tenants can take advantage of the 1000 square foot balconies overlooking the Galveston Bay. Owner is willing to build additional parking for long term tenant.

7



620 37th St
Warehouse 3
Galveston, TX 77550
Galveston County

Building Type: **Class C Distribution**
Status: **Built 1954**
Building Size: **139,360 SF**
Land Area: **4.25 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.05/sf**
For Sale: **Not For Sale**

Space Avail: **139,360 SF**
Max Contig: **139,360 SF**
Smallest Space: **139,360 SF**
Rent/SF/YR: **\$2.40**
% Leased: **100%**

Landlord Rep: Beeman Strong & Co / Teresa Olson (713) 552-1110 -- 139,360 SF (139,360 SF)

Galveston County

8



2000 9th Ave N

Tradewinds Shopping Center

Texas City, TX 77590

Galveston County

Building Type: **Retail/Freestanding**

Status: **Built 1972**

Building Size: **141,372 SF**

Land Area: **12.50 AC**

Stories: **1**

Parking: **952 free Surface Spaces are available; Ratio of 6.66/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **100,891 SF**

Max Contig: **27,416 SF**

Smallest Space: **900 SF**

Rent/SF/YR: **\$6.00-\$12.00**

% Leased: **44.8%**

Landlord Rep: The Brown Company / Dwayne Morris (713) 817-8422 -- 100,891 SF (900-27,416 SF)

Property Description: Tradewinds Shopping Center is a Grocery anchored single-level neighborhood strip shopping center containing 142,329 square feet of GLA comprised of three buildings currently containing twenty-four leasable spaces. The largest portion of this center is an L-shaped property with excellent visibility from both Palmer Highway (9th Avenue N) and 21st Street. The second building is a smaller, inverted L-shaped strip facing the largest portion of the center. Tradewinds Shopping Center also includes a separate property, located just behind the anchoring Post Office which includes it's own separate parking. This space is currently leased by Christ Church Fellowship.

Location Description: Tradewinds Shopping Center is centrally located in the residential area of the city, with heavy industrial and commercial areas to the east and south. The center is located on the northeast signalized corner of Palmer Highway (9th Avenue N) and 21st Street. 21st Street is a major artery for Texas City residents that traveling north/south. Palmer Highway (9th Avenue N) is a major east/west corridor and leads directly to I-45, a major north/south interstate leading to Houston, the 4th largest city in the United States. I-45 is located less than 7 miles west of the Tradewinds Shopping Center.

The Tradewinds Shopping Center is located in Texas City. Situated on the western shore of Galveston Bay, Texas City is conveniently located 30 minutes from Houston and 10 minutes from Galveston. With a foreign trade zone and immediate access to major airports, interstate highways, railroads, piping systems, bulk storage tanks, and an inter-coastal canal, Texas City's port is a major international port of entry with tremendous growth potential.

9



3401 Palmer Hwy

Texas City, TX 77590

Galveston County

Building Type: **Class C Office**

Status: **Built 1975, Renov 2011**

Building Size: **95,989 SF**

Typical Floor Size: **95,989 SF**

Stories: **1**

Expenses: **2015 Tax @ \$1.50/sf**

For Sale: **Not For Sale**

Space Avail: **95,989 SF**

Max Contig: **95,989 SF**

Smallest Space: **95,989 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Landlord Rep: Brixmor Property Group/Dianne Pyatt (713) 660-4300 -- 95,989 SF (95,989 SF)

This building was previously a K-Mart and was converted to office space in 2011.

Galveston County

10



9300 Emmett F Lowry Expy
Mainland Crossing
Texas City, TX 77591
Galveston County

Building Type: **Retail/(Power Ctr)**
 Status: **Built 1980**
 Building Size: **135,930 SF**
 Land Area: **19.56 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.56/sf; 2011 Ops @ \$2.17/sf**
 Parking: **1,050 free Surface Spaces are available; Ratio of 7.72/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **90,452 SF**
 Max Contig: **50,526 SF**
 Smallest Space: **900 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **33.5%**

Landlord Rep: Triyar Companies, LLC / Linda Clayton (281) 673-1330 -- 90,452 SF (900-50,526 SF)

This building was a former Wal-Mart. The site can be divided for multiple users or easily accommodate a single user.

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*1 Year Free Rent on a 6 Year Lease

11



9000 Emmett F Lowry Expy
Texas City, TX 77591
Galveston County
Former JC Penney

Building Type: **Retail/Freestanding**
 Status: **Built 1990**
 Building Size: **82,918 SF**
 Land Area: **10 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.26/sf**
 For Sale: **Not For Sale**

Space Avail: **82,918 SF**
 Max Contig: **82,918 SF**
 Smallest Space: **82,918 SF**
 Rent/SF/YR: **\$10.00**
 % Leased: **0%**

Landlord Rep: Marcus & Millichap Inc / Derek Hargrove (713) 452-4281
 Leasing Company: Jerome Karam Investments / Jerome Karam (832) 282-8451 -- 82,918 SF (82,918 SF)

Galveston County

12



3420-3470 Palmer Hwy

Palmer Plaza

Texas City, TX 77590

Galveston County

NWC of Palmer Hwy & 34th St

Building Type: **Retail/Freestanding**

Status: **Built 1981, Renov 1993**

Building Size: **96,526 SF**

Land Area: **8.42 AC**

Stories: **1**

Expenses: **2012 Tax @ \$0.31/sf; 2011 Ops @ \$1.44/sf**

Parking: **536 free Surface Spaces are available; Ratio of 5.42/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **65,050 SF**

Max Contig: **25,000 SF**

Smallest Space: **2,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **91.4%**

Landlord Rep: Stream Realty Partners, L.P. / Courtland Richardson (713) 300-0267 / Mark Sondock (713) 300-0270 -- 65,050 SF (2,000-25,000 SF)

Palmer Plaza is a 96,526 sq ft Neighborhood Shopping Center located at the northeast quadrant of Palmer Hwy (FM 1764) and State Hwy 146.

Palmer Plaza has 12 lease spaces, with approximately 69% of the center's GLA leased to national and regional credit tenants. The former Randall's space is partitioned into the 20,000 sq ft Dollar Tree and a 35,182 sq ft bay which remains vacant, but economically occupied via the Randall's lease obligation through March 2018.

Silvestri Investments to build outparcel.

Demographics:

Population: 3 Mile – 41,964 people

Avg. Household Income: \$49,426

13



7526 Blimp Base Rd

Hitchcock, TX 77563

Galveston County

Building Type: **Class C Industrial**

Status: **Built 2009**

Building Size: **100,000 SF**

Land Area: **2.72 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.02/sf**

For Sale: **Not For Sale**

Space Avail: **50,000 SF**

Max Contig: **50,000 SF**

Smallest Space: **6,000 SF**

Rent/SF/YR: **\$12.00**

% Leased: **50.0%**

Landlord Rep: Blimp Base Storage / Joe Wilburn (409) 457-9238 -- 50,000 SF (6,000-50,000 SF)

14



10000 Emmett F Lowry Expy

Plaza Royale

Texas City, TX 77591

Galveston County

Building Type: **Retail/Freestanding**

Status: **Built 1994, Renov Dec 2014**

Building Size: **132,370 SF**

Land Area: **13.65 AC**

Stories: **2**

Expenses: **2014 Tax @ \$0.23/sf**

Parking: **437 free Surface Spaces are available; Ratio of 2.91/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **45,814 SF**

Max Contig: **45,814 SF**

Smallest Space: **22,173 SF**

Rent/SF/YR: **\$10.00**

% Leased: **65.4%**

Landlord Rep: Marcus & Millichap Inc / Derek Hargrove (713) 452-4281

Leasing Company: Jerome Karam Investments / Jerome Karam (832) 282-8451 -- 45,814 SF (22,173-23,641 SF)

Galveston County

15



2620-2850 Gulf Fwy S
League City, TX 77573
Galveston County

Building Type: **Retail**
 Status: **Built Feb 2009**
 Building Size: **170,252 SF**
 Land Area: **14.73 AC**
 Stories: **1**
 Expenses: **2009 Tax @ \$1.01/sf**
 Parking: **723 free Surface Spaces are available; Ratio of 5.30/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **42,204 SF**
 Max Contig: **42,204 SF**
 Smallest Space: **42,204 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **75.2%**

Landlord Rep: InvenTrust Properties / Mark Vondrak (630) 218-8000 -- 42,204 SF (42,204 SF)

16



951 E FM 646
Office Warehouse Solutions
League City, TX 77573
Galveston County

Building Type: **Class B Flex/Light Distribution**
 Status: **Built Oct 2014**
 Building Size: **67,000 SF**
 Land Area: **4.16 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.26/sf**
 Parking: **350 free Surface Spaces are available; Ratio of 5.22/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **37,750 SF**
 Max Contig: **27,750 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **\$1.40-\$19.20**
 % Leased: **43.7%**

Landlord Rep: Brockway Commercial / James Brockway (281) 684-6482 / Canon Doyle (832) 425-9639 -- 37,750 SF (1,000-27,750 SF)

Business park on the corner of Ohio and FM 646 in League City/Dickinson with retail and office/warehouse space available. Spaces are available for immediate move-in or you may choose a custom build-out at \$18,000 per 1,000-1,250 per suite.

17



7531 FM 2004 Rd
Hitchcock, TX 77563
Galveston County

Building Type: **Class B Warehouse**
 Status: **Existing**
 Building Size: **35,340 SF**
 Land Area: **5.08 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.21/sf**
 For Sale: **For Sale at \$1,495,000 (\$42.30/SF) - Active**

Space Avail: **35,340 SF**
 Max Contig: **35,340 SF**
 Smallest Space: **35,340 SF**
 Rent/SF/YR: **\$6.00**
 % Leased: **0%**

Sales Company: Century 21 Paramount: Bill Rachner (281) 482-2121 X271

Landlord Rep: Century 21 Paramount / Bill Rachner (281) 482-2121 X271 -- 35,340 SF (35,340 SF)

Galveston County

18



2201 Market St
US National Bank
Galveston, TX 77550
Galveston County

Building Type: **Class B Office**
Status: **Built 1925, Renov 2008**
Building Size: **87,140 SF**
Typical Floor Size: **7,261 SF**
Stories: **12**
Expenses: **2015 Tax @ \$0.45/sf**
For Sale: **Not For Sale**

Space Avail: **29,677 SF**
Max Contig: **6,753 SF**
Smallest Space: **180 SF**
Rent/SF/YR: **\$18.00**
% Leased: **73.7%**

Landlord Rep: NAI Partners / Doug Pack (713) 985-4414 -- 29,677 SF (180-6,753 SF)

The United States National Bank Building is regarded as the most exclusive office building in downtown Galveston. Originally designed by the eccentric and celebrated architect Alfred Bossom, the building's dark granite base, smooth limestone facing, and tall arched windows separated by Corinthian pilasters, along with marble and brass finished throughout are representative of some of Bossom's best work.

19



7817 Bayside Ave
Galveston, TX 77554
Galveston County

Building Type: **Class B Warehouse**
Status: **Built 2006**
Building Size: **28,000 SF**
Land Area: **1.31 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.40/sf, 2013 Est Tax @ \$0.41/sf**
Parking: **15 free Surface Spaces are available**
For Sale: **For Sale at \$950,000 (\$33.93/SF) - Active**

Space Avail: **28,000 SF**
Max Contig: **10,000 SF**
Smallest Space: **3,000 SF**
Rent/SF/YR: **\$6.00**
% Leased: **28.6%**

Sales Company: Ross Novelli Jr: Ross Novelli (409) 692-5221

Landlord Rep: Ross Novelli Jr / Ross Novelli (409) 692-5221 -- 23,000 SF (3,000-10,000 SF)

Galveston County

20



Gulf Fwy
League City, TX 77573
Galveston County
Victory Lakes

Building Type: **Retail/Storefront**
Status: **Proposed, breaks ground Aug 2016**
Building Size: **27,900 SF**
Land Area: **16.82 AC**
Stories: -
Expenses: **2014 Tax @ \$2.03/sf**
For Sale: **Not For Sale**

Space Avail: **27,900 SF**
Max Contig: **27,900 SF**
Smallest Space: **9,700 SF**
Rent/SF/YR: **Withheld**
% Leased: **0%**

Landlord Rep: JLL / Mark Raines (713) 888-4000 / Matt Parsons (713) 888-4000 / Chris Burns (713) 888-4000 -- 27,900 SF (9,700-27,900 SF)

21



918 21st St
H-E-B
Texas City, TX 77590
Galveston County

Building Type: **Retail/Supermarket**
Status: **Built 1989**
Building Size: **27,340 SF**
Land Area: **11.52 AC**
Stories: **1**
Expenses: **2009 Tax @ \$2.06/sf**
For Sale: **Not For Sale**

Space Avail: **27,340 SF**
Max Contig: **27,340 SF**
Smallest Space: **27,340 SF**
Rent/SF/YR: **\$6.00**
% Leased: **100%**

Landlord Rep: Wulfe & Co. / Kristen Barker (713) 621-1704
Sublet Contact: Wulfe & Co. / Kristen Barker (713) 621-1704 -- 27,340 SF (27,340 SF)

This building was awarded an Energy Star label in 2008 for its operating efficiency.

This building was awarded an Energy Star label in 2007 for its operating efficiency.

22



714 Highway 3
La Marque, TX 77568
Galveston County
Highway 3 & Cedar

Building Type: **Class C Warehouse**
Status: **Built 1990**
Building Size: **42,500 SF**
Land Area: **3.40 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.42/sf, 2016 Est Tax @ \$0.42/sf**
Parking: **Free Surface Spaces**
For Sale: **Not For Sale**

Space Avail: **27,263 SF**
Max Contig: **27,263 SF**
Smallest Space: **10,000 SF**
Rent/SF/YR: **\$7.32**
% Leased: **35.9%**

Landlord Rep: Texas Commercial Properties, Inc. / P.Scot P. White (281) 650-4875 -- 27,263 SF (10,000-27,263 SF)

Very nice tilt wall construction warehouse with large concrete parking/ storage area. This property is very close to the Texas City/ Galveston Port and Chemical Complex. There is some office area but for the most part it is a large open warehouse at present with 2 dock wells.

Heading South on I-45 take the FM-1765 exit and turn left under the freeway. Take FM-1765 to Highway 3 and turn right. The building is on the right hand side 1/4 mile down.

Galveston County

23



451 Landing Blvd
League City, TX 77573
Galveston County

Building Type: **Class B Distribution**
Status: **Built 1997**
Building Size: **25,851 SF**
Land Area: **1.38 AC**
Stories: **1**
Expenses: **2015 Tax @ \$1.20/sf**
Parking: **16 free Surface Spaces are available**
For Sale: **Not For Sale**

Space Avail: **25,000 SF**
Max Contig: **25,000 SF**
Smallest Space: **7,000 SF**
Rent/SF/YR: **\$14.00**
% Leased: **100%**

Landlord Rep: Zann Commercial Brokerage, Inc. / P.Robert P. Zannelli (281) 280-8088 X12 / Sherry Palermo (281) 280-8088 / Daniel Henn (281) 280-8088 -- 25,000 SF (7,000-25,000 SF)

24



League City Pky
Tuscan Lake Office Retail
League City, TX 77573
Galveston County

Building Type: **Class A Office**
Status: **Under Construction, delivers Nov 2016**
Building Size: **28,500 SF**
Typical Floor Size: **14,250 SF**
Stories: **2**
Expenses: **2015 Tax @ \$0.00/sf**
For Sale: **Not For Sale**

Space Avail: **25,000 SF**
Max Contig: **14,250 SF**
Smallest Space: **1,250 SF**
Rent/SF/YR: **\$26.00-\$28.00**
% Leased: **12.3%**

Landlord Rep: Re/Max Space Center / Greg Upchurch (281) 488-1212 / Karen Little (281) 488-1212 -- 25,000 SF (1,250-14,250 SF)

25



3290 Gulf Fwy
League City, TX 77573
Galveston County
SEC I-45 @ FM 646

Building Type: **Retail/Freestanding**
Status: **Built 2008**
Building Size: **77,551 SF**
Land Area: **8.58 AC**
Stories: **1**
Expenses: **2011 Tax @ \$2.38/sf; 2011 Ops @ \$6.90/sf**
Parking: **160 free Surface Spaces are available; Ratio of 2.06/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **24,825 SF**
Max Contig: **20,450 SF**
Smallest Space: **4,375 SF**
Rent/SF/YR: **Withheld**
% Leased: **68.0%**

Landlord Rep: Property Commerce / Chad Moss (832) 804-8526 -- 24,825 SF (4,375-20,450 SF)

26



3202 Marina Bay Dr
League City, TX 77573
Galveston County

Building Type: **Retail/Freestanding (Neighborhood Ctr)**
Status: **Built Jan 2005**
Building Size: **58,348 SF**
Land Area: **3.42 AC**
Stories: **1**
Expenses: **2009 Tax @ \$0.90/sf; 2013 Combined Est Tax/Ops @ \$6.60/sf**
For Sale: **Not For Sale**

Space Avail: **24,428 SF**
Max Contig: **8,400 SF**
Smallest Space: **1,400 SF**
Rent/SF/YR: **\$19.20-\$21.00**
% Leased: **62.9%**

Landlord Rep: Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 -- 24,428 SF (1,400-8,400 SF)

Galveston County

27



2600 S Shore Blvd
Marina View
League City, TX 77573
Galveston County

Building Type: **Class A Office**
 Status: **Built Jul 2004**
 Building Size: **120,000 SF**
 Typical Floor Size: **24,000 SF**
 Stories: **5**
 Expenses: **2015 Tax @ \$2.26/sf; 2008 Ops @ \$12.94/sf**
 Parking: **15 free Surface Spaces are available; 425 free Covered Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **24,142 SF**
 Max Contig: **12,394 SF**
 Smallest Space: **100 SF**
 Rent/SF/YR: **\$25.50-\$27.50**
 % Leased: **100%**

Landlord Rep: CBRE / P.Dena P. Wren (713) 577-1745 -- 19,142 SF (5,893-6,748 SF)
 Sublet Contact: Regus / Sara Parker (877) 734-8795 -- 5,000 SF (100-5,000 SF)

Building located on a Marina overlooking the South Shore Harbour Marina. Covered parking adjacent to the building with a covered walkway to the building.

Interior features include a lobby with Italian stone with polished blue pearl granite, walnut planks and dusty blue lacquered wood panels. The elevator cabs are brushed stainless steel and fabric wrapped panels with stainless steel handrails. Restrooms are custom blue glass accent tiles and stainless steel partitions.

Three high speed elevators. Fiber communications options available. On site management and maintenance.

Area amenities include: Adjacent 250-room luxury hotel and a 1,000 seat capacity conference center. A state-of-the-art fitness center including a lap pool, tennis, raquetball and basketball courts available. Numerous banking ,restaurant and retail facilities.

28



6709 Main St
Bayou Plaza
Hitchcock, TX 77563
Galveston County

Building Type: **Retail**
 Status: **Built 1968**
 Building Size: **35,816 SF**
 Land Area: **3.28 AC**
 Stories: **1**
 Expenses: **2014 Tax @ \$0.67/sf, 2015 Est Tax @ \$0.53/sf; 2015 Ops @ \$1.24/sf**
 Parking: **Free Surface Spaces**
 For Sale: **Not For Sale**

Space Avail: **22,430 SF**
 Max Contig: **21,270 SF**
 Smallest Space: **1,160 SF**
 Rent/SF/YR: **\$9.60**
 % Leased: **37.4%**

Landlord Rep: Waterman Steele / Sydney Dixon (713) 575-3704 -- 22,430 SF (1,160-21,270 SF)

29



500 Seawall Blvd
Bldg 2
Galveston, TX 77550
Galveston County

Building Type: **Retail/(Neighborhood Ctr)**
 Status: **Built 2005**
 Building Size: **22,734 SF**
 Land Area: **2.42 AC**
 Stories: **2**
 Expenses: **2013 Tax @ \$1.47/sf; 2013 Est Ops @ \$4.34/sf**
 Parking: **190 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **21,980 SF**
 Max Contig: **10,480 SF**
 Smallest Space: **1,480 SF**
 Rent/SF/YR: **\$12.00-\$18.00**
 % Leased: **3.3%**

Landlord Rep: Four Seasons Realty / John May (713) 383-8686 -- 21,980 SF (1,480-9,000 SF)

Galveston County

30



4200-4206 Warpath Ave

Santa Fe Plaza

Santa Fe, TX 77510

Galveston County

**NWC Warpath Ave &
Highway 6**

Building Type: **Retail**

Status: **Built 1985**

Building Size: **53,437 SF**

Land Area: **4.53 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.45/sf**

For Sale: **For Sale - Active**

Space Avail: **21,488 SF**

Max Contig: **9,249 SF**

Smallest Space: **286 SF**

Rent/SF/YR: **Withheld**

% Leased: **86.0%**

Sales Company: Starbridge Commercial: Peter Kim (646) 589-3889

Davis Properties, LLC: Jeffery Davis (832) 545-5186, Eugene Wang (281) 671-4788

Landlord Rep: Davis Properties, LLC / Eugene Wang (281) 671-4788 / Peter Kim (516) 592-9832 / Jeffery Davis (832) 545-5186 -- 21,488 SF (286-9,249 SF)

31



3100 Gulf Fwy

La Marque, TX 77568

Galveston County

Building Type: **Class B Office/Medical**

Status: **Built 1979**

Building Size: **21,000 SF**

Typical Floor Size: **21,000 SF**

Stories: **1**

Expenses: **2007 Tax @ \$2.12/sf**

Parking: **174 Surface Spaces are available; Ratio of 8.60/1,000 SF**

For Sale: **For Sale at \$3,100,000 (\$147.62/SF) - Active**

Space Avail: **21,000 SF**

Max Contig: **21,000 SF**

Smallest Space: **2,000 SF**

Rent/SF/YR: **\$15.00-\$21.00**

% Leased: **0%**

Sales Company: Zann Commercial Brokerage, Inc.: Jason Kieschnick (281) 280-8088

Landlord Rep: Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 -- 21,000 SF (2,000-21,000 SF)

Galveston County

32



2911 South Shore Blvd
League City, TX 77573
Galveston County

Building Type: **Class B Flex**
 Status: **Built 1991**
 Building Size: **32,000 SF**
 Land Area: **5.36 AC**
 Stories: **1**
 Expenses: **2009 Tax @ \$1.46/sf; 2008 Est Ops @ \$3.00/sf**
 For Sale: **Not For Sale**

Space Avail: **20,277 SF**
 Max Contig: **13,642 SF**
 Smallest Space: **2,587 SF**
 Rent/SF/YR: **\$10.00**
 % Leased: **79.3%**

Landlord Rep: RLN Properties / Peyton Lumpkin (281) 813-2755 -- 20,277 SF (2,587-13,642 SF)

- * Fully air conditioned
- * High efficiency lighting
- * Compressed air
- * Certified welding area
- * Overhead door
- * Ample surface parking

33



701-703 6th St N
Texas City, TX 77590
Galveston County

Building Type: **Retail/Freestanding**
 Status: **Built 1965**
 Building Size: **20,128 SF**
 Land Area: **1.41 AC**
 Stories: **2**
 Expenses: **2009 Tax @ \$0.10/sf**
 For Sale: **For Sale - Under Contract**

Space Avail: **20,128 SF**
 Max Contig: **20,128 SF**
 Smallest Space: **5,378 SF**
 Rent/SF/YR: **\$3.36**
 % Leased: **0%**

Sales Company: Century 21 Hardee-Team Realty: Randy Summers (281) 793-6892

Landlord Rep: Century 21 Hardee-Team Realty / Randy Summers (281) 793-6892 / Chris Hardee (281) 351-5800 -- 20,128 SF (5,378-10,064 SF)

Very well built bank/title building on 1.4 acres over 1/2 block, large asphalt parking lot with frontage on four different streets on E being 6th st. This area is under redevelopment with 6th st leading the way, in a free trade zone close to new port, plant, Texas city dike, showboat, museum, retail and home. Ten minutes to Galveston island or Kemah Boardwalk.

Galveston County

34



802 S Friendswood Dr
Friendswood, TX 77546
Galveston County

Building Type: **Retail/Freestanding**
 Status: **Proposed, breaks ground Jul 2016**
 Building Size: **19,847 SF**
 Land Area: **1.53 AC**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **19,847 SF**
 Max Contig: **19,847 SF**
 Smallest Space: **600 SF**
 Rent/SF/YR: **\$30.00**
 % Leased: **0%**

Landlord Rep: UTR-Texas Realtors / Sharon Rowsey (281) 282-0935 -- 19,847 SF (600-19,847 SF)

35



2401 Gulf Fwy S
League City, TX 77573
Galveston County

Building Type: **Class C Warehouse**
 Status: **Built 2009**
 Building Size: **18,400 SF**
 Land Area: **6 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$3.09/sf**
 For Sale: **For Sale - Active**

Space Avail: **18,400 SF**
 Max Contig: **18,400 SF**
 Smallest Space: **18,400 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Sales Company: Capital Trust Realty: Domenic Santilli (281) 222-2727

Landlord Rep: Capital Trust Realty / Domenic Santilli (281) 222-2727 -- 18,400 SF (18,400 SF)

36



3027 Marina Bay Dr
One Harbour Square
League City, TX 77573
Galveston County

Building Type: **Class B Office/Medical**
 Status: **Built 1984, Renov 2004**
 Building Size: **58,204 SF**
 Typical Floor Size: **19,820 SF**
 Stories: **3**
 Expenses: **2015 Tax @ \$2.09/sf; 2010 Ops @ \$7.84/sf**
 Parking: **208 free Surface Spaces are available; Ratio of 3.57/1,000 SF**
 For Sale: **For Sale at \$7,000,000 (\$120.27/SF) - Active**

Space Avail: **17,077 SF**
 Max Contig: **4,997 SF**
 Smallest Space: **449 SF**
 Rent/SF/YR: **\$19.50-\$20.50**
 % Leased: **72.7%**

Sales Company: Zann Commercial Brokerage, Inc.: Jason Kieschnick (281) 280-8088

Landlord Rep: Zann Commercial Brokerage, Inc. / P.Robert P. Zannelli (281) 280-8088 X12 / Jason Kieschnick (281) 280-8088 -- 17,077 SF (449-4,997 SF)

12/15: Brian Yates Interests, Inc. purchased the building from Younan Properties Inc.

Three story, 61,300 square foot multi-tenant office building. Class B+ property located in the NASA/Clear Lake Submarket. Marina Plaza is situated within a unique blend of high-tech aerospace and specialty chemical industry base, upscale commercial, retail and boating facilities. Property was built in 1984 with significant capital improvements during early 2004, including additional landscaping and lobby renovations. Ample parking ratio of 4/1000. Currently 65% occupied to a strong, diversified tenant base. Excellent marina office location within a 5 minute walk to the South Shore Harbour Marina, Hotel, Conference Center and local amenities including: upscale restaurants, retail and residential communities. On-site Management, High-speed Internet Access and 24 Hour Building Access.

Cap Rate of 7.5% reported by Marty Mcadams, listing broker.

Galveston County

37



6807 Emmett F. Lowry Expy

Texas City Medical Center

Texas City, TX 77591

Galveston County

Building Type: **Class B Office/Medical**

Status: **Built 2003**

Building Size: **59,877 SF**

Typical Floor Size: **19,959 SF**

Stories: **3**

Expenses: **2015 Tax @ \$1.62/sf**

Parking: **539 free Surface Spaces are available; Ratio of 9.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **16,376 SF**

Max Contig: **15,644 SF**

Smallest Space: **732 SF**

Rent/SF/YR: **\$26.50**

% Leased: **72.7%**

Landlord Rep: Lincoln Harris / Tiffany Palmer-Jones (713) 943-7774 X111 -- 16,376 SF (732-15,644 SF)

38



6303-6327 Stewart Rd

Galveston, TX 77551

Galveston County

Building Type: **Retail**

Status: **Built 1970**

Building Size: **99,693 SF**

Land Area: **14.74 AC**

Stories: **1**

Expenses: **2007 Tax @ \$0.63/sf**

Parking: **Free Covered Spaces; 300 free Surface Spaces are available; Ratio of 3.01/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **16,098 SF**

Max Contig: **16,098 SF**

Smallest Space: **16,098 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Landlord Rep: NewQuest Properties / Rachael Keener (281) 477-4300 -- 16,098 SF (16,098 SF)

Galveston County

39



9200 Emmett F Lowry Expy

Retail Building

Texas City, TX 77591

Galveston County

Building Type: **Retail**

Status: **Proposed**

Building Size: **15,568 SF**

Land Area: **3.10 AC**

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **15,568 SF**

Max Contig: **15,568 SF**

Smallest Space: **1,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**

Landlord Rep: William Chuoke / Bill Chuoke (409) 945-2680 -- 15,568 SF (1,000-15,568 SF)

Bayview Plaza is a new commercial development to be located at 9200 Lowry Expressway in Texas City, adjacent to Mainland Crossing Mall. Bayview Plaza will consist of two separate strip-center style buildings, one to house retail businesses and the other for medical office use.

The Bayview Plaza retail building will have 15,568 square feet available for lease. Also, it has been designed to attract a quick-stop general merchandise store as the primary tenant. Presently there is a great need for this type of convenience store to service people living in the Twelve Oaks and South Point housing addition in west Texas City.

The Bayview Plaza Medical Building will be located very close to UTMB Family Health, the recently opened VA Clinic, and the soon-to-open Galveston County Health department. It will offer great visibility for the tenants and front door parking for patients and customers. It will consist of 13,317 square feet.

Many new employees in the area. There is a new adjacent mid-county Annex that has 500-600 people. There is also a new 200 employee beer distribution center just a quarter mile away.

Great need for a dollar General and restaurants

Other projects in Texas City currently underway nearby include the old Wal-Mart building that is being renovated for use by multiple Galveston County departments and the Del Papa distributorship on Century Boulevard. It is expected that the number of employees and visitors in this area will significantly increase in the coming years.

For more information contact: Bill Chuoke by email at: bchuoke@earthlink.net or by phone at: (409) 945-2680

40



100-150 Gulf Fwy

Pecan Park Plaza

League City, TX 77573

Galveston County

SEC of I-45 & FM-518

Building Type: **Retail**

Status: **Built 1981, Renov 2012**

Building Size: **106,510 SF**

Land Area: **9.15 AC**

Stories: **1**

Expenses: **2007 Tax @ \$0.58/sf**

Parking: **410 free Surface Spaces are available; Ratio of 3.57/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **15,454 SF**

Max Contig: **12,500 SF**

Smallest Space: **887 SF**

Rent/SF/YR: **Withheld**

% Leased: **97.2%**

Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 / Alex Makris (713) 577-1827 -- 15,454 SF (887-12,500 SF)

- Anchor space available up to 50,000 sf on hard corner. Formerly occupied by Academy
- Junior anchor space available
- Located on entrance to League City, Texas
- Over 200,000 cars per day
- Undergoing complete redevelopment
- Approx. 20 miles south of Downtown Houston

Galveston County

41



1455 FM 646 Rd N
The Plaza At Victory Lakes
Dickinson, TX 77539
Galveston County

Building Type: **Class B Office/Medical**
 Status: **Built Jul 2015**
 Building Size: **20,032 SF**
 Typical Floor Size: **10,016 SF**
 Stories: **2**
 Expenses: **2012 Tax @ \$1.29/sf**
 For Sale: **Not For Sale**

Space Avail: **15,392 SF**
 Max Contig: **15,392 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **\$20.00**
 % Leased: **23.2%**

Landlord Rep: Vanguard Commercial Group / John DeLaRosa (832) 204-0188 -- 15,392 SF (1,000-10,392 SF)

42



000 E League City Pky
League City, TX 77573
Galveston County

Building Type: **Class B Office**
 Status: **Proposed**
 Building Size: **15,000 SF**
 Typical Floor Size: **15,000 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.91/sf**
 For Sale: **Not For Sale**

Space Avail: **15,000 SF**
 Max Contig: **15,000 SF**
 Smallest Space: **600 SF**
 Rent/SF/YR: **\$30.00**
 % Leased: **0%**

Landlord Rep: UTR-Texas Realtors / Sharon Rowsey (281) 282-0935 -- 15,000 SF (600-15,000 SF)

43



7707 Harborside Dr
Haborside
Galveston, TX 77554
Galveston County

Building Type: **Class C Industrial**
 Status: **Built 1993**
 Building Size: **14,120 SF**
 Land Area: **1.17 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.09/sf**
 For Sale: **For Sale at \$1,650,000 (\$116.86/SF) - Active**

Space Avail: **14,120 SF**
 Max Contig: **14,120 SF**
 Smallest Space: **14,120 SF**
 Rent/SF/YR: **\$12.00**
 % Leased: **100%**

Sales Company: Cushman & Wakefield: Andrew Jewett (713) 877-1700, Jason Dillee (713) 345-1432

Landlord Rep: Cushman & Wakefield / Jason Dillee (713) 345-1432 / Andrew Jewett (713) 877-1700 -- 14,120 SF (14,120 SF)

There are approx 40 offices of high quality construction fronting heavily traveled Harborside drive. Easy access to downtown & I-45. Alarm system is leased. Buyer needs to inquire about rail spur. 20'x40' storage building/garage in rear. Building has 8 restrooms and a garage which can hold 2 cars.

Galveston County

44



1307 W Parkwood Ave
Friendswood, TX 77546
Galveston County

Building Type: **Class B Office/Medical**
 Status: **Proposed**
 Building Size: **13,980 SF**
 Typical Floor Size: **13,980 SF**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **13,980 SF**
 Max Contig: **13,980 SF**
 Smallest Space: **1,850 SF**
 Rent/SF/YR: **\$19.25**
 % Leased: **0%**

Landlord Rep: Heritage Erectors Development, Inc. / Jerry Barras (281) 728-6761 -- 13,980 SF (1,850-13,980 SF)

45



9200 Emmett F Lowry Expy
Medical Building
Texas City, TX 77591
Galveston County

Building Type: **Class B Office/Medical**
 Status: **Proposed, breaks ground Jul 2016**
 Building Size: **13,317 SF**
 Typical Floor Size: **13,317 SF**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **13,317 SF**
 Max Contig: **13,317 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: William Chuoke / Bill Chuoke (409) 945-2680 -- 13,317 SF (1,000-13,317 SF)

Bayview Plaza is a new commercial development to be located at 9200 Lowry Expressway in Texas City, adjacent to Mainland Crossing Mall. Bayview Plaza will consist of two separate strip-center style buildings, one to house retail businesses and the other for medical office use.

The Bayview Plaza retail building will have 15,568 square feet available for lease. Also, it has been designed to attract a quick-stop general merchandise store as the primary tenant. Presently there is a great need for this type of convenience store to service people living in the Twelve Oaks and South Point housing addition in west Texas City.

The Bayview Plaza Medical Building will be located very close to UTMB Family Health, the recently opened VA Clinic, and the soon-to-open Galveston County Health department. It will offer great visibility for the tenants and front door parking for patients and customers. It will consist of 13,317 square feet.

Many new employees in the area. There is a new adjacent mid-county Annex that has 500-600 people. There is also a new 200 employee beer distribution center just a quarter mile away.

Great need for a dollar General and restaurants

Other projects in Texas City currently underway nearby include the old Wal-Mart building that is being renovated for use by multiple Galveston County departments and the Del Papa distributorship on Century Boulevard. It is expected that the number of employees and visitors in this area will significantly increase in the coming years.

For more information contact: Bill Chuoke by email at: bchuoke@earthlink.net
 or by phone at: (409) 945-2680

Galveston County

46



500 Seawall Blvd
Bldg 3
Galveston, TX 77550
Galveston County

Building Type: **Retail**
 Status: **Built 2005**
 Building Size: **21,225 SF**
 Land Area: **1.42 AC**
 Stories: **1**
 Expenses: **2013 Tax @ \$1.58/sf, 2012 Est Tax @ \$1.58/sf; 2010 Ops @ \$5.51/sf, 2013 Est Ops @ \$3.88/sf**
 Parking: **190 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **13,063 SF**
 Max Contig: **8,263 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/YR: **\$12.00-\$18.00**
 % Leased: **38.5%**

Landlord Rep: Four Seasons Realty / John May (713) 383-8686 -- 13,063 SF (2,000-8,263 SF)

47



164-200 Gulf Fwy S
League City Plaza
League City, TX 77573
Galveston County
SEC of W FM 518 & Gulf Fwy S

Building Type: **Retail/Freestanding**
 Status: **Built 1998**
 Building Size: **103,608 SF**
 Land Area: **15.61 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.07/sf**
 Parking: **557 free Surface Spaces are available; Ratio of 4.38/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **13,030 SF**
 Max Contig: **4,400 SF**
 Smallest Space: **1,613 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **87.4%**

Landlord Rep: Weingarten Realty Investors / Brandon Schawe (713) 866-6942 -- 13,030 SF (1,613-4,400 SF)

Located at the southeast corner of I-45 and FM 518, this center sits in the heart of League City's retail hub and serves a densely populated trade area. Anchored by Kroger, the center benefits from high traffic volumes and exposure as well as its positioning which attracts consumers from Galveston County's fastest-growing area. The center is directly accessible via IH-45 (Gulf Freeway), State Highway 3, and State Highway 146, which are several of the major carriers that provide access to the shopping center. Due to Clear Lake and Galveston Bay access, the market area is home to numerous marinas and boating accommodations. The area is also in the highly-rated Clear Creek Independent School District. Neighboring districts include Friendswood I.S.D. and Dickinson I.S.D.

PIDN: R289846 Account #: 2795-0000-0002-000
 PIDN: R289848 Account #: 2795-0000-0003-000
 PIDN: R289851 Account #: 2795-0000-0001-001
 PIDN: R175588 Account #: 4427-0120-0021-001

48



2525 South Shore Blvd
Marina One
League City, TX 77573
Galveston County

Building Type: **Class A Office**
 Status: **Built 1989**
 Building Size: **119,249 SF**
 Typical Floor Size: **30,000 SF**
 Stories: **4**
 Expenses: **2015 Tax @ \$1.70/sf; 2007 Est Ops @ \$10.54/sf**
 Parking: **240 free Surface Spaces are available; 240 free Covered Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **12,707 SF**
 Max Contig: **7,964 SF**
 Smallest Space: **2,177 SF**
 Rent/SF/YR: **\$24.00-\$25.00**
 % Leased: **89.3%**

Landlord Rep: CBRE / P.Dena P. Wren (713) 577-1745 -- 12,707 SF (2,177-7,964 SF)

Galveston County

49



4233 Fm 1764 Rd
Santa Fe Shopping Center
Santa Fe, TX 77517
Galveston County

Building Type: **Retail**
 Status: **Built 2004**
 Building Size: **14,400 SF**
 Land Area: **7.80 AC**
 Stories: **1**
 Expenses: **2010 Tax @ \$1.49/sf**
 Parking: **56 Surface Spaces are available; Ratio of 3.89/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **12,678 SF**
 Max Contig: **3,826 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **\$18.00**
 % Leased: **12.0%**

Landlord Rep: Dac Realty Group / A.Don A. Czarneski (713) 973-2100 X27 / Natali Czarneski (713) 973-2100 -- 5,026 SF (1,000-2,626 SF)
 Leasing Company: Summitt Management Systems Inc. / Azra Munawar (832) 290-3778 -- 7,652 SF (3,826 SF)

50



SH 96 & Lawrence Rd
League City, TX 77573
Galveston County

Building Type: **Class A Office/Medical**
 Status: **Proposed, breaks ground Aug 2016**
 Building Size: **25,000 SF**
 Typical Floor Size: **15,000 SF**
 Stories: **2**
 For Sale: **Not For Sale**

Space Avail: **12,500 SF**
 Max Contig: **12,500 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **\$26.00-\$28.00**
 % Leased: **50.0%**

Landlord Rep: S & P Interests / Joseph Sebesta (713) 766-4500 -- 12,500 SF (1,000-12,500 SF)

51



2501 Palmer Hwy
Texas City Office Bldg.
Texas City, TX 77590
Galveston County

Building Type: **Class B Office**
 Status: **Built Jan 1975**
 Building Size: **33,486 SF**
 Typical Floor Size: **16,743 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$0.53/sf**
 Parking: **111 free Surface Spaces are available; Ratio of 3.43/1,000 SF**
 For Sale: **For Sale at \$2,200,000 (\$65.70/SF) - Active**





Space Avail: **11,987 SF**
 Max Contig: **3,775 SF**
 Smallest Space: **124 SF**
 Rent/SF/YR: **\$16.50**
 % Leased: **100%**

Sales Company: NewQuest Properties: Ronnie Miranda (281) 477-4300
 Landlord Rep: NewQuest Properties / Ronnie Miranda (281) 477-4300 -- 11,987 SF (124-3,775 SF)

The subject property is located in a vibrant business area close proximity to Houston and Galveston bay; situated within 30 minutes of Hobby Houston Airport with an easy access to the I-45 Interstate Highway; Palmer Highway through Texas City. The city's port business was picked for a \$600M container terminal that will employ 1,900.

Reportedly, the parking lot was resurfaced in November 2006. The common area, as well as the restrooms was upgraded in December 2006. The property is well maintained and needed improvements have been implemented on an on-going basis. A new Metasys Energy Management System was installed in June 2005.

Galveston County

<div>52</div> 	<p>2660 Marina Bay Dr Laurel Bay Center League City, TX 77573 Galveston County</p>	<p>Building Type: Retail Status: Built Dec 2009 Building Size: 20,313 SF Land Area: 2.52 AC Stories: 1 Expenses: 2015 Tax @ \$2.28/sf; 2009 Est Ops @ \$3.83/sf Parking: 100 free Surface Spaces are available; Ratio of 5.65/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 11,980 SF Max Contig: 4,206 SF Smallest Space: 1,137 SF Rent/SF/YR: \$20.00 % Leased: 79.2%</p> <p>Landlord Rep: Keller Williams Realty - Clear Lake / Jonathan Morrow (281) 335-0335 -- 11,980 SF (1,137-4,206 SF)</p>
<div>53</div> 	<p>2260-2270 Dickinson Ave Dickinson, TX 77539 Galveston County</p>	<p>Building Type: Class C Warehouse Status: Built 2016 Building Size: 19,550 SF Land Area: 0.13 AC Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 11,650 SF Max Contig: 6,650 SF Smallest Space: 800 SF Rent/SF/YR: \$7.62-\$9.00 % Leased: 40.4%</p> <p>Landlord Rep: CBM / Bill Wasko (281) 793-0488 -- 11,650 SF (800-2,400 SF)</p>
<div>54</div> 	<p>111-395 W Main St League City Towne Plaza League City, TX 77573 Galveston County</p>	<p>Building Type: Retail/(Neighborhood Ctr) Status: Built 1980, Renov 1992 Building Size: 98,457 SF Land Area: 14.05 AC Stories: 1 Expenses: 2007 Tax @ \$0.02/sf; 2014 Ops @ \$2.50/sf Parking: 486 free Surface Spaces are available; Ratio of 4.93/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 11,473 SF Max Contig: 4,840 SF Smallest Space: 2,900 SF Rent/SF/YR: Withheld % Leased: 97.1%</p> <p>Landlord Rep: Stream Realty Partners, L.P. / Courtland Richardson (713) 300-0267 / Andrew Bagnall (713) 300-0296 -- 11,473 SF (2,900-4,840 SF)</p>
<div>55</div> 	<p>3301 Church St Galveston, TX 77550 Galveston County</p>	<p>Building Type: Class C Office Status: Built 1940 Building Size: 10,975 SF Typical Floor Size: 10,975 SF Stories: 1 Expenses: 2015 Tax @ \$0.54/sf For Sale: For Sale - Active</p>	<p>Space Avail: 10,975 SF Max Contig: 10,975 SF Smallest Space: 10,975 SF Rent/SF/YR: \$10.20 % Leased: 0%</p> <p>Sales Company: Joe Tramonte Realty, Inc: Vincent J. Tramonte (409) 765-9837 Landlord Rep: Joe Tramonte Realty, Inc / J.Vincent J. Tramonte (409) 765-9837 -- 10,975 SF (10,975 SF)</p>

Galveston County

56



1650 E Winding Way Dr

Blg A

Friendswood, TX 77546

Galveston County

Building Type: **Class C Office/Medical**

Status: **Built 2007**

Building Size: **10,823 SF**

Typical Floor Size: **10,823 SF**

Stories: **1**

Expenses: **2015 Tax @ \$2.53/sf, 2013 Est Tax @ \$2.07/sf; 2013 Ops @ \$1.83/sf, 2013 Est Ops @ \$2.07/sf**

For Sale: **For Sale at \$4,112,740 as part of a portfolio of 2 properties - Active**

Space Avail: **10,823 SF**

Max Contig: **10,823 SF**

Smallest Space: **1,400 SF**

Rent/SF/YR: **\$20.00**

% Leased: **0%**

Sales Company: Transwestern: Jonathan Peranich (713) 270-3378, Ashley M. Cassel (713) 490-3785

Landlord Rep: Transwestern / M.Ashley M. Cassel (713) 490-3785 -- 10,823 SF (1,400-10,823 SF)

57



11001-11033 Delaney Rd

La Marque, TX 77568

Galveston County

Building Type: **Retail**

Status: **Existing**

Building Size: **21,770 SF**

Land Area: **19.20 AC**

Stories: **1**

Expenses: **2012 Tax @ \$5.23/sf**

Parking: **Ratio of 4.80/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **10,800 SF**

Max Contig: **10,800 SF**

Smallest Space: **10,800 SF**

Rent/SF/YR: **\$10.50**

% Leased: **50.4%**

Landlord Rep: SugarOak Realty, Inc. / Andy Walsh (804) 308-1603 -- 10,800 SF (10,800 SF)

58



211-221 25 Th St

San Leon, TX 77539

Galveston County

Building Type: **Class C Manufacturing**

Status: **Built 1983**

Building Size: **11,400 SF**

Land Area: **1.31 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.23/sf**

For Sale: **Not For Sale**

Space Avail: **10,510 SF**

Max Contig: **3,440 SF**

Smallest Space: **1,920 SF**

Rent/SF/YR: **\$6.60-\$7.20**

% Leased: **7.8%**

Landlord Rep: J Properties / Patti Sullivan -- 10,510 SF (1,920-3,440 SF)

Galveston County

59



3023 Marina Bay Dr

Professional Center at South Shore Harbor

League City, TX 77573

Galveston County

Building Type: **Class B Office**
 Status: **Built 1992**
 Building Size: **14,170 SF**
 Typical Floor Size: **14,170 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.93/sf; 2013 Est Ops @ \$5.38/sf**
 Parking: **Ratio of 3.76/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **10,430 SF**
 Max Contig: **4,410 SF**
 Smallest Space: **2,555 SF**
 Rent/SF/YR: **\$18.00**
 % Leased: **57.5%**

Landlord Rep: CBREJazz Hamilton (713) 577-1805 -- 4,410 SF (4,410 SF)
 Leasing Company: Monument Brokers LLC / Dwight Donaldson (281) 240-0077 -- 6,020 SF (2,555-3,465 SF)

60



1804 Fm 646 Rd W

Retail 3

Dickinson, TX 77539

Galveston County

Building Type: **Retail**
 Status: **Built 2004**
 Building Size: **39,428 SF**
 Land Area: **1.92 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$2.56/sf; 2011 Ops @ \$11.12/sf**
 Parking: **240 free Surface Spaces are available; Ratio of 6.09/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **10,396 SF**
 Max Contig: **4,806 SF**
 Smallest Space: **1,116 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **73.6%**

Landlord Rep: InvenTrust Properties / Mark Vondrak (630) 218-8000 -- 10,396 SF (1,116-4,806 SF)

61



2502-2514 Church St

Galveston, TX 77550

Galveston County

Building Type: **Class B Office**
 Status: **Built 1911**
 Building Size: **35,000 SF**
 Typical Floor Size: **13,079 SF**
 Stories: **3**
 Expenses: **2015 Tax @ \$0.30/sf**
 Parking: **12 free Covered Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **10,320 SF**
 Max Contig: **10,320 SF**
 Smallest Space: **10,320 SF**
 Rent/SF/YR: **\$10.32**
 % Leased: **70.5%**

Landlord Rep: Joe Tramonte Realty, Inc / J.Vincent J. Tramonte (409) 765-9837 -- 10,320 SF (10,320 SF)

Beautiful, Historic Building on the corner of 25th Street (Rosenberg) and Church Street. Retail Tenants are on the first floor and Office space is on the second floor. Covered, garage parking is accessible to the subject space via an interior hallway and elevator. Building is located across the street from the Federal Court House and down the street from the Cruise Terminal and The Strand.

Galveston County

62



305 21st St
Marine Building
Galveston, TX 77550
Galveston County
21st st at Mechanic

Building Type: **Class B Office**
 Status: **Built 1875**
 Building Size: **16,382 SF**
 Typical Floor Size: **8,191 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$0.66/sf; 2008 Est Ops @ \$2.50/sf**
 For Sale: **Not For Sale**

Space Avail: **10,286 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **200 SF**
 Rent/SF/YR: **\$14.00-\$20.00**
 % Leased: **85.4%**

Landlord Rep: Mitchell Historic Properties / Keisha Heck (409) 761-4110 -- 3,786 SF (1,395-2,391 SF)
 Sublet Contact: Mitchell Historic Properties / Keisha Heck (409) 761-4110 -- 6,500 SF (200-5,000 SF)

The Marine Building, built in 1875 by Samson Heidenheimer was restored in 1986 and included upgrades to modern electrical, mechanical and plumbing systems as well as life safety equipment, ADA and a building security system which provided the functional needs of the owner and original occupants at the time.

Individual companies included AG Edwards, Maxwell, Baker & McFatridge and Tylka Law Center occupied the first floor space.

The second floor space was used as Executive Office Suites and provided a Corporate Image as well as Administrative services, which included personalized telephone answering and mail services.

As individual tenants advanced into virtual office space, which included advanced telecommunications service, 24-hour voicemail and internet support there no longer existed a requirement to provide a full time receptionist.

In 2001 the Executive Office Suites were converted into individualized offices, which still provided a common area reception room, private access to office areas, along with access to a conference room, night cleaning and trash removal.

63



FM 1764 & Medical Center Dr
Texas City, TX 77591
Galveston County

Building Type: **Class B Office**
 Status: **Proposed, breaks ground Feb 2017**
 Building Size: **10,070 SF**
 Typical Floor Size: **10,070 SF**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **10,070 SF**
 Max Contig: **10,070 SF**
 Smallest Space: **2,517 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Newcor Investments / Phil Newton (281) 474-4474 -- 10,070 SF (2,517-10,070 SF)

64



215 W Edgewood Dr
Friendswood, TX 77546
Galveston County

Building Type: **Class B Office/Medical**
 Status: **Built Jun 2016**
 Building Size: **14,000 SF**
 Typical Floor Size: **14,000 SF**
 Stories: **1**
 Expenses: **2014 Tax @ \$0.39/sf**
 For Sale: **Not For Sale**

Space Avail: **10,000 SF**
 Max Contig: **10,000 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **28.6%**

Landlord Rep: Re/Max Space Center / Jeff Lamb (281) 488-1212 -- 10,000 SF (2,000-10,000 SF)

Galveston County

65



104 Moody Ave
Galveston, TX 77550
Galveston County

Building Type: **Class C Office**
Status: **Built 1910**
Building Size: **10,000 SF**
Typical Floor Size: **10,000 SF**
Stories: -
Expenses: **2015 Tax @ \$1.18/sf**
Parking: **2 Reserved Spaces are available**
For Sale: **Not For Sale**

Space Avail: **10,000 SF**
Max Contig: **10,000 SF**
Smallest Space: **10,000 SF**
Rent/SF/YR: **\$11.88**
% Leased: **0%**

Landlord Rep: BPI Properties / Peree Griffin (281) 648-4040 -- 10,000 SF (10,000 SF)

66



SH 96 & Lawrence Rd
League City, TX 77573
Galveston County

Building Type: **Retail**
Status: **Proposed, breaks ground Aug 2016**
Building Size: **10,000 SF**
Land Area: **1.11 AC**
Stories: -
Expenses: **2014 Tax @ \$1.15/sf**
For Sale: **Not For Sale**

Space Avail: **10,000 SF**
Max Contig: **10,000 SF**
Smallest Space: **10,000 SF**
Rent/SF/YR: **Withheld**
% Leased: **0%**

Landlord Rep: S & P Interests / Joseph Sebesta (713) 766-4500 -- 10,000 SF (10,000 SF)

67



1101 Tx-3 Hwy
League City, TX 77573
Galveston County

Building Type: **Class B Office**
Status: **Proposed**
Building Size: **10,000 SF**
Typical Floor Size: **10,000 SF**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **10,000 SF**
Max Contig: **10,000 SF**
Smallest Space: **10,000 SF**
Rent/SF/YR: **Withheld**
% Leased: **0%**

Landlord Rep: Silk Road Properties/Eve Lyssy (281) 484-1111 -- 10,000 SF (10,000 SF)

68



4908-4920 Seawall Blvd
Galveston, TX 77551
Galveston County

Building Type: **Retail/Storefront Retail/Office**
Status: **Built 1986**
Building Size: **69,699 SF**
Land Area: **2.67 AC**
Stories: **2**
Expenses: **2015 Tax @ \$1.02/sf, 2012 Est Tax @ \$1.04/sf; 2011 Ops @ \$3.29/sf, 2012 Est Ops @ \$3.29/sf**
Parking: **132 free Surface Spaces are available; Ratio of 1.61/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **9,760 SF**
Max Contig: **5,602 SF**
Smallest Space: **600 SF**
Rent/SF/YR: **\$18.00**
% Leased: **86.0%**

Landlord Rep: Clarion Properties, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 9,760 SF (600-5,602 SF)

Galveston County

69



2215 Strand St
Old Galveston Square
Galveston, TX 77550
Galveston County

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built 1859**
 Building Size: **60,512 SF**
 Land Area: **0.18 AC**
 Stories: **3**
 Expenses: **2014 Tax @ \$0.14/sf**
 Parking: **Free Surface Spaces**
 For Sale: **Not For Sale**

Space Avail: **9,636 SF**
 Max Contig: **4,755 SF**
 Smallest Space: **1,019 SF**
 Rent/SF/YR: **\$13.00**
 % Leased: **90.5%**

Landlord Rep: Mitchell Historic Properties / Keisha Heck (409) 761-4110 -- 9,636 SF (1,019-4,755 SF)

Old Galveston Square is one of the most prominent buildings in Galveston's Historic Strand District. It was built in 1859. The second and third floors are occupied by office tenants.

This building is located at the corner of Strand and 23rd Streets.

70



600 Gulf Fwy
Texas City, TX 77591
Galveston County

Building Type: **Class B Office**
 Status: **Built 1984**
 Building Size: **44,300 SF**
 Typical Floor Size: **23,750 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$0.80/sf, 2012 Est Tax @ \$0.63/sf; 2012 Ops @ \$5.76/sf, 2011 Est Ops @ \$5.71/sf**
 Parking: **132 free Surface Spaces are available; Ratio of 2.98/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,500 SF**
 Max Contig: **9,500 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/YR: **\$16.00**
 % Leased: **100%**

Landlord Rep: Neuhaus Investment Company / B.Laurence B. Neuhaus (713) 681-2000 X1 / Mark Jacob (713) 681-2000 -- 9,500 SF (2,000-9,500 SF)

71



3140 Gulf Fwy
Outparcel H
League City, TX 77573
Galveston County
I-45 & FM 646

Building Type: **Retail/Fast Food**
 Status: **Built 2009**
 Building Size: **9,200 SF**
 Land Area: **1.58 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$3.55/sf; 2011 Ops @ \$4.05/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 3.48/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,200 SF**
 Max Contig: **9,200 SF**
 Smallest Space: **9,200 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Landlord Rep: Property Commerce / Chad Moss (832) 804-8526 -- 9,200 SF (9,200 SF)

Outstanding Visibility & Access in a Dynamic suburban market

Galveston County

72



2000 25th Ave N
Texas City, TX 77590
Galveston County

Building Type: **Class C Office**
 Status: **Built 1982**
 Building Size: **14,750 SF**
 Typical Floor Size: **7,500 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$0.97/sf**
 Parking: **67 free Surface Spaces are available; Ratio of 4.46/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,130 SF**
 Max Contig: **8,250 SF**
 Smallest Space: **190 SF**
 Rent/SF/YR: **\$14.00-\$21.00**
 % Leased: **38.1%**

Landlord Rep: McAdams & Associates / Marty McAdams (281) 358-0799 / Valerie Staples (281) 464-0800 -- 8,250 SF (4,100-8,250 SF)
 Leasing Company: Jurisich Investments, Inc. / Tony Jurisich (409) 945-9523 -- 880 SF (190-440 SF)

Description

Property is in excellent condition. The building sits on one acre of land with a large parking lot. The inside is well kept. Some suits can be expanded into large office spaces. Suits have carpet and windows overlooking loop 197. The building includes a well kept break room. Well maintained multi tenant office building w/ 14,750 total sq ft. 18 offices from 107 to 8,250 sq ft. Steel frame, brick and stucco faced exterior, wind certified roof w/ 2 inches of concrete, Schindler elevator, & spacious hallways. ADA compliant facilities.

Located off of Loop 197 in Texas City. The building is located near highway 146.

73



1108 Gulf Fwy S
Calder Ridge II
League City, TX 77573
Galveston County
N-bound Gulf Fwy fdr vic
NWC Calder

Building Type: **Class B Office/Medical**
 Status: **Built 2003**
 Building Size: **23,268 SF**
 Typical Floor Size: **23,268 SF**
 Stories: **1**
 Expenses: **2010 Tax @ \$1.68/sf**
 For Sale: **Not For Sale**

Space Avail: **9,045 SF**
 Max Contig: **3,390 SF**
 Smallest Space: **2,265 SF**
 Rent/SF/YR: **\$18.00-\$24.00**
 % Leased: **61.1%**

Landlord Rep: Silk Road Properties / Fara Javadi (281) 484-1111 / Eve Lyssy (281) 484-1111 -- 9,045 SF (2,265-3,390 SF)

74



4119 Fm-1764 Rd
Santa Fe, TX 77517
Galveston County

Building Type: **Retail**
 Status: **Under Construction, delivers Oct 2016**
 Building Size: **9,618 SF**
 Land Area: **7.76 AC**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **8,760 SF**
 Max Contig: **4,800 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **8.9%**

Landlord Rep: Summitt Management Systems Inc. / Azra Munawar (832) 290-3778 -- 8,760 SF (1,200-4,800 SF)

Galveston County

75



430 Perkins Ave
League City, TX 77573
Galveston County

Building Type: **Class C Warehouse**
 Status: **Built 1970**
 Building Size: **8,600 SF**
 Land Area: **1.30 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.40/sf**
 Parking: **16 free Surface Spaces are available; Ratio of 2.10/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,600 SF**
 Max Contig: **8,600 SF**
 Smallest Space: **8,600 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Capital Trust Realty / Domenic Santilli (281) 222-2727 -- 8,600 SF /1,600 ofc (8,600 SF)

76



4911-4921 Fm-517
Dickinson, TX 77539
Galveston County

Building Type: **Retail**
 Status: **Built 2005**
 Building Size: **15,000 SF**
 Land Area: **1.42 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.86/sf**
 Parking: **50 Surface Spaces are available; Ratio of 3.33/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,000 SF**
 Max Contig: **4,250 SF**
 Smallest Space: **3,750 SF**
 Rent/SF/YR: **\$11.28-\$15.00**
 % Leased: **75.0%**

Landlord Rep: OAR Realty Partners, LLC / Randy Hutchison (281) 988-5445 -- 3,750 SF (3,750 SF)
 Sublet Contact: Re/Max Real Estate Associates / Lou Rosas (713) 784-4663 -- 4,250 SF (4,250 SF)

77



1021 61st St
Bldg B
Galveston, TX 77551
Galveston County

Building Type: **Retail**
 Status: **Built 1986**
 Building Size: **13,980 SF**
 Land Area: **2.87 AC**
 Stories: **1**
 Expenses: **2009 Tax @ \$1.20/sf; 2013 Ops @ \$4.49/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 2.30/1,000 SF**
 For Sale: **For Sale at \$3,500,000 as part of a portfolio of 2 properties - Active**

Space Avail: **7,920 SF**
 Max Contig: **4,800 SF**
 Smallest Space: **3,120 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **43.4%**

Sales Company: Hatmaker Group: Michelle Hatmaker (409) 744-4622
 Landlord Rep: Hatmaker Group / Michelle Hatmaker (409) 744-4622 -- 7,920 SF (3,120-4,800 SF)

Galveston County

78



1621 E FM 517 Rd
Dickinson, TX 77539
Galveston County

Building Type: **Class C Office**
Status: **Built 1986**
Building Size: **15,000 SF**
Typical Floor Size: **15,000 SF**
Stories: **1**
Expenses: **2015 Tax @ \$0.60/sf**
Parking: **45 free Surface Spaces are available; Ratio of 3.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **7,715 SF**
Max Contig: **7,715 SF**
Smallest Space: **2,715 SF**
Rent/SF/YR: **\$16.00**
% Leased: **48.6%**

Landlord Rep: Retail Solutions / Martin Turner (281) 445-0033 / Lauren Shepperd (281) 445-0033 -- 7,715 SF (2,715-7,715 SF)

79



6455 South Shore Blvd
Bldg I (Suites 100-400)
League City, TX 77573
Galveston County

Building Type: **Class B Office/Medical**
Status: **Built 2007**
Building Size: **12,125 SF**
Typical Floor Size: **12,125 SF**
Stories: **1**
Expenses: **2009 Tax @ \$7.14/sf**
Parking: **30 free Surface Spaces are available; Ratio of 2.47/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **7,571 SF**
Max Contig: **6,371 SF**
Smallest Space: **1,200 SF**
Rent/SF/YR: **\$21.00-\$75.00**
% Leased: **47.5%**





Landlord Rep: TGC Realty Counselors / Russ Gressett (281) 444-2044 -- 6,371 SF (6,371 SF)
Sublet Contact: Brad McGonagle / -- 1,200 SF (1,200 SF)

This offering is for an up-scale professional and medical office development known as The Lakes Professional Center. The development includes 2 buildings with lake frontage. Current tenants include a dentist, orthodontist, pediatric clinic and an engineering firm. The project consists of 24,241 SF in rentable area and is newly constructed in the exploding area along Highway 96 Corridor of League City between SH-146 and IH-45.

The project's leases are structured on a NNN basis each with set rental rate increases averaging over 3% annually throughout the terms. The development is located along South Shore Boulevard in the most recent upper scale development area of League City. This area is experiencing explosive growth as residential development continues to flourish extensively along South Shore Boulevard as well as along the blossoming Highway 96 Corridor (aka League City Blvd.) between SH-146 and IH-45. Regency Shopping Centers has now completing the Kroger Signature anchored retail center on the contiguous tract to the south and is well leased. New luxury apartments are also being completed directly east of the development. A new High School and Junior High is slated for completion just east of the location within two years.

The project has an entrance from South Shore Boulevard providing excellent exposure. The building is finished with exceptional interior and exterior appointments, high grade commercial carpet, hardwood flooring, hardwood cabinetry, granite countertops and marble accents in numerous places. The tenants have spent considerable improvement dollars on the lease spaces themselves with total build-out expenditures alone ranging from \$60-\$166/SF. This makes the tenant base extremely secure in that each tenant has approached their occupancy in the property with a very long term outlook. The area is in its early stage of development with very rapid momentum being witnessed. The area is and will continue to be densely populated with a very high income demographic.

Galveston County

80		2217 Strand St Old Galveston Square Galveston, TX 77550 Galveston County	Building Type: Retail/Restaurant Status: Existing Building Size: 60,512 SF Land Area: 0.60 AC Stories: - Expenses: 2015 Tax @ \$0.39/sf For Sale: Not For Sale	Space Avail: 7,526 SF Max Contig: 7,526 SF Smallest Space: 7,526 SF Rent/SF/YR: \$12.00 % Leased: 87.6%
Landlord Rep: Mitchell Historic Properties / Keisha Heck (409) 761-4110 -- 7,526 SF (7,526 SF)				
81		915 Delesandri Ln Kemah, TX 77565 Galveston County	Building Type: Class C Warehouse Status: Existing Building Size: 7,500 SF Land Area: 0.96 AC Stories: 1 For Sale: Not For Sale	Space Avail: 7,500 SF Max Contig: 7,500 SF Smallest Space: 7,500 SF Rent/SF/YR: \$12.00 % Leased: 100%
Landlord Rep: Re/Max Space Center / Karen Little (281) 488-1212 -- 7,500 SF (7,500 SF)				
82		125 20th St S Texas City, TX 77590 Galveston County	Building Type: Class C Warehouse Status: Built 1963 Building Size: 7,300 SF Land Area: 2.41 AC Stories: 1 Expenses: 2012 Tax @ \$0.32/sf For Sale: Not For Sale	Space Avail: 7,300 SF Max Contig: 7,300 SF Smallest Space: 7,300 SF Rent/SF/YR: \$5.76 % Leased: 100%
Landlord Rep: Texas Commercial Properties, Inc. / P.Scot P. White (281) 650-4875 -- 7,300 SF (7,300 SF)				
Three metal industrial buildings totalling 22,980 SF on 2.41 acres of land.				
83		2450 South Shore Blvd Marina Plaza League City, TX 77573 Galveston County	Building Type: Class A Office Status: Built 1991 Building Size: 108,874 SF Typical Floor Size: 21,775 SF Stories: 5 Expenses: 2015 Tax @ \$1.47/sf Parking: 200 free Covered Spaces are available; 200 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 7,226 SF Max Contig: 5,060 SF Smallest Space: 2,166 SF Rent/SF/YR: \$24.00 % Leased: 93.4%
Landlord Rep: CBRE / P.Dena P. Wren (713) 577-1745 -- 7,226 SF (2,166-5,060 SF)				
This building has marina and water views, card key access, and on-site management and leasing.				

Galveston County

84



12001-12009 Delaney St
La Marque, TX 77568
Galveston County

Building Type: **Retail**
 Status: **Existing**
 Building Size: **40,577 SF**
 Land Area: **19.20 AC**
 Stories: **1**
 Expenses: **2010 Tax @ \$2.69/sf**
 Parking: **Free Surface Spaces; Ratio of 4.80/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **7,150 SF**
 Max Contig: **4,500 SF**
 Smallest Space: **2,650 SF**
 Rent/SF/YR: **\$10.87-\$12.36**
 % Leased: **100%**

Landlord Rep: SugarOak Realty, Inc. / Andy Walsh (804) 308-1603 -- 7,150 SF (2,650-4,500 SF)

85



828 FM 646 Rd N
Dickinson, TX 77539
Galveston County

Building Type: **Retail**
 Status: **Under Construction, delivers Dec 2016**
 Building Size: **12,600 SF**
 Land Area: **-**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.01/sf**
 For Sale: **Not For Sale**

Space Avail: **7,134 SF**
 Max Contig: **7,134 SF**
 Smallest Space: **1,475 SF**
 Rent/SF/YR: **\$26.00-\$27.00**
 % Leased: **43.4%**

Landlord Rep: Commercial Houston Real Estate Advisors / Kelly Hutchinson (281) 535-5333 -- 7,134 SF (1,475-2,384 SF)

The retail center is located on FM 646, less than a mile east of I-45 S (Gulf Freeway), in League City TX. League City is situated 20 miles south of downtown Houston. Significant residential expansion and booming economic growth in local petrochemical, medical and aerospace (NASA) industries. The I-45 S at FM 646 intersection quadrant is the Victory Lakes residential subdivision, the University of Texas Medical Branch (UTMB) Specialty Care Hospital, and coming soon Memorial Hermann Clinic and MD Anderson Cancer Center. Area retailers include Lowe's Home Improvements, WalMart, JC Penneys, Target, Home Depot, HEB Grocery, Ross and Best Buy.

86



6817 3rd Ave
Hitchcock, TX 77563
Galveston County

Building Type: **Class C Industrial**
 Status: **Existing**
 Building Size: **7,000 SF**
 Land Area: **0.23 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.36/sf**
 For Sale: **Not For Sale**

Space Avail: **7,000 SF**
 Max Contig: **7,000 SF**
 Smallest Space: **7,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Tim Webb / Tim Webb (409) 457-3344 -- 7,000 SF (7,000 SF)

Galveston County

87



601 Cien Rd
Bldg 1
Kemah, TX 77565
Galveston County

Building Type: **Class B Office**
 Status: **Built 1994**
 Building Size: **14,033 SF**
 Typical Floor Size: **7,016 SF**
 Stories: **2**
 Expenses: **2007 Tax @ \$0.78/sf**
 Parking: **30 free Surface Spaces are available; Ratio of 2.14/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **7,000 SF**
 Max Contig: **7,000 SF**
 Smallest Space: **7,000 SF**
 Rent/SF/YR: **\$21.00**
 % Leased: **50.1%**

Landlord Rep: Frank Ball Realty & Acquisitions / Frank Ball (281) 508-4936 -- 7,000 SF (7,000 SF)

88



1110 S Friendswood Dr
Friendswood, TX 77546
Galveston County

Building Type: **Class B Office**
 Status: **Proposed, breaks ground Nov 2016**
 Building Size: **7,000 SF**
 Typical Floor Size: **7,000 SF**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **7,000 SF**
 Max Contig: **7,000 SF**
 Smallest Space: **1,250 SF**
 Rent/SF/YR: **\$24.00**
 % Leased: **0%**

Landlord Rep: BPI Properties / Peree Griffin (281) 648-4040 -- 7,000 SF (1,250-7,000 SF)

89



104 Twin Oaks Blvd
Marina Bay Business Center
League City, TX 77573
Galveston County

Building Type: **Class B Office**
 Status: **Built 2001**
 Building Size: **11,000 SF**
 Typical Floor Size: **5,500 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$4.12/sf**
 Parking: **40 Surface Spaces are available; Ratio of 3.63/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,700 SF**
 Max Contig: **5,200 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **\$16.80**
 % Leased: **39.1%**

Landlord Rep: UTR-Texas Realtors / Sharon Rowsey (281) 282-0935 -- 6,700 SF (1,000-5,200 SF)

Highlights

Great Monument sign for tenants use Building has good visibility from 2094
 Easy to find in Great League city area

Class B building and in a great part of South Shore area in the League City/Kemah borders.

I 45 South to exit 518, follow 518 to Clear Creek high stay straight on Marina Bay/2094 (Don't follow 518 to the right) Then pass South Shore Harbour after next light the second left going into Marina Del Sol the 2 story beautiful building is just to your right at the entrance of the subdivision.

Galveston County

90



217-247 Gulf Fwy S
League City Plaza
League City, TX 77573
Galveston County

Building Type: **Retail**
 Status: **Built 1986**
 Building Size: **20,182 SF**
 Land Area: **0.99 AC**
 Stories: **1**
 Expenses: **2009 Tax @ \$1.53/sf**
 Parking: **60 free Surface Spaces are available; Ratio of 5.07/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,653 SF**
 Max Contig: **6,653 SF**
 Smallest Space: **6,653 SF**
 Rent/SF/YR: **\$22.00**
 % Leased: **100%**

Landlord Rep: Weingarten Realty Investors / Brandon Schawe (713) 866-6942
 Sublet Contact: American Commercial Real Estate, Inc. / Pam Q. Guillote (281) 353-1239 -- 6,653 SF (6,653 SF)

The Shopping center is near I-45, SH 3, SH 96, and SH 146, at the major intersection of FM 270 & FM 518. Easy access from Clear Lake & Galveston Bay. Only 0.2 miles from Clear Creek High School, with close to 4,150 students and staff. High area incomes.

91



3750 Medical Park Dr
Medical Park
Dickinson, TX 77539
Galveston County

Building Type: **Class B Office/Medical**
 Status: **Built 2006**
 Building Size: **13,620 SF**
 Typical Floor Size: **13,620 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.85/sf**
 Parking: **58 free Surface Spaces are available; Ratio of 4.46/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,500 SF**
 Max Contig: **6,500 SF**
 Smallest Space: **6,500 SF**
 Rent/SF/YR: **\$31.39**
 % Leased: **52.3%**

Landlord Rep: *Company information unavailable at this time*

The Medical Park Specialty Center consists of approximately 13,620 square feet of rentable medical office space. The office building was built in 2006 on 1.968 acres. This unique property consists of six individual exam rooms, two reception/waiting areas, a physical therapy area, a procedure room, two operating rooms and a pharmacy/anesthesia area. Top quality construction with high end finishes can be found throughout the property. The developer designed a layout that has potential for future expansion.

9.5% Cap with 8 years remaining on lease. Lease increases.

Must sign attached Confidentiality Agreement for further information.

Commission 2.5%

The property is conveniently located near Interstate 45 and serves a large trade area. There is a covered patient drop off area and ample parking for the property.

Galveston County

92



6203-6211 Stewart Rd
Galveston, TX 77551
Galveston County

Building Type: **Retail**
 Status: **Built 1970**
 Building Size: **16,943 SF**
 Land Area: **14.74 AC**
 Stories: **1**
 Expenses: **2007 Tax @ \$3.72/sf**
 Parking: **60 free Surface Spaces are available; Ratio of 3.54/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,367 SF**
 Max Contig: **5,287 SF**
 Smallest Space: **1,080 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Landlord Rep: NewQuest Properties / Rachael Keener (281) 477-4300 -- 6,367 SF (1,080-5,287 SF)

93



351 Columbia Memorial Pky
Kemah, TX 77565
Galveston County

Building Type: **Class C Flex**
 Status: **Built 2003**
 Building Size: **6,300 SF**
 Land Area: **3.40 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$5.92/sf**
 Parking: **18 Surface Spaces are available; Ratio of 2.85/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,300 SF**
 Max Contig: **6,300 SF**
 Smallest Space: **6,300 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **0%**

Landlord Rep: Quadgent Properties I LP / William Lawrence (281) 401-9777 -- 6,300 SF (6,300 SF)

94



6000 Broadway St
Galveston, TX 77551
Galveston County

Building Type: **Class B Warehouse**
 Status: **Built 1967**
 Building Size: **20,500 SF**
 Land Area: **1.10 AC**
 Stories: **1**
 Expenses: **2007 Tax @ \$0.53/sf**
 Parking: **15 free Surface Spaces are available**
 For Sale: **For Sale at \$775,000 (\$37.81/SF) - Active**

Space Avail: **6,000 SF**
 Max Contig: **6,000 SF**
 Smallest Space: **6,000 SF**
 Rent/SF/YR: **\$7.80**
 % Leased: **70.7%**

Sales Company: Bayou Properties Company: James Wallace (713) 641-0921, John S. Braun (281) 650-1678
 Landlord Rep: Bayou Properties Company / James Wallace (713) 641-0921 -- 6,000 SF (6,000 SF)

Property Features:

Attractive stucco/metal building fronting on well-travelled Broadway, in Galveston, Texas, just past 61 st . St. near post office. Located in Galveston, Texas this building is a warehouse/retail building suitable for suppliers and material vendors.

Galveston County

95



807 S Friendswood Dr

Friendswood Medical Center

Friendswood, TX 77546

Galveston County

Building Type: **Class B Office/Medical**

Status: **Built 1982**

Building Size: **10,000 SF**

Typical Floor Size: **10,000 SF**

Stories: **1**

Expenses: **2015 Tax @ \$2.08/sf**

Parking: **30 free Surface Spaces are available; Ratio of 3.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,000 SF**

Max Contig: **6,000 SF**

Smallest Space: **6,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **40.0%**

Landlord Rep: BPI Properties / Peree Griffin (281) 648-4040 / Lonnie Moffitt (713) 816-6522 -- 6,000 SF (6,000 SF)

The building enjoys excellent visibility, accessibility, is located in the heart of Friendswood and is in excellent condition. The surrounding residential areas are mid to upper income range.

96



501 Gulf Fwy

Coastal Plaza

League City, TX 77573

Galveston County

I-45 South/Fogle

Building Type: **Retail**

Status: **Built 2005**

Building Size: **16,050 SF**

Land Area: **1.34 AC**

Stories: **1**

Expenses: **2015 Tax @ \$1.57/sf, 2012 Est Tax @ \$1.46/sf; 2011 Ops @ \$1.92/sf, 2013 Est Ops @ \$4.20/sf**

Parking: **40 free Surface Spaces are available; Ratio of 2.49/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,000 SF**

Max Contig: **4,000 SF**

Smallest Space: **2,000 SF**

Rent/SF/YR: **\$22.80**

% Leased: **62.6%**

Landlord Rep: Liberty Property Management / James Nguyen (832) 630-4405 -- 6,000 SF (2,000-4,000 SF)

97



1320 Highway 3 S

Bld A

League City, TX 77573

Galveston County

Building Type: **Class B Warehouse**

Status: **Built 2005**

Building Size: **9,280 SF**

Land Area: **0.66 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.55/sf**

Parking: **18 free Surface Spaces are available; Ratio of 2.69/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,000 SF**

Max Contig: **6,000 SF**

Smallest Space: **3,000 SF**

Rent/SF/YR: **\$10.80**

% Leased: **100%**

Landlord Rep: Champions Real Estate Group / Barry LaChance (713) 785-6666

Leasing Company: Champions Real Estate Group / Barry LaChance (713) 785-6666 -- 6,000 SF (3,000-6,000 SF)

A-1 3200sf consisting of Deluxe Class A 1700sf offices /500 sf ac tech room and 1000 sf warehouse (leased).

A-2 at 6000sf or can be subdivided into:

A-2 & A-3 two 3000sf. Has pallet rack system, ac office and ac bathroom/locker room high bay lighting, 14 ft electric roll up bay doors, exhaust fans, ceiling fans throughout.

Galveston County

98



8610 Seawall Blvd
Galveston, TX 77554
Galveston County

Building Type: **Class C Office**
Status: **Built 1990**
Building Size: **9,000 SF**
Typical Floor Size: **2,781 SF**
Stories: **3**
Expenses: **2015 Tax @ \$2.63/sf**
Parking: **50 Surface Spaces are available; Ratio of 5.55/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **6,000 SF**
Max Contig: **6,000 SF**
Smallest Space: **3,000 SF**
Rent/SF/YR: **\$15.00-\$30.00**
% Leased: **33.3%**

Landlord Rep: Etheredge Real Estate / Bill Etheredge (409) 948-1788 -- 6,000 SF (3,000 SF)

99



2700 Marina Bay
League City, TX 77573
Galveston County

Building Type: **Retail/Freestanding**
Status: **Built 2004**
Building Size: **19,985 SF**
Land Area: **2.66 AC**
Stories: **1**
Expenses: **2008 Combined Tax/Ops @ \$6.95/sf; 2011 Est Ops @ \$4.32/sf**
Parking: **100 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,957 SF**
Max Contig: **3,857 SF**
Smallest Space: **1,100 SF**
Rent/SF/YR: **\$20.00**
% Leased: **70.2%**

Landlord Rep: Keller Williams Realty - Clear Lake / Jonathan Morrow (281) 335-0335 -- 5,957 SF (1,100-3,857 SF)

100



1021 61st St
Bldg A
Galveston, TX 77551
Galveston County

Building Type: **Retail**
Status: **Built 1986**
Building Size: **19,000 SF**
Land Area: **2.87 AC**
Stories: **1**
Expenses: **2009 Tax @ \$0.88/sf; 2013 Ops @ \$3.45/sf**
Parking: **50 free Surface Spaces are available; Ratio of 2.75/1,000 SF**
For Sale: **For Sale at \$3,500,000 as part of a portfolio of 2 properties - Active**

Space Avail: **5,900 SF**
Max Contig: **3,500 SF**
Smallest Space: **2,400 SF**
Rent/SF/YR: **\$15.00**
% Leased: **81.6%**

Sales Company: Hatmaker Group: Michelle Hatmaker (409) 744-4622

Landlord Rep: Hatmaker Group / Michelle Hatmaker (409) 744-4622 -- 5,900 SF (2,400-3,500 SF)

101



6815 Stewart Rd
Galveston, TX 77551
Galveston County





Building Type: **Class C Warehouse**
Status: **Built 2006**
Building Size: **5,880 SF**
Land Area: **0.29 AC**
Stories: **1**
Expenses: **2010 Tax @ \$0.90/sf**
Parking: **6 free Surface Spaces are available; Ratio of 1.02/1,000 SF**
For Sale: **For Sale at \$474,900 (\$80.77/SF) - Active**

Space Avail: **5,880 SF**
Max Contig: **5,880 SF**
Smallest Space: **5,880 SF**
Rent/SF/YR: **\$7.20**
% Leased: **100%**

Sales Company: Bayou Properties Company: John S. Braun (281) 650-1678

Landlord Rep: Bayou Properties Company / S. John S. Braun (281) 650-1678 -- 5,880 SF (5,880 SF)

Galveston County

102		6105 Stewart Rd Galveston, TX 77551 Galveston County SWC of Stewart & Bufferowe	Building Type: Retail Status: Built 1970 Building Size: 21,762 SF Land Area: 14.74 AC Stories: 1 Expenses: 2007 Tax @ \$2.90/sf Parking: 50 free Surface Spaces are available; Ratio of 2.30/1,000 SF For Sale: Not For Sale	Space Avail: 5,815 SF Max Contig: 4,000 SF Smallest Space: 1,815 SF Rent/SF/YR: Withheld % Leased: 91.7%
Landlord Rep: NewQuest Properties / Rachael Keener (281) 477-4300 -- 5,815 SF (1,815-4,000 SF)				
The property's Tax ID is R372665 and Tax ID 2 is 7205-0000-0043-010				
103		2322-2328 Strand St Hutchings Sealy Building Galveston, TX 77550 Galveston County	Building Type: Class B Office Status: Built 1858, Renov 1986 Building Size: 32,290 SF Typical Floor Size: 10,763 SF Stories: 3 Expenses: 2015 Tax @ \$0.59/sf For Sale: Not For Sale	Space Avail: 5,813 SF Max Contig: 4,426 SF Smallest Space: 1,387 SF Rent/SF/YR: \$14.00-\$17.00 % Leased: 82.0%
Landlord Rep: Mitchell Historic Properties/Keisha Heck (409) 761-4110 -- 5,813 SF (1,387-4,426 SF)				
104		8244 Harborside Dr Galveston, TX 77554 Galveston County	Building Type: Class C Flex/Light Manufacturing Status: Built 1994 Building Size: 5,800 SF Land Area: 0.33 AC Stories: 1 Expenses: 2015 Tax @ \$1.13/sf Parking: 20 free Surface Spaces are available; Ratio of 3.45/1,000 SF For Sale: Not For Sale	Space Avail: 5,800 SF Max Contig: 5,800 SF Smallest Space: 5,800 SF Rent/SF/YR: \$6.60 % Leased: 100%
Landlord Rep: BSH Development, LLC / Bruce Hall (713) 542-8379 -- 5,800 SF (5,800 SF)				
105		3206 5th Ave S Texas City, TX 77590 Galveston County	Building Type: Class B Manufacturing Status: Built 1960 Building Size: 5,600 SF Land Area: 0.64 AC Stories: 1 Expenses: 2015 Tax @ \$0.08/sf For Sale: Not For Sale	Space Avail: 5,600 SF Max Contig: 5,600 SF Smallest Space: 5,600 SF Rent/SF/YR: \$11.78 % Leased: 100%
Landlord Rep: Texas Commercial Properties, Inc. / P.Scot P. White (281) 650-4875 -- 5,600 SF /2,000 ofc (5,600 SF)				

Galveston County

106



1505 E Winding Way
Friendswood, TX 77546
Galveston County

Building Type: **Class B Office/Medical**
 Status: **Built Nov 2007**
 Building Size: **27,405 SF**
 Typical Floor Size: **14,000 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$2.44/sf**
 Parking: **110 free Surface Spaces are available; Ratio of 4.01/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **5,570 SF**
 Max Contig: **3,349 SF**
 Smallest Space: **2,221 SF**
 Rent/SF/YR: **\$20.00-\$21.00**
 % Leased: **91.9%**

Landlord Rep: Caddis Healthcare Real Estate Jason R. Hinkel (214) 916-5750 -- 2,221 SF (2,221 SF)
 Sublet Contact: Caddis Healthcare Real Estate / Jason R. Hinkel (214) 916-5750 -- 3,349 SF (3,349 SF)

First Class Medical Building

Divisible up to 950 sq ft

Free onsite parking

Minutes from I-45

107



2275 Highway 87
Crystal Beach Plaza
Crystal Beach, TX 77650
Galveston County

Building Type: **Retail**
 Status: **Built 2006**
 Building Size: **36,000 SF**
 Land Area: **4.50 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.60/sf**
 Parking: **174 free Surface Spaces are available; Ratio of 4.83/1,000 SF**
 For Sale: **For Sale at \$4,200,000 (\$116.67/SF) - Active**

Space Avail: **5,413 SF**
 Max Contig: **5,413 SF**
 Smallest Space: **5,413 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **85.0%**

Sales Company: Regency Real Estate Professionals: Libby Mitchell (409) 724-6683
 Landlord Rep: Varner Development Ltd / Terri Varner (409) 684-1500 -- 5,413 SF (5,413 SF)

Galveston County

108



2223 Gulf Fwy
La Marque, TX 77568
Galveston County

Building Type: **Class C Warehouse**
Status: **Existing**
Building Size: **5,400 SF**
Land Area: **0.34 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.30/sf**
For Sale: **Not For Sale**

Space Avail: **5,400 SF**
Max Contig: **9,400 SF**
Smallest Space: **5,400 SF**
Rent/SF/YR: **\$10.80**
% Leased: **100%**

Landlord Rep: Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 -- 5,400 SF (5,400 SF)

109



306 22nd St
Hunter Building
Galveston, TX 77550
Galveston County
Mechanic at 23rd street

Building Type: **Class B Office**
Status: **Built 1877, Renov 1986**
Building Size: **18,027 SF**
Typical Floor Size: **6,009 SF**
Stories: **3**
Expenses: **2014 Tax @ \$0.77/sf**
For Sale: **Not For Sale**

Space Avail: **5,361 SF**
Max Contig: **3,315 SF**
Smallest Space: **1,169 SF**
Rent/SF/YR: **\$14.00**
% Leased: **70.3%**

Landlord Rep: Mitchell Historic Properties/Keisha Heck (409) 761-4110 -- 5,361 SF (1,169-3,315 SF)

The Hunter Building as an older historical building is not only as desirable a shiny new building, but is more desirable to those creative people who enjoy the culture and ambiance of older buildings. The Hunter Building incorporates state-of-the-art mechanical and electrical systems along with high quality interior and exterior finishes.

110



3828 Hughes Ct
Hughes Court Professional Bldg
Dickinson, TX 77539
Galveston County

Building Type: **Class C Office**
Status: **Built 1988**
Building Size: **22,783 SF**
Typical Floor Size: **11,392 SF**
Stories: **2**
Expenses: **2015 Tax @ \$1.46/sf; 2006 Ops @ \$2.89/sf**
Parking: **90 free Surface Spaces are available; Ratio of 5.50/1,000 SF**
For Sale: **For Sale at \$3,500,000 (\$153.62/SF) - Active**




Space Avail: **5,326 SF**
Max Contig: **2,611 SF**
Smallest Space: **1,100 SF**
Rent/SF/YR: **\$27.00**
% Leased: **76.6%**

Sales Company: Bayou Properties Company: John S. Braun (281) 650-1678
Landlord Rep: Mike Austin / Mike Austin (817) 860-7700 -- 5,326 SF (1,100-2,611 SF)

This property includes a medical size elevator, postal service, overnight courier services, energy management and fire alarm systems. Located in the Clear Lake area, 1/4 mile west of I-45 (Gulf Fwy).

Medical office building located in Dickinson's Medical District. Space currently configured as medical offices, but can be built-out to suit many uses. Ample parking, monument signage and quality ownership and management. Additional land for build to suit.

Galveston County

111		2407 W Parkwood Rd Raton Plaza Friendswood, TX 77546 Galveston County	Building Type: Retail Status: Built 2005 Building Size: 33,656 SF Land Area: 4.25 AC Stories: 1 Expenses: 2015 Tax @ \$1.86/sf, 2011 Est Tax @ \$1.96/sf; 2011 Ops @ \$2.41/sf, 2007 Est Ops @ \$4.54/sf Parking: 175 free Surface Spaces are available; Ratio of 5.28/1,000 SF For Sale: Not For Sale	Space Avail: 5,301 SF Max Contig: 2,088 SF Smallest Space: 1,125 SF Rent/SF/YR: \$16.00 % Leased: 84.3%
Landlord Rep: Richland Investments, Inc. Mitchell Covell (713) 682-5707 -- 5,301 SF (1,125-2,088 SF)				
112		201 Enterprise Ave South Bay Professional Center League City, TX 77573 Galveston County On FM 2094	Building Type: Class B Office Status: Built Dec 2000 Building Size: 20,000 SF Typical Floor Size: 20,000 SF Stories: 1 Expenses: 2015 Tax @ \$2.50/sf; 2008 Ops @ \$5.65/sf Parking: 75 free Surface Spaces are available; Ratio of 3.75/1,000 SF For Sale: Not For Sale	Space Avail: 5,300 SF Max Contig: 3,200 SF Smallest Space: 1,050 SF Rent/SF/YR: \$15.00 % Leased: 73.5%
Landlord Rep: Keller Williams Realty / Alana Croker (281) 535-7070 -- 5,300 SF (1,050-3,200 SF)				
Class A office/retail space available in the heart of South Shore Harbour. Previous tenants include a chiro, hair salon, title company and doctor. Call for more information.				
113		400 Hobbes Rd League City, TX 77573 Galveston County	Building Type: Class B Warehouse Status: Built 2005 Building Size: 33,950 SF Land Area: 0.59 AC Stories: 1 Expenses: 2009 Tax @ \$1.03/sf Parking: 40 free Surface Spaces are available; Ratio of 1.18/1,000 SF For Sale: Not For Sale	Space Avail: 5,250 SF Max Contig: 3,500 SF Smallest Space: 1,750 SF Rent/SF/YR: \$10.20-\$10.22 % Leased: 84.5%
Landlord Rep: J Holt Properties / Jeanette Holt (713) 851-8120 -- 5,250 SF (1,750-3,500 SF)				

Galveston County

114



111 35th St S
Texas City, TX 77590
Galveston County

Building Type: **Class C Warehouse**
 Status: **Built 1980**
 Building Size: **5,239 SF**
 Land Area: **0.44 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.39/sf**
 Parking: **4 free Surface Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **5,100 SF**
 Max Contig: **5,100 SF**
 Smallest Space: **5,100 SF**
 Rent/SF/YR: **\$9.84**
 % Leased: **2.7%**

Landlord Rep: Etheredge Real Estate / Bill Etheredge (409) 948-1788 -- 5,100 SF (5,100 SF)

115



101 20th St S
Texas City, TX 77590
Galveston County

Building Type: **Class C Flex**
 Status: **Built 1996**
 Building Size: **5,000 SF**
 Land Area: **0.40 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.77/sf**
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/YR: **\$10.80**
 % Leased: **0%**

Landlord Rep: Texas Commercial Properties, Inc. / P.Scot P. White (281) 650-4875 -- 5,000 SF (5,000 SF)

116



2332 Anders Ln
Kemah, TX 77565
Galveston County

Building Type: **Class C Warehouse**
 Status: **Built Oct 2012**
 Building Size: **6,000 SF**
 Land Area: **5.35 AC**
 Stories: **2**
 Expenses: **2015 Tax @ \$0.83/sf**
 Parking: **6 free Surface Spaces are available; Ratio of 1.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/YR: **\$8.16**
 % Leased: **100%**

Landlord Rep: Willis H Coleman Jr. / Willis Coleman (713) 898-4906 -- 5,000 SF (5,000 SF)

Office finished w/ reveal edge ceiling tile, fluorescent & can lighting. HVAC in offices, full bath, kitchenette, corian. Fully lit shop ,400 amp/ 3 phase electrical, 3 bay doors 16' W x 18' H.

50' x 100' Metal Building 4000 SF Shop / 2000 SF Office space
 Building eve height - 22'
 Large paving area, 50'W x 140' L w/ limestone perimeter
 1 acre lot, more available
 2332 Anders Lane, Kemah, TX. 77565
 NW Corner of intersection of Anders Lane and South Kemah

Galveston County

117



2220 Broadway St
San Leon, TX 77539
Galveston County

Building Type: **Class C Warehouse**
 Status: **Existing**
 Building Size: **5,000 SF**
 Land Area: **1 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.43/sf**
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/YR: **\$7.50**
 % Leased: **0%**

Landlord Rep: Neason John & Kelly / Kelly Neason (281) 627-2882 -- 5,000 SF (5,000 SF)

118



4011 FM 2004
La Marque, TX 77568
Galveston County

Building Type: **Class C Industrial**
 Status: **Built 1973**
 Building Size: **6,900 SF**
 Land Area: **8.67 AC**
 Stories: **1**
 Expenses: **2010 Tax @ \$0.54/sf**
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/YR: **\$9.60**
 % Leased: **100%**

Landlord Rep: Texas Commercial Properties, Inc. / P.Scot P. White (281) 650-4875 -- 5,000 SF (5,000 SF)

Location Description:

FM. 2004 IN GALVESTON COUNTY, NEAR I-45 AND JUST SOUTH OF THE GULF GREYHOUND DOG TRACK AND WALMART SUPER CENTER , ACROSS I 45 FROM MALL OF THE MAINLAND. SOUTH ON I 45 TO FM 2004 SOUTH EXIT (AT WALMART INTERSECTION). SOUTH ON FM 2004. DOG TRACK WILL BE ON RIGHT, SUBJECT PROPERTY ON LEFT PAST DOG TRACK.

119



689 FM 517
Center Square
Dickinson, TX 77539
Galveston County
FM 517 and Drake Run Ln

Building Type: **Retail/Freestanding**
 Status: **Built 2006**
 Building Size: **12,250 SF**
 Land Area: **1.50 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.10/sf; 2011 Ops @ \$3.60/sf**
 Parking: **64 free Surface Spaces are available; Ratio of 5.22/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **2,500 SF**
 Rent/SF/YR: **\$15.60**
 % Leased: **100%**

Landlord Rep: Noble House Real Estate Commercial / Douglas Byerly (713) 522-7810 -- 5,000 SF (2,500 SF)


DEMOGRAPHICS:

	1 MI	3 MI	5 MI
2006 Est population	1,039	17,029	58,486
2006 Est Households	384	6,057	20,617
2006 Est Avg HH Income	\$65,080	\$62,558	\$64,058

TRAFFIC COUNTS:

I-45 North of FM 517	100,700 cpd
I-45 South of FM 517	78,600 cpd
FM 517 West of I-45	24,900 cpd
FM 517 East of I-45	24,000 cpd

Galveston County

120		2123 Post Office St McCrory's Galveston, TX 77550 Galveston County	Building Type: Retail/Freestanding Status: Built 1964 Building Size: 23,040 SF Land Area: 0.18 AC Stories: 3 Expenses: 2015 Tax @ \$0.23/sf For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 5,000 SF Rent/SF/YR: \$9.60 % Leased: 78.3%
Landlord Rep: Frank Ball Realty & Acquisitions / Frank Ball (281) 508-4936 -- 5,000 SF (5,000 SF)				
121		246 Texas City Wye La Marque, TX 77568 Galveston County	Building Type: Class C Warehouse Status: Built 1975 Building Size: 50,000 SF Land Area: 1.38 AC Stories: 1 Expenses: 2015 Tax @ \$0.06/sf Parking: 10 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 4,875 SF Max Contig: 4,875 SF Smallest Space: 4,125 SF Rent/SF/YR: \$13.54 % Leased: 90.3%
Landlord Rep: Texas Commercial Properties, Inc. / P.Scot P. White (281) 650-4875 -- 4,875 SF (4,125-4,875 SF)				
122		2765-2785 Gulf Fwy S Professional Bldg. 6 League City, TX 77573 Galveston County	Building Type: Class B Office Status: Built 2007 Building Size: 46,707 SF Typical Floor Size: 46,707 SF Stories: 2 Expenses: 2015 Tax @ \$0.95/sf; 2011 Ops @ \$11.12/sf Parking: 200 free Surface Spaces are available; Ratio of 4.28/1,000 SF For Sale: Not For Sale	Space Avail: 4,843 SF Max Contig: 2,722 SF Smallest Space: 2,121 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: InvenTrust Properties / Mark Vondrak (630) 218-8000 -- 4,843 SF (2,121-2,722 SF)				
123		3206 Marina Bay Dr League City, TX 77573 Galveston County	Building Type: Retail/Freestanding Status: Built 2004 Building Size: 4,600 SF Land Area: 3.42 AC Stories: 1 Expenses: 2010 Tax @ \$10.83/sf Parking: Free Surface Spaces For Sale: Not For Sale	Space Avail: 4,600 SF Max Contig: 4,600 SF Smallest Space: 2,258 SF Rent/SF/YR: \$21.00 % Leased: 0%
Landlord Rep: Zann Commercial Brokerage, Inc. / P.Robert P. Zannelli (281) 280-8088 X12 / Jason Kieschnick (281) 280-8088 -- 4,600 SF (2,258-2,342 SF)				

Galveston County

124		921 Texas Ave Texas City, TX 77590 Galveston County	Building Type: Class C Industrial Status: Existing Building Size: 4,592 SF Land Area: 0.50 AC Stories: 1 Expenses: 2015 Tax @ \$0.41/sf For Sale: Not For Sale	Space Avail: 4,592 SF Max Contig: 4,592 SF Smallest Space: 4,592 SF Rent/SF/YR: \$10.44 % Leased: 0%
Landlord Rep: Neptune Proeprties / Deb Jamail (832) 671-0998 -- 4,592 SF (4,592 SF)				
125		2860 Gulf Fwy S League City, TX 77573 Galveston County	Building Type: Retail/Freestanding Status: Built Feb 2009 Building Size: 6,704 SF Land Area: 54 AC Stories: 1 Expenses: 2009 Tax @ \$25.58/sf For Sale: Not For Sale	Space Avail: 4,515 SF Max Contig: 4,515 SF Smallest Space: 4,515 SF Rent/SF/YR: Withheld % Leased: 32.7%
Landlord Rep: InvenTrust Properties / Mark Vondrak (630) 218-8000 -- 4,515 SF (4,515 SF)				
126		1001 Sue Dr Building A Kemah, TX 77565 Galveston County	Building Type: Class B Warehouse Status: Built Nov 2014 Building Size: 12,000 SF Land Area: 1.74 AC Stories: 1 Parking: 30 Surface Spaces are available; Ratio of 1.71/1,000 SF For Sale: Not For Sale	Space Avail: 4,500 SF Max Contig: 3,000 SF Smallest Space: 1,500 SF Rent/SF/YR: \$12.00 % Leased: 62.5%
Landlord Rep: Logos Real Estate / Rose Odrobinak (281) 224-7388 -- 4,500 SF (1,500-3,000 SF)				
127		1600 League City Pky Brittany Bay League City, TX 77573 Galveston County	Building Type: Retail Status: Built Feb 2009 Building Size: 24,000 SF Land Area: 50 AC Stories: 1 Expenses: 2011 Tax @ \$1.71/sf; 2011 Ops @ \$3.89/sf For Sale: Not For Sale	Space Avail: 4,498 SF Max Contig: 2,251 SF Smallest Space: 2,247 SF Rent/SF/YR: \$28.00-\$32.00 % Leased: 100%
Landlord Rep: Wulfe & Co. Paula M. Hohl (713) 621-1700 -- 4,498 SF (2,247-2,251 SF)				
New 24,000 sf retail center coming soon (August 2008). League City Parkway to be connected to Highway 96 in 2008. Pad site available				

Galveston County

128



2901 Broadway St
Galveston, TX 77550
Galveston County

Building Type: **Retail/Storefront**
Retail/Residential

Status: **Built 1940**
 Building Size: **6,840 SF**
 Land Area: **0.24 AC**
 Stories: **2**

Expenses: **2015 Tax @ \$1.17/sf**

For Sale: **For Sale at \$450,000 (\$65.79/SF) - Active**

Space Avail: **4,400 SF**
 Max Contig: **4,400 SF**
 Smallest Space: **4,400 SF**
 Rent/SF/YR: **\$8.18**
 % Leased: **35.7%**

Sales Company: Ryson Real Estate: Taya Macon (409) 740-1600

Landlord Rep: Ryson Real Estate / Taya Macon (409) 740-1600 -- 4,400 SF (4,400 SF)

129



101 Tiki Dr
Tiki Island, TX 77554
Galveston County

Building Type: **Class B Office**
 Status: **Built 2005**
 Building Size: **12,000 SF**
 Typical Floor Size: **6,000 SF**
 Stories: **2**

Expenses: **2015 Tax @ \$2.04/sf; 2011 Combined Est Tax/Ops @ \$7.20/sf**

For Sale: **For Sale at \$3,500,000 (\$291.67/SF) - Active**

Space Avail: **4,363 SF**
 Max Contig: **2,619 SF**
 Smallest Space: **350 SF**
 Rent/SF/YR: **\$15.60**
 % Leased: **63.6%**

Sales Company: Joseph A. Catania: Joe Catania (713) 539-2159

Landlord Rep: Gary Greene RE Commercial / Jan McGovern (281) 910-3500 -- 4,363 SF (350-2,619 SF)

This two-story stucco/glass block building offers lease space ideal for the rapidly growing area. Tiki Plaza is only 45 minutes to downtown Houston, 15 minutes to downtown Galveston and 5 minutes to the New Criminal Justice Center. Nearby communities: Galveston, Tiki Island, Bayou Vista, Omega Bay, La Marque, Texas City, Dickinson, League City, Clear Lake, Hitchcock and Santa Fe. Completed in March 2006, the building is currently occupied by First American Title Company, Comisky Insurance Company, Robert Dee, Jr. CPA, Heaven on Earth Hair Salon and (Leasing Agency) Gateway Real Estate.

We are pleased to offer Tiki Plaza for your consideration. Consisting of 12,000 square feet on 1.69 acres, Tiki Plaza is a 2-story Class A office building offering 10,523 of net rentable square feet and is fully A.D.A compliant. Tiki Plaza is aesthetically pleasing. While showcasing a gorgeous tropical art deco design, it offers two stories of stucco and glass block construction. The building is also fully equipped with hurricane plate glass. In 2008, it withstood 140 MPH winds during Hurricane Ike with absolutely no damage.

Located at the entrance of Tiki Island, just off Interstate 45 at Exit 4, the property benefits from its high visibility and ease of access to Galveston Island. It's proximity to the Tiki Island, Bayou Vista, and Harbor Walk communities make it well suited for professional and/or retail use.

12,000 SF Class A Office Building

10,523 Net Rentable SF

1,394 SF End Cap

Gateway to Galveston Island & Tiki Island





Close proximity to Bayou Vista & surrounding communities on I-45 & SH 6

Phenomenal Investment Opportunity

Galveston County

130		1355 E League City Pky League City, TX 77573 Galveston County	Building Type: Retail/Storefront Status: Built Oct 2015 Building Size: 13,488 SF Land Area: 1.70 AC Stories: 1 Parking: Ratio of 6.50/1,000 SF For Sale: Not For Sale	Space Avail: 4,275 SF Max Contig: 2,480 SF Smallest Space: 1,795 SF Rent/SF/YR: \$27.00-\$29.00 % Leased: 68.3%
Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 -- 4,275 SF (1,795-2,480 SF)				
131		1001 Sue Dr Building C Kemah, TX 77565 Galveston County	Building Type: Class B Warehouse Status: Built Nov 2014 Building Size: 5,500 SF Land Area: 1.73 AC Stories: 1 For Sale: Not For Sale	Space Avail: 4,125 SF Max Contig: 2,750 SF Smallest Space: 1,375 SF Rent/SF/YR: \$12.00 % Leased: 25.0%
Landlord Rep: Logos Real Estate / Rose Odrobinak (281) 224-7388 -- 4,125 SF (1,375-2,750 SF)				
132		310 N Delaney St La Marque, TX 77568 Galveston County	Building Type: Class B Warehouse Status: Built 2010 Building Size: 4,090 SF Land Area: 1.04 AC Stories: 1 Expenses: 2015 Tax @ \$0.94/sf For Sale: Not For Sale	Space Avail: 4,090 SF Max Contig: 4,090 SF Smallest Space: 4,090 SF Rent/SF/YR: \$11.74 % Leased: 0%
Landlord Rep: Mabe Michael J / J.Michael J. Mabe (409) 392-8262 -- 4,090 SF (4,090 SF)				
133		622 6th St N Gulf States Building Texas City, TX 77590 Galveston County	Building Type: Class C Office Status: Built 1958 Building Size: 27,500 SF Typical Floor Size: 13,750 SF Stories: 2 Expenses: 2015 Tax @ \$0.04/sf For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 4,000 SF Rent/SF/YR: \$4.49 % Leased: 85.5%
Landlord Rep: <i>Company information unavailable at this time</i>				
120 ft Frontage on 6th St N				

Galveston County

134		1225 N 25th St Texas City, TX 77590 Galveston County	Building Type: Class C Office Status: Existing Building Size: 10,386 SF Typical Floor Size: 5,193 SF Stories: 2 Expenses: 2015 Tax @ \$0.76/sf Parking: 30 free Surface Spaces are available; Ratio of 2.89/1,000 SF For Sale: For Sale - Active	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 900 SF Rent/SF/YR: \$12.00 % Leased: 61.5%
Sales Company: Century 21 Paramount: Bill Rachner (281) 482-2121 X271 Landlord Rep: Century 21 Paramount / Bill Rachner (281) 482-2121 X271 -- 4,000 SF (900-4,000 SF)				
135		381 Columbia Memorial Pky League City, TX 77573 Galveston County	Building Type: Class B Flex Status: Built 2008 Building Size: 4,000 SF Land Area: 0.48 AC Stories: 1 Expenses: 2015 Tax @ \$1.32/sf Parking: 14 Surface Spaces are available; Ratio of 3.50/1,000 SF For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 4,000 SF Rent/SF/YR: \$13.80 % Leased: 0%
Landlord Rep: Re/MAX Space Center - South Shore / Richard Wade (713) 806-4758 -- 4,000 SF /3,300 ofc (4,000 SF)				
136		2229 Gulf Fwy La Marque, TX 77568 Galveston County	Building Type: Class C Warehouse Status: Built 2003 Building Size: 4,000 SF Land Area: 1.06 AC Stories: 1 Expenses: 2015 Tax @ \$0.51/sf Parking: 40 Surface Spaces are available; Ratio of 8.00/1,000 SF For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 9,400 SF Smallest Space: 4,000 SF Rent/SF/YR: \$10.80 % Leased: 100%
Landlord Rep: Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 -- 4,000 SF (4,000 SF)				
137		6229 Stewart Rd Galveston, TX 77551 Galveston County	Building Type: Retail/Bank Status: Built 1970 Building Size: 3,958 SF Land Area: 14.74 AC Stories: 1 Expenses: 2007 Tax @ \$15.94/sf For Sale: Not For Sale	Space Avail: 3,958 SF Max Contig: 3,958 SF Smallest Space: 3,958 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: NewQuest Properties / Rachael Keener (281) 477-4300 -- 3,958 SF (3,958 SF)				

Galveston County

138



4420 W Main St
Creekside Crossing Phase 2
League City, TX 77573
Galveston County

Building Type: **Retail**
 Status: **Proposed, breaks ground Jul 2016**
 Building Size: **3,900 SF**
 Land Area: -
 Stories: **1**
 Expenses: **2012 Tax @ \$1.20/sf**
 For Sale: **Not For Sale**

Space Avail: **3,900 SF**
 Max Contig: **3,900 SF**
 Smallest Space: **3,500 SF**
 Rent/SF/YR: **\$22.00**
 % Leased: **0%**

Landlord Rep: Ardent Hardcastle Real Estate / Michael Gage (281) 485-6000 X702 -- 3,900 SF (3,500-3,900 SF)

139



2401 Termini St
Dickinson, TX 77539
Galveston County


Building Type: **Class B Office**
 Status: **Built 1965**
 Building Size: **38,000 SF**
 Typical Floor Size: **19,000 SF**
 Stories: **2**
 Expenses: **2007 Tax @ \$1.11/sf**
 Parking: **Ratio of 4.00/1,000 SF**
 For Sale: **For Sale at \$3,500,000 (\$92.11/SF) - Active**

Space Avail: **3,894 SF**
 Max Contig: **2,100 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **\$11.00-\$15.00**
 % Leased: **89.8%**


Sales Company: Silk Road Properties: Eve Lyssy (281) 484-1111

Landlord Rep: Silk Road Properties Eve Lyssy (281) 484-1111 -- 3,894 SF (1,200-2,100 SF)

Galveston County

140		1940 W League City Pky Retail Building 2 League City, TX 77573 Galveston County	Building Type: Retail Status: Built Jun 2016 Building Size: 25,908 SF Land Area: 3.02 AC Stories: 1 Parking: 138 Surface Spaces are available; Ratio of 5.33/1,000 SF For Sale: Not For Sale	Space Avail: 3,850 SF Max Contig: 3,850 SF Smallest Space: 3,850 SF Rent/SF/YR: Withheld % Leased: 85.1%
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Landlord Rep: NewQuest Properties / Rebecca Le (281) 477-4327 -- 3,850 SF (3,850 SF)

141		322 Laurel St La Marque, TX 77568 Galveston County	Building Type: Retail Status: Built 1965 Building Size: 11,014 SF Land Area: 0.55 AC Stories: 1 Expenses: 2015 Tax @ \$0.26/sf Parking: 25 Surface Spaces are available For Sale: Not For Sale	Space Avail: 3,800 SF Max Contig: 3,800 SF Smallest Space: 3,800 SF Rent/SF/YR: \$11.53 % Leased: 100%
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Landlord Rep: *Company information unavailable at this time*

142		123 25th St Shearn Moody Plaza Galveston, TX 77550 Galveston County	Building Type: Class B Office Status: Built 1950 Building Size: 290,652 SF Typical Floor Size: 26,422 SF Stories: 11 Expenses: 2015 Tax @ \$0.79/sf For Sale: Not For Sale	Space Avail: 3,791 SF Max Contig: 3,791 SF Smallest Space: 3,791 SF Rent/SF/YR: \$15.00 % Leased: 98.7%
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Landlord Rep: Joe Tramonte Realty, Inc / J.Vincent J. Tramonte (409) 765-9837 -- 3,791 SF (3,791 SF)

143		806 Anders Ln Kemah, TX 77565 Galveston County	Building Type: Class B Flex Status: Built Jun 2016 Building Size: 10,000 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 3,750 SF Max Contig: 3,750 SF Smallest Space: 1,250 SF Rent/SF/YR: \$12.00 % Leased: 62.5%
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Landlord Rep: Morrison & Morrison / Clay Morrison (281) 808-8702 -- 3,750 SF (1,250-3,750 SF)

Galveston County

144



3811 E League City Pky
League City, TX 77573
Galveston County

Building Type: **Retail/Freestanding**
Status: **Existing**
Building Size: **5,500 SF**
Land Area: -
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **3,724 SF**
Max Contig: **3,724 SF**
Smallest Space: **3,724 SF**
Rent/SF/YR: **\$27.00-\$29.00**
% Leased: **32.3%**

Landlord Rep: SVN/Hint Advisors / Libby Cadillo (949) 463-7830 -- 3,724 SF (3,724 SF)

145



5330 Avenue N
Santa Fe, TX 77510
Galveston County

Building Type: **Class C Office**
Status: **Built 1975**
Building Size: **3,900 SF**
Typical Floor Size: **3,900 SF**
Stories: **1**
Expenses: **2015 Tax @ \$0.44/sf**
For Sale: **For Sale at \$259,900 (\$66.64/SF) - Active**

Space Avail: **3,664 SF**
Max Contig: **3,664 SF**
Smallest Space: **3,664 SF**
Rent/SF/YR: **\$8.19**
% Leased: **100%**

Sales Company: Capital Trust Realty: Domenic Santilli (281) 222-2727

Landlord Rep: Capital Trust Realty / Domenic Santilli (281) 222-2727 -- 3,664 SF (3,664 SF)

This property is 100% occupied. Large 1 Acre attached to property. There are no deed restrictions for this area of town.

Galveston County

146



1357 E League City Pky

Shops At Tuscan Lakes II

League City, TX 77573

Galveston County

Building Type: Retail

Status: Proposed, breaks ground Aug 2016

Building Size: 11,572 SF

Land Area: 1.30 AC

Stories: 1

Parking: 62 Surface Spaces are available; Ratio of 5.35/1,000 SF

For Sale: Not For Sale

Space Avail: 3,620 SF

Max Contig: 3,620 SF

Smallest Space: 3,620 SF

Rent/SF/YR: \$27.00-\$29.00

% Leased: 68.7%

Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Jonathan Aron (713) 623-6944 -- 3,620 SF (3,620 SF)

147



1917 Broadway St

Galveston, TX 77550

Galveston County

Building Type: Class C Office

Status: Built 1985

Building Size: 4,800 SF

Typical Floor Size: 4,800 SF

Stories: 1

Expenses: 2015 Tax @ \$1.06/sf

Parking: 4 Surface Spaces are available; Ratio of 0.83/1,000 SF

For Sale: Not For Sale

Space Avail: 3,600 SF

Max Contig: 3,600 SF


Smallest Space: 1,200 SF

Rent/SF/YR: \$12.00

% Leased: 25.0%

Landlord Rep: Mallia/Texas Properties / Catherine Mallia (713) 721-5100 -- 3,600 SF (1,200-3,600 SF)

148



3410-3436 Gulf Fwy

Dickinson, TX 77539

Galveston County

NWC of I-45 & FM-517

Building Type: Retail/(Neighborhood Ctr)

Status: Built 1985, Renov 1993

Building Size: 82,670 SF

Land Area: 7 AC

Stories: 1

Expenses: 2016 Tax @ \$1.09/sf; 2016 Ops @ \$2.91/sf

Parking: 282 free Surface Spaces are available; Ratio of 4.07/1,000 SF

For Sale: Not For Sale

Space Avail: 3,470 SF

Max Contig: 1,370 SF

Smallest Space: 1,050 SF

Rent/SF/YR: \$18.00

% Leased: 95.8%




Landlord Rep: Wulfe & Co. / Wes Miller (713) 621-1703 / Kristen Barker (713) 621-1704 -- 3,470 SF (1,050-1,370 SF)

Tax ID #R163348.

DEMOGRAPHICS:

	1 MI	3 MI	5 MI
2006 Est Population	3,953	21,913	59,596
2006 Est Households	1,474	7,680	21,011
2006 Est Ave HH Income	\$60,533	\$59,198	\$64,007

Galveston County

149		3563 Palmer Hwy Texas City, TX 77590 Galveston County	Building Type: Retail Status: Built 1976 Building Size: 5,003 SF Land Area: 2.12 AC Stories: 1 Expenses: 2015 Tax @ \$7.47/sf For Sale: Not For Sale	Space Avail: 3,421 SF Max Contig: 3,421 SF Smallest Space: 3,421 SF Rent/SF/YR: Withheld % Leased: 31.6%
Landlord Rep: Brixmor Property Group / Dianne Pyatt (713) 660-4300 X4312 -- 3,421 SF (3,421 SF)				
150		3403-3565 Palmer Hwy Texas City, TX 77590 Galveston County SWC of Palmer/FM- 1764 & Hwy 146	Building Type: Retail Status: Built 1973, Renov 1997 Building Size: 131,215 SF Land Area: 18 AC Stories: 1 Expenses: 2007 Tax @ \$1.05/sf Parking: 1,121 free Surface Spaces are available; Ratio of 4.75/1,000 SF For Sale: Not For Sale	Space Avail: 3,407 SF Max Contig: 3,407 SF Smallest Space: 3,407 SF Rent/SF/YR: Withheld % Leased: 97.4%
Landlord Rep: Brixmor Property Group / Dianne Pyatt (713) 660-4300 X4312 -- 3,407 SF (3,407 SF)				
The property's Tax ID is R175570 and Tax ID 2 is 4426-0010-0100-001				
151		14001-14065 Delaney Rd Gulfway Plaza La Marque, TX 77568 Galveston County SWC of Delaney & I-45/Gulf Fwy	Building Type: Retail/(Outlet Ctr) Status: Built 1992 Building Size: 57,854 SF Land Area: 20.12 AC Stories: 1 Expenses: 2011 Tax @ \$1.89/sf; 2009 Ops @ \$6.67/sf, 2011 Est Ops @ \$6.66/sf Parking: 979 Surface Spaces are available; Ratio of 4.80/1,000 SF For Sale: Not For Sale	Space Avail: 3,400 SF Max Contig: 3,400 SF Smallest Space: 3,400 SF Rent/SF/YR: \$12.91 % Leased: 94.1%
Landlord Rep: SugarOak Realty, Inc. / Andy Walsh (804) 308-1603 -- 3,400 SF (3,400 SF)				
<p>The subject property comprises over 19 acres with an additional .9 acre vacant lot at the southwest corner of the property fronting Delaney Road. The property is located on Interstate 45, approximately 20 miles south of the rapidly growing Clear Lake/NASA area and approximately 15 miles north of Galveston Island, the nearest beach resort available to residents of Houston. Traffic counts on Interstate 45 at Delaney Street are over 75,000 per day. The center draws from a diverse mix of both local and regional shoppers. Bargain hunters from Houston to Galveston shop at the center on weekends, while local traffic keeps the center busy throughout the week.</p>				

Galveston County

152



805 Clear Creek Ave
League City, TX 77573
Galveston County

Building Type: **Class C Warehouse**
Status: **Built 2003**
Building Size: **7,500 SF**
Land Area: **0.97 AC**
Stories: **1**
Expenses: **2015 Tax @ \$1.28/sf**
Parking: **17 free Surface Spaces are available; Ratio of 2.27/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **3,250 SF**
Max Contig: **3,250 SF**
Smallest Space: **1,600 SF**
Rent/SF/YR: **\$11.40-\$12.00**
% Leased: **100%**

Landlord Rep: Realmark Real Estate / Mike LaRocca (713) 252-7113
Leasing Company: League City Properties / Scott Short (281) 339-7629 -- 3,250 SF (1,600-3,250 SF)

153



2601 Highway 3
Dickinson, TX 77539
Galveston County

Building Type: **Retail/Auto Repair**
Status: **Built 2008**
Building Size: **5,000 SF**
Land Area: **1.27 AC**
Stories: **2**
Expenses: **2015 Tax @ \$0.78/sf, 2012 Est Tax @ \$0.75/sf; 2011 Ops @ \$2.40/sf, 2012 Est Ops @ \$2.59/sf**
Parking: **10 free Surface Spaces are available; Ratio of 4.16/1,000 SF**
For Sale: **For Sale at \$900,000 (\$180.00/SF) - Active**

Space Avail: **3,250 SF**
Max Contig: **5,650 SF**
Smallest Space: **1,000 SF**
Rent/SF/YR: **\$42.00**
% Leased: **35.0%**

Sales Company: John Steadham: John Steadham (832) 888-0219
Landlord Rep: John Steadham / John Steadham (832) 888-0219 -- 3,250 SF (1,000-2,250 SF)

154






1650 E Winding Way
Blg B
Friendswood, TX 77546
Galveston County

Building Type: **Class B Office/Medical**
Status: **Built 2010**
Building Size: **10,823 SF**
Typical Floor Size: **10,823 SF**
Stories: **1**
Expenses: **2015 Tax @ \$3.67/sf, 2013 Est Tax @ \$2.07/sf; 2013 Ops @ \$1.83/sf, 2013 Est Ops @ \$2.07/sf**
For Sale: **For Sale at \$4,112,740 as part of a portfolio of 2 properties - Active**


Space Avail: **3,233 SF**
Max Contig: **3,233 SF**
Smallest Space: **1,400 SF**
Rent/SF/YR: **\$20.00**
% Leased: **70.1%**

Sales Company: Transwestern: Jonathan Peranich (713) 270-3378, Ashley M. Cassel (713) 490-3785
Landlord Rep: Transwestern / M.Ashley M. Cassel (713) 490-3785 -- 3,233 SF (1,400-3,233 SF)




Galveston County

155		2328 Anders Ln Kemah, TX 77565 Galveston County	Building Type: Class C Warehouse Status: Built 2009 Building Size: 3,200 SF Land Area: 4.35 AC Stories: 1 Expenses: 2015 Tax @ \$1.55/sf Parking: 6 Surface Spaces are available; Ratio of 1.87/1,000 SF For Sale: Not For Sale	Space Avail: 3,200 SF Max Contig: 3,200 SF Smallest Space: 3,200 SF Rent/SF/YR: \$9.75 % Leased: 100%
Landlord Rep: Willis H Coleman Jr. / Willis Coleman (713) 898-4906 -- 3,200 SF /800 ofc (3,200 SF)				
156		130 Grand Ave Bldg A Bacliff, TX 77518 Galveston County	Building Type: Class B Warehouse Status: Existing Building Size: 3,200 SF Land Area: 0.36 AC Stories: 1 Expenses: 2007 Tax @ \$1.53/sf Parking: 7 free Surface Spaces are available; Ratio of 2.19/1,000 SF For Sale: For Sale at \$499,000 as part of a portfolio of 2 properties - Active	Space Avail: 3,200 SF Max Contig: 3,200 SF Smallest Space: 3,200 SF Rent/SF/YR: \$6.75 % Leased: 100%
Sales Company: Zann Commercial Brokerage, Inc.: Sherry Palermo (281) 280-8088, Robert P. Zannelli (281) 280-8088 X12, Daniel Henn (281) 280-8088 Landlord Rep: Zann Commercial Brokerage, Inc. / P.Robert P. Zannelli (281) 280-8088 X12 / Daniel Henn (281) 280-8088 / Sherry Palermo (281) 280-8088 -- 3,200 SF (3,200 SF)				
Property consists of two office warehouses, each measuring 3,200 square feet.				
Located in close proximity to Highway 146 and to Galveston Bay; frontage on FM 646 (Grand Avenue).				
157		130 Grand Ave Bldg B Bacliff, TX 77518 Galveston County	Building Type: Class B Industrial Status: Built 1990 Building Size: 3,200 SF Land Area: 0.36 AC Stories: 1 Expenses: 2010 Tax @ \$1.45/sf Parking: 7 free Surface Spaces are available; Ratio of 2.19/1,000 SF For Sale: For Sale at \$499,000 as part of a portfolio of 2 properties - Active	Space Avail: 3,200 SF Max Contig: 3,200 SF Smallest Space: 3,200 SF Rent/SF/YR: \$6.75 % Leased: 100%
Sales Company: Zann Commercial Brokerage, Inc.: Sherry Palermo (281) 280-8088, Robert P. Zannelli (281) 280-8088 X12, Daniel Henn (281) 280-8088 Landlord Rep: Zann Commercial Brokerage, Inc. / P.Robert P. Zannelli (281) 280-8088 X12 / Sherry Palermo (281) 280-8088 / Daniel Henn (281) 280-8088 -- 3,200 SF (3,200 SF)				
LIGHT INDUSTRIAL WAREHOUSE BUILDING				
800 SQFT OF STORAGE ROOM 800 SQFT OF OFFICE SPACE 1600 SQFT OF WAREHOUSE.				
BUILDING IN GOOD CONDITION.				

Galveston County

158		6402 Gulf Fwy La Marque, TX 77568 Galveston County I-45	Building Type: Retail/Freestanding (Community Ctr) Status: Built May 2004 Building Size: 16,500 SF Land Area: 1.32 AC Stories: 1 Expenses: 2015 Tax @ \$2.15/sf; 2010 Ops @ \$6.84/sf For Sale: Not For Sale	Space Avail: 3,200 SF Max Contig: 3,200 SF Smallest Space: 3,200 SF Rent/SF/YR: \$18.96 % Leased: 100%
			Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 Sublet Contact: Texas Commercial Properties, Inc. / Scot P. White (281) 650-4875 -- 3,200 SF (3,200 SF)	
159		406 Newport Blvd League City, TX 77573 Galveston County	Building Type: Class B Office Status: Built 2007 Building Size: 3,200 SF Typical Floor Size: 3,200 SF Stories: 1 Expenses: 2012 Tax @ \$1.83/sf Parking: 22 free Surface Spaces are available; Ratio of 6.91/1,000 SF For Sale: Not For Sale	Space Avail: 3,200 SF Max Contig: 3,200 SF Smallest Space: 3,200 SF Rent/SF/YR: \$12.00 % Leased: 0%
			Landlord Rep: Process Environments / Rebecca Yeater (281) 316-2500 X102 / Sharon Ray (281) 316-2500 -- 3,200 SF (3,200 SF)	
160		702-704 6th St N Texas City, TX 77590 Galveston County	Building Type: Retail/Storefront Status: Built 1960 Building Size: 5,200 SF Land Area: 0.13 AC Stories: 1 Expenses: 2015 Tax @ \$0.35/sf For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 1,500 SF Rent/SF/YR: \$6.00 % Leased: 42.3%
			Landlord Rep: Wanda Brandon / Wanda Brandon (281) 748-0421 -- 3,000 SF (1,500-3,000 SF)	
161		4701 Broadway St Galveston, TX 77551 Galveston County	Building Type: Retail/Auto Repair Status: Built 1982 Building Size: 3,000 SF Land Area: 0.14 AC Stories: 1 Expenses: 2015 Tax @ \$1.09/sf For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/YR: \$18.00 % Leased: 0%
			Landlord Rep: Frank Ball Realty & Acquisitions / Frank Ball (281) 508-4936 -- 3,000 SF (3,000 SF)	

Galveston County

162		601 Cien Rd Bldg 2 Kemah, TX 77565 Galveston County	Building Type: Class C Office Status: Built 1994 Building Size: 3,000 SF Typical Floor Size: 3,000 SF Stories: 1 Expenses: 2010 Tax @ \$5.78/sf For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/YR: \$21.00 % Leased: 0%
Landlord Rep: Frank Ball Realty & Acquisitions / Frank Ball (281) 508-4936 -- 3,000 SF (3,000 SF)				
163		2701-2709 Palmer Hwy Texas City, TX 77590 Galveston County	Building Type: Retail Status: Built 1968 Building Size: 9,233 SF Land Area: 0.52 AC Stories: 1 Expenses: 2015 Tax @ \$0.88/sf Parking: 30 free Surface Spaces are available; Ratio of 3.25/1,000 SF For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/YR: \$11.40 % Leased: 67.5%
Landlord Rep: Company information unavailable at this time				
164		8030 Texas Ave Texas City, TX 77591 Galveston County	Building Type: Retail Status: Built Jan 2010 Building Size: 18,023 SF Land Area: 2.37 AC Stories: 1 Expenses: 2012 Tax @ \$1.61/sf, 2015 Est Tax @ \$1.52/sf; 2015 Est Ops @ \$2.85/sf Parking: 52 free Surface Spaces are available; Ratio of 2.00/1,000 SF For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 1,500 SF Rent/SF/YR: \$16.00 % Leased: 83.4%
Landlord Rep: Moudry Real Estate Advisors / Brian Clayton (832) 722-8526 -- 3,000 SF (1,500-3,000 SF)				
Description Great looking center. Northeast corner of Texas Avenue also known as FM 1765 in Texas City, TX. Conveniently located near I-45 South and Highway 3. The center serves the market areas of Texas City & LaMarque.				

Galveston County

165



12240 Highway 6
Taco Bell/KFC
Santa Fe, TX 77510
Galveston County

Building Type: **Retail/Fast Food**
 Status: **Built 2007**
 Building Size: **2,995 SF**
 Land Area: **0.81 AC**
 Stories: **1**
 Expenses: **2013 Tax @ \$3.14/sf**
 For Sale: **For Sale - Active**

Space Avail: **2,995 SF**
 Max Contig: **2,995 SF**
 Smallest Space: **2,995 SF**
 Rent/SF/YR: **\$28.38**
 % Leased: **0%**

Sales Company: Sluco Realty Services: Greg Slusky (713) 443-2860
 Landlord Rep: Sluco Realty Services / Greg Slusky (713) 443-2860 -- 2,995 SF (2,995 SF)

166



2945 Gulf Fwy S
Bay Colony Town Center
League City, TX 77573
Galveston County

Building Type: **Retail**
 Status: **Built 2004**
 Building Size: **11,845 SF**
 Land Area: **1.50 AC**
 Stories: **1**
 Expenses: **2011 Tax @ \$2.48/sf; 2011 Ops @ \$11.12/sf**
 Parking: **150 free Surface Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **2,966 SF**
 Max Contig: **2,966 SF**
 Smallest Space: **2,966 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Landlord Rep: NewQuest Properties / Rebecca Le (281) 477-4327
 Sublet Contact: Cushman & Wakefield / David Johnson (303) 312-4245 Liz Osborne (303) 312-4265 Sarah Manuel (303) 312-4215 -- 2,966 SF (2,966 SF)

Located on the northwest corner of Interstate Highway 45 and FM 646 in League City, Texas. The property is surrounded by several new major housing developments such as Bay Colony, Victory Lakes, Bayou Lakes, Brittany Lakes as well as future residential developments. This dynamic location has easy access from Interstate 45, FM 646 and Brookport Street which will be an entrance into the future Big League Dreams Baseball Complex which opened May 14, 2005.

167



2551-2555 S Shore Blvd
Marine Center Building
League City, TX 77573
Galveston County

Building Type: **Class C Office/Office Live/Work Unit**
 Status: **Built 1987**
 Building Size: **14,000 SF**
 Typical Floor Size: **6,574 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$0.87/sf**
 Parking: **45 free Surface Spaces are available; 25 Covered Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,876 SF**
 Max Contig: **1,884 SF**
 Smallest Space: **992 SF**
 Rent/SF/YR: **\$10.00**
 % Leased: **79.5%**

Landlord Rep: CBRE / P.Dena P. Wren (713) 577-1745 -- 2,876 SF (992-1,884 SF)

Galveston County

168



2660 E League City Pky
Long John Silver's/ KFC
League City, TX 77573
Galveston County

Building Type: **Retail/Fast Food**
Status: **Built 2008**
Building Size: **2,806 SF**
Land Area: **1.19 AC**
Stories: **-**
Expenses: **2015 Tax @ \$4.72/sf**
For Sale: **Not For Sale**

Space Avail: **2,806 SF**
Max Contig: **2,806 SF**
Smallest Space: **2,806 SF**
Rent/SF/YR: **\$48.11**
% Leased: **0%**

Landlord Rep: Sluco Realty Services / Greg Slusky (713) 443-2860 -- 2,806 SF (2,806 SF)

169



6011 W Fm-518 Rd
Westover Park Plaza Bldg. 2
League City, TX 77573
Galveston County

Building Type: **Retail/Storefront**
Status: **Built Sep 2015**
Building Size: **30,000 SF**
Land Area: **6 AC**
Stories: **1**
Expenses: **2016 Est Tax @ \$2.16/sf; 2016 Ops @ \$3.24/sf**
For Sale: **For Sale as part of a portfolio of 2 properties - Active**

Space Avail: **2,800 SF**
Max Contig: **2,800 SF**
Smallest Space: **2,500 SF**
Rent/SF/YR: **\$20.00**
% Leased: **90.7%**

Sales Company: Marcus & Millichap Inc: Derek Hargrove (713) 452-4281, Justin Miller (713) 452-4287, Davis Hansen (713) 452-4200

Landlord Rep: Capital Realty Group, Inc. / Josh Griffon (713) 248-1411 -- 2,800 SF (2,500-2,800 SF)

Galveston County

170



1001 Sue Dr
Building B
Kemah, TX 77565
Galveston County

Building Type: **Class B Warehouse**
 Status: **Built Nov 2014**
 Building Size: **5,500 SF**
 Land Area: **1.73 AC**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **2,750 SF**
 Max Contig: **2,750 SF**
 Smallest Space: **2,750 SF**
 Rent/SF/YR: **\$12.00**
 % Leased: **50.0%**

Landlord Rep: Logos Real Estate / Rose Odrobinak (281) 224-7388 -- 2,750 SF (2,750 SF)

171



2640 E League City Pky
League City, TX 77573
Galveston County

Building Type: **Retail**
 Status: **Built Mar 2007**
 Building Size: **26,151 SF**
 Land Area: **5.25 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$4.37/sf, 2010 Est Tax @ \$5.12/sf; 2010 Ops @ \$5.19/sf**
 Parking: **220 Surface Spaces are available; Ratio of 8.41/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,737 SF**
 Max Contig: **2,737 SF**
 Smallest Space: **2,737 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **89.5%**

Landlord Rep: New Regional Planning, Inc. / Jack Savery (713) 523-2929 / Adam Strauss (713) 523-2929 -- 2,737 SF (2,737 SF)

South Shore Marketplace is a newly constructed 32,012 sq ft Kroger shadow anchored center comprised of a single tenant fee owned ground lease (Chase Bank, lessee) improved with a Chase Bank facility, and a 27,937 sq ft multi-tenant building adjacent to a Kroger Grocery (owned by others). The owned portion is 95.63% leased, located on 6.342 Acres of land with SH 96 frontage in the rapidly growing League City area, approximately 25 miles southeast of downtown Houston.

Amenities/ Features:

- Grocery shadow-anchored, recent construction center in the robust League City Parkway (SH 96) growth corridor of south League City/ Greater Clear Lake/ Houston area
- The opening of SH 96 has created a highly desirable, new construction residential and commercial base.
- 27,000 new homes proposed or currently under construction in the Bay Area with over 17,000 of those new homes located in League City
- 95.63% leased with national category tenants accounting for 54% of the center's GLA
- Undeveloped 1.38 Acre pad site available for sale separately

South Shore Marketplace is located approximately 25 miles southeast of downtown Houston and 20 miles northwest of Galveston in the city of League City, Galveston County, Texas. The Greater Clear Lake area including League City benefits from a strong economic base, being home to much of the regions aerospace (NASA), petrochemical, and medical industry.

Galveston County

172



**Gulf Freeway & League Cit
Pky**

Calder Plaza 2

League City, TX 77573

Galveston County

Building Type: **Retail**
Status: **Built Jun 2016**
Building Size: **2,700 SF**
Land Area: -
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **2,700 SF**
Max Contig: **2,700 SF**
Smallest Space: **2,700 SF**
Rent/SF/YR: **\$30.00**
% Leased: **0%**

Landlord Rep: Ardent Hardcastle Real Estate / Stephan Robinson (713) 970-1018 X701 -- 2,700 SF (2,700 SF)

173



7111 Medical Center Dr

**Mainland Medical Arts
Pavilion**

Texas City, TX 77591

Galveston County

Building Type: **Class B Office/Medical**
Status: **Built Jul 2011**
Building Size: **35,482 SF**
Typical Floor Size: **17,741 SF**
Stories: **2**
Expenses: **2016 Tax @ \$3.45/sf**
Parking: **75 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,697 SF**
Max Contig: **2,697 SF**
Smallest Space: **2,697 SF**
Rent/SF/YR: **\$19.50**
% Leased: **100%**

Landlord Rep: Stryker Commercial Realty / Paul Stryker (713) 432-9832

Sublet Contact: Caldwell Companies / Blake R. Virgilio, CCIM, SIOR (281) 664-6651 Jack A. Russo (281) 664-6637
Mary Caldwell, CCIM, SIOR (281) 664-6636 -- 2,697 SF (2,697 SF)

Mainland Medical Arts Pavilion is a 2-story, 35,498 square foot building offering physicians and medical users the opportunity to practice in a Class "A" medical facility. The Pavilion is in walking distance of the Mainland Medical Center and includes the largest primary care practice in the Texas City region - The Beeler-Manske Clinic. Convenient and ample free parking is available.

Adjacent to the Mainland Medical Center on Emmett F. Lowry Expressway.

174



5320 Texas Ave

Mainland Mall

Texas City, TX 77591

Galveston County

Building Type: **Retail**
Status: **Built 1968, Renov 1992**
Building Size: **68,777 SF**
Land Area: **13 AC**
Stories: **1**
Expenses: **2012 Tax @ \$0.67/sf; 2014 Combined Est Tax/Ops @ \$2.52/sf**
Parking: **380 free Surface Spaces are available; Ratio of 5.52/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,556 SF**
Max Contig: **2,556 SF**
Smallest Space: **1,000 SF**
Rent/SF/YR: **\$9.00**
% Leased: **96.3%**

Landlord Rep: Hunington Properties, Inc. / Rafael Melara (713) 623-6944 X326 -- 2,556 SF (1,000-2,556 SF)

Galveston County

175		402-406 Anders Ln Kemah, TX 77565 Galveston County	Building Type: Class B Flex Status: Built 2008 Building Size: 7,965 SF Land Area: 2.40 AC Stories: 1 Expenses: 2009 Tax @ \$1.93/sf Parking: 30 free Surface Spaces are available; Ratio of 3.77/1,000 SF For Sale: Not For Sale	Space Avail: 2,550 SF Max Contig: 2,550 SF Smallest Space: 2,550 SF Rent/SF/YR: \$12.00 % Leased: 68.0%
Landlord Rep: Morrison & Morrison / Clay Morrison (281) 808-8702 -- 2,550 SF (2,550 SF)				
176		630-650 Fm-517 Dickinson, TX 77539 Galveston County	Building Type: Retail Status: Built 2008 Building Size: 22,745 SF Land Area: 2 AC Stories: 1 Expenses: 2015 Tax @ \$1.85/sf Parking: 40 free Surface Spaces are available; Ratio of 2.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,550 SF Max Contig: 2,550 SF Smallest Space: 2,550 SF Rent/SF/YR: Withheld % Leased: 88.8%
Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Eric Drymalla (713) 974-4292 -- 2,550 SF (2,550 SF)				
177		917 8th Ave N Texas City, TX 77590 Galveston County	Building Type: Retail/Storefront Status: Built 1965 Building Size: 2,500 SF Land Area: 0.07 AC Stories: 1 Expenses: 2015 Tax @ \$0.39/sf For Sale: For Sale - Active	Space Avail: 2,500 SF Max Contig: 2,500 SF Smallest Space: 2,500 SF Rent/SF/YR: \$7.20 % Leased: 0%
Sales Company: Wyatt Real Estate: David Wyatt (409) 945-4424 Landlord Rep: Wyatt Real Estate / David Wyatt (409) 945-4424 -- 2,500 SF (2,500 SF)				

Galveston County

178



710 9th St N
Texas City, TX 77590
Galveston County

Building Type: **Retail**
 Status: **Built 1960**
 Building Size: **4,700 SF**
 Land Area: **0.13 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.39/sf**
 For Sale: **Not For Sale**

Space Avail: **2,500 SF**
 Max Contig: **2,500 SF**
 Smallest Space: **2,500 SF**
 Rent/SF/YR: **\$3.60**
 % Leased: **46.8%**

Landlord Rep: Wyatt Real Estate / David Wyatt (409) 945-4424 -- 2,500 SF (2,500 SF)

179



2417 Market St
Galveston, TX 77550
Galveston County

Building Type: **Class B**
Office/Office/Residential
 Status: **Existing**
 Building Size: **5,000 SF**
 Typical Floor Size: **-**
 Stories: **-**
 Expenses: **2015 Tax @ \$1.46/sf**
 For Sale: **Not For Sale**

Space Avail: **2,500 SF**
 Max Contig: **2,500 SF**
 Smallest Space: **2,500 SF**
 Rent/SF/YR: **\$12.00**
 % Leased: **50.0%**

Landlord Rep: Joe Tramonte Realty, Inc / J.Vincent J. Tramonte (409) 765-9837 -- 2,500 SF (2,500 SF)

180



1319 Cedar Dr
La Marque, TX 77568
Galveston County

Building Type: **Retail/Restaurant**
 Status: **Built 1975**
 Building Size: **2,484 SF**
 Land Area: **0.21 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.75/sf**
 Parking: **23 free Surface Spaces are available; Ratio of 9.26/1,000 SF**
 For Sale: **For Sale at \$149,500 (\$60.19/SF) - Active**

Space Avail: **2,484 SF**
 Max Contig: **2,484 SF**
 Smallest Space: **2,484 SF**
 Rent/SF/YR: **\$7.20**
 % Leased: **0%**

Sales Company: The Brown Company: Dwayne Morris (713) 817-8422
 Landlord Rep: The Brown Company / Dwayne Morris (713) 817-8422 -- 2,484 SF (2,484 SF)

Galveston County

181



702 Main St
La Marque, TX 77568
Galveston County

Building Type: **Class C Industrial**
Status: **Built 1995**
Building Size: **2,440 SF**
Land Area: **0.28 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.88/sf**
For Sale: **Not For Sale**

Space Avail: **2,440 SF**
Max Contig: **2,440 SF**
Smallest Space: **2,440 SF**
Rent/SF/YR: **\$17.21**
% Leased: **0%**

Landlord Rep: Cielo Salas / Cielo Salas (409) 370-8900 -- 2,440 SF (2,440 SF)

182



18320 Avenue A
Alvin, TX 77511
Galveston County

Building Type: **Retail/Freestanding**
Status: **Built 1975**
Building Size: **2,400 SF**
Land Area: **0.83 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.27/sf**
For Sale: **For Sale at \$159,000 (\$66.25/SF) - Active**

Space Avail: **2,400 SF**
Max Contig: **2,400 SF**
Smallest Space: **2,400 SF**
Rent/SF/YR: **Withheld**
% Leased: **0%**





Sales Company: Crossroads Realty: Andy McDonald (409) 682-1960

Landlord Rep: Crossroads Realty / Andy McDonald (409) 682-1960 -- 2,400 SF (2,400 SF)

Galveston County

183		2250 Dickinson Ave Dickinson, TX 77539 Galveston County	Building Type: Class C Industrial Status: Existing Building Size: 9,600 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 2,400 SF Rent/SF/YR: \$9.00 % Leased: 100%
Landlord Rep: CBM / Bill Wasko (281) 793-0488 -- 2,400 SF (2,400 SF)				
184		303-311 FM 517 Rd E Dickinson, TX 77539 Galveston County	Building Type: Class C Office Status: Built 1994 Building Size: 8,000 SF Typical Floor Size: 8,000 SF Stories: 1 Expenses: 2015 Tax @ \$0.90/sf Parking: 18 free Surface Spaces are available; Ratio of 2.25/1,000 SF For Sale: Not For Sale	Space Avail: 2,400 SF Max Contig: 1,650 SF Smallest Space: 200 SF Rent/SF/YR: \$12.00 % Leased: 72.5%
Landlord Rep: Baker Jimmy R / Jimmy Baker (281) 620-7919 -- 2,400 SF (200-1,450 SF)				
185		622 W Main St League City, TX 77573 Galveston County	Building Type: Class C Office Status: Built 1984 Building Size: 2,400 SF Typical Floor Size: 2,400 SF Stories: 1 Expenses: 2015 Tax @ \$1.98/sf Parking: 10 free Surface Spaces are available; Ratio of 4.20/1,000 SF For Sale: Not For Sale	Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 2,400 SF Rent/SF/YR: \$15.00 % Leased: 100%
Landlord Rep: Texas Star Realtors / Cindy Marx (281) 338-7827				
Sublet Contact: David Barajas / David Barajas (281) 330-7834 -- 2,400 SF (2,400 SF)				
186		1260 E League City Pky Tuscan Lakes League City, TX 77573 Galveston County Hwy 96/FM270	Building Type: Retail Status: Built Dec 2007 Building Size: 60,000 SF Land Area: 5.82 AC Stories: 1 Expenses: 2015 Tax @ \$0.94/sf; 2009 Ops @ \$6.50/sf, 2011 Est Ops @ \$3.07/sf Parking: 107 free Surface Spaces are available; Ratio of 1.78/1,000 SF For Sale: Not For Sale	Space Avail: 2,380 SF Max Contig: 2,380 SF Smallest Space: 2,380 SF Rent/SF/YR: Withheld % Leased: 96.0%
Landlord Rep: The Weitzman Group / Jacob Grossman (713) 868-9961 -- 2,380 SF (2,380 SF)				

Galveston County

187		4440 W Main St League City, TX 77573 Galveston County	Building Type: Class C Office Status: Built 1998 Building Size: 6,161 SF Typical Floor Size: 6,161 SF Stories: 1 Expenses: 2015 Tax @ \$2.40/sf Parking: 15 Surface Spaces are available; Ratio of 2.43/1,000 SF For Sale: Not For Sale	Space Avail: 2,350 SF Max Contig: 2,350 SF Smallest Space: 2,350 SF Rent/SF/YR: \$30.00 % Leased: 61.9%
Landlord Rep: Matthew Hyde / Matthew Hyde (281) 543-1193 -- 2,350 SF (2,350 SF)				
188		3033 Marina Bay Dr Building A League City, TX 77573 Galveston County Bldg A	Building Type: Class B Office/Medical Status: Built Nov 2007 Building Size: 9,625 SF Typical Floor Size: 9,625 SF Stories: 1 Expenses: 2011 Tax @ \$2.76/sf, 2012 Est Tax @ \$1.08/sf; 2015 Ops @ \$15.78/sf, 2012 Est Ops @ \$4.20/sf Parking: 60 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,312 SF Max Contig: 2,312 SF Smallest Space: 2,312 SF Rent/SF/YR: \$22.00 % Leased: 76.0%
Landlord Rep: Company information unavailable at this time				
189		203 S Friendswood Dr Friendswood, TX 77546 Galveston County	Building Type: Retail/Freestanding Status: Built 1985 Building Size: 6,592 SF Land Area: 2 AC Stories: 1 Expenses: 2015 Tax @ \$1.49/sf Parking: Ratio of 10.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,300 SF Max Contig: 2,300 SF Smallest Space: 2,300 SF Rent/SF/YR: \$16.00 % Leased: 100%
Landlord Rep: Comerica Incorporated / L.David L. Smithen (972) 234-7426 -- 2,300 SF (2,300 SF)				
190		1313 W Parkwood Ave Friendswood, TX 77546 Galveston County	Building Type: Class B Office Status: Proposed, breaks ground Aug 2016 Building Size: 4,760 SF Typical Floor Size: 4,760 SF Stories: 1 Expenses: 2015 Tax @ \$9.59/sf For Sale: Not For Sale	Space Avail: 2,260 SF Max Contig: 2,260 SF Smallest Space: 2,260 SF Rent/SF/YR: \$18.50 % Leased: 52.5%
Landlord Rep: Heritage Erectors Development, Inc. / Jerry Barras (281) 728-6761 -- 2,260 SF (2,260 SF)				

Galveston County

191



1208 E Main St
League City, TX 77573
Galveston County

Building Type: **Class B Office/Medical**
 Status: **Proposed, breaks ground Aug 2016**
 Building Size: **6,800 SF**
 Typical Floor Size: **3,400 SF**
 Stories: **2**
 For Sale: **Not For Sale**

Space Avail: **2,200 SF**
 Max Contig: **2,200 SF**
 Smallest Space: **2,200 SF**
 Rent/SF/YR: **\$22.00**
 % Leased: **67.7%**

Landlord Rep: *Company information unavailable at this time*

192



2805 Gulf Fwy
Bldg. 4
League City, TX 77573
Galveston County

Building Type: **Retail**
 Status: **Built 2008**
 Building Size: **14,599 SF**
 Land Area: **2.37 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.74/sf; 2011 Ops @ \$11.12/sf**
 Parking: **70 free Surface Spaces are available; Ratio of 4.79/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,181 SF**
 Max Contig: **1,113 SF**
 Smallest Space: **1,068 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Landlord Rep: *InvenTrust Properties / Mark Vondrak (630) 218-8000 -- 2,181 SF (1,068-1,113 SF)*

193



2121 Market St
Galveston, TX 77550
Galveston County




Building Type: **Class B Office**
 Status: **Built 1973**
 Building Size: **16,810 SF**
 Typical Floor Size: **9,515 SF**
 Stories: **-**
 Expenses: **2015 Tax @ \$1.45/sf**
 For Sale: **For Sale at \$1,270,000 (\$75.55/SF) - Active**

Space Avail: **2,176 SF**
 Max Contig: **501 SF**
 Smallest Space: **150 SF**
 Rent/SF/YR: **\$16.20**
 % Leased: **89.0%**

Sales Company: *Moody Rambin: Bob Gulley (713) 773-5562*

Landlord Rep: *Noble House Real Estate Commercial / Douglas Byerly (713) 522-7810 -- 2,176 SF (150-501 SF)*

Galveston County

194		150-198 S Friendswood Dr Captain's Corner Shopping Center Friendswood, TX 77546 Galveston County	Building Type: Retail Status: Built 1973 Building Size: 77,658 SF Land Area: 6.01 AC Stories: 1 Expenses: 2012 Tax @ \$0.66/sf, 2016 Est Tax @ \$1.20/sf; 2009 Ops @ \$1.23/sf, 2016 Est Ops @ \$1.80/sf Parking: 259 free Surface Spaces are available; Ratio of 3.33/1,000 SF For Sale: Not For Sale	Space Avail: 2,150 SF Max Contig: 1,350 SF Smallest Space: 800 SF Rent/SF/YR: \$13.80-\$14.40 % Leased: 97.2%
Landlord Rep: SClay Management, Inc / Bill Mehrens (281) 537-9066 -- 2,150 SF (800-1,350 SF)				
195		804 Anders Ln Kemah, TX 77565 Galveston County	Building Type: Class B Flex Status: Built Jun 2016 Building Size: 2,100 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 2,100 SF Max Contig: 2,100 SF Smallest Space: 2,100 SF Rent/SF/YR: \$12.00 % Leased: 0%
Landlord Rep: Morrison & Morrison / Clay Morrison (281) 808-8702 -- 2,100 SF (2,100 SF)				
196		2380 Dickinson Ave Dickinson, TX 77539 Galveston County	Building Type: Class B Warehouse Status: Under Construction, delivers Aug 2016 Building Size: 6,600 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$0.01/sf For Sale: Not For Sale	Space Avail: 2,100 SF Max Contig: 2,100 SF Smallest Space: 2,100 SF Rent/SF/YR: \$8.40 % Leased: 68.2%
Landlord Rep: CBM / Bill Wasko (281) 793-0488 -- 2,100 SF (2,100 SF)				

Galveston County

197



1320 Highway 3 S
Bld D
League City, TX 77573
Galveston County

Building Type: **Class C Warehouse**
Status: **Built 2006**
Building Size: **8,400 SF**
Land Area: -
Stories: **1**
Expenses: **2013 Tax @ \$1.34/sf**
Parking: **15 Surface Spaces are available; Ratio of 1.78/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,100 SF**
Max Contig: **2,100 SF**
Smallest Space: **2,100 SF**
Rent/SF/YR: **\$9.60**
% Leased: **75.0%**

Landlord Rep: Champions Real Estate Group / Barry LaChance (713) 785-6666 -- 2,100 SF /160 ofc (2,100 SF)

D-1: 2100sf ac office/warehouse
D-2: 2100sf ac office & ac warehouse
D-3: 2100sf ac office & ac warehouse
D-4: 2100sf ac office & ac warehouse

198



820 Lawrence Rd
B
League City, TX 77573
Galveston County

Building Type: **Class B Office**
Status: **Built 2008**
Building Size: **4,800 SF**
Typical Floor Size: **4,800 SF**
Stories: **1**
Expenses: **2015 Tax @ \$1.85/sf; 2011 Ops @ \$3.48/sf**
Parking: **25 free Surface Spaces are available; Ratio of 5.21/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,000 SF**
Max Contig: **1,100 SF**
Smallest Space: **900 SF**
Rent/SF/YR: **\$18.72**
% Leased: **58.3%**

Landlord Rep: Commercial Houston Real Estate Advisors / Kelly Hutchinson (281) 535-5333 -- 2,000 SF (900-1,100 SF)

199



3612 W Main St
League City, TX 77573
Galveston County

Building Type: **Retail**
Status: **Built 2005**
Building Size: **8,400 SF**
Land Area: **1.03 AC**
Stories: -
Expenses: **2015 Tax @ \$1.46/sf**
For Sale: **Not For Sale**

Space Avail: **2,000 SF**
Max Contig: **2,000 SF**
Smallest Space: **2,000 SF**
Rent/SF/YR: **\$18.00**
% Leased: **76.2%**

Landlord Rep: Noble House Real Estate Commercial / Douglas Byerly (713) 522-7810 -- 2,000 SF (2,000 SF)

Galveston County

200



131 Pecan Dr
League City, TX 77573
Galveston County

Building Type: **Class B Office**
Status: **Built 1995**
Building Size: **2,000 SF**
Typical Floor Size: **2,000 SF**
Stories: **1**
Expenses: **2012 Tax @ \$3.99/sf**
For Sale: **Not For Sale**

Space Avail: **2,000 SF**
Max Contig: **2,000 SF**
Smallest Space: **2,000 SF**
Rent/SF/YR: **\$24.00**
% Leased: **0%**

Landlord Rep: McAdams & Associates / Valerie Staples (281) 464-0800 -- 2,000 SF (2,000 SF)

2,000 square foot office building located near the corner of FM 518 & Pecan Drive. Property details include: quality construction, easy access to the Gulf Fwy, covered parking. Adjacent 16,000 SF lot is included in sale.

Located on the east side of the Gulf Fwy (I-45), near the corner of FM 518 & Pecan Drive.

201



151 N Friendswood Dr
Friendswood, TX 77546
Galveston County
NWC FM 518 & FM 2351

Building Type: **Retail/Freestanding**
Status: **Built 1996**
Building Size: **44,072 SF**
Land Area: **5.60 AC**
Stories: **1**
Expenses: **2015 Tax @ \$2.13/sf; 2013 Ops @ \$8.39/sf**
For Sale: **Not For Sale**

Space Avail: **1,895 SF**
Max Contig: **1,895 SF**
Smallest Space: **1,895 SF**
Rent/SF/YR: **Withheld**
% Leased: **95.7%**

Landlord Rep: Wulfe & Co. / M.Paula M. Hohl (713) 621-1700

Leasing Company: Wulfe & Co. / Paula M. Hohl (713) 621-1700 -- 1,895 SF (1,895 SF)

Major tenants include Kroger (soon to be a Kroger Signature store), Compass Bank and Wendy's.

Galveston County

202



2900 Dickinson Ave
Dickinson, TX 77539
Galveston County

Building Type: **Class C Office**
 Status: **Built 1980, Renov 2003**
 Building Size: **6,709 SF**
 Typical Floor Size: **6,709 SF**
 Stories: **1**
 Expenses: **2009 Tax @ \$0.74/sf**
 Parking: **12 Surface Spaces are available; Ratio of 4.44/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,800 SF**
 Max Contig: **1,800 SF**
 Smallest Space: **900 SF**
 Rent/SF/YR: **\$6.66**
 % Leased: **73.2%**

Landlord Rep: UTR-Texas Realtors / Bill Havey (281) 282-0935 -- 1,800 SF (900 SF)

Available Immediately. 1.5 miles south of rapidly developing South Shore/ Tuscan Lakes community. Upgraded throughout. Reception area, eight offices with two conference rooms. ADA with two restrooms plus coffee bar.

I45 South to FM646 Exit. Left across I45 on FM646 past HWY3 and FM270 to FM1266 (Dickinson Ave.). Right on Dickinson Ave to property on right

203



4807 Highway 646
Dickinson, TX 77539
Galveston County

Building Type: **Class C Warehouse**
 Status: **Built 2005**
 Building Size: **7,584 SF**
 Land Area: **-**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.80/sf**
 For Sale: **Not For Sale**

Space Avail: **1,800 SF**
 Max Contig: **1,800 SF**
 Smallest Space: **1,800 SF**
 Rent/SF/YR: **\$7.80**
 % Leased: **76.3%**

Landlord Rep: Qualified Properties / O.Pete O. Zamora (281) 635-6286 -- 1,800 SF (1,800 SF)

204



801 W Main St
League City, TX 77573
Galveston County

Building Type: **Retail**
 Status: **Built 1970**
 Building Size: **14,444 SF**
 Land Area: **0.94 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.84/sf; 2012 Ops @ \$2.85/sf**
 Parking: **75 free Surface Spaces are available; Ratio of 5.19/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,800 SF**
 Max Contig: **1,800 SF**
 Smallest Space: **1,800 SF**
 Rent/SF/YR: **\$14.25**
 % Leased: **87.5%**

Landlord Rep: Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363 -- 1,800 SF (1,800 SF)

Galveston County

205		1845-1857 W Main St League City, TX 77573 Galveston County	Building Type: Retail Status: Built 1965 Building Size: 4,800 SF Land Area: 0.40 AC Stories: 1 Expenses: 2015 Tax @ \$0.80/sf Parking: 22 free Surface Spaces are available; Ratio of 4.58/1,000 SF For Sale: Not For Sale	Space Avail: 1,750 SF Max Contig: 1,100 SF Smallest Space: 650 SF Rent/SF/YR: \$18.00 % Leased: 63.5%
Landlord Rep: Commercial Regional Properties of TexasJerries Ganim (713) 228-1913 -- 1,750 SF (650-1,100 SF)				
206		212-214 S Friendswood Dr Friendswood, TX 77546 Galveston County	Building Type: Retail/Freestanding Status: Built 1992 Building Size: 20,112 SF Land Area: 1.78 AC Stories: 1 Expenses: 2015 Tax @ \$1.26/sf Parking: 65 free Surface Spaces are available; Ratio of 3.23/1,000 SF For Sale: Not For Sale	Space Avail: 1,700 SF Max Contig: 1,700 SF Smallest Space: 1,700 SF Rent/SF/YR: \$13.00 % Leased: 91.6%
Landlord Rep: Jonathan Kagan Properties / Juan Martinez (713) 850-1047 X305 -- 1,700 SF (1,700 SF)				
· Located a few blocks from the intersection of F.M. 2351 and S. Friendswood · Tenants in center include Shipley Donuts, Sunset Shoe Repair, and \$.65 Cleaners				
207		1902 Avenue N Galveston, TX 77550 Galveston County	Building Type: Retail/Storefront Status: Existing Building Size: 2,950 SF Land Area: 0.05 AC Stories: 2 For Sale: Not For Sale	Space Avail: 1,616 SF Max Contig: 1,616 SF Smallest Space: 1,616 SF Rent/SF/YR: \$12.24 % Leased: 45.2%
Landlord Rep: Tom Schwenk / Tom Schwenk (713) 857-2309 -- 1,616 SF (1,616 SF)				

Galveston County

208		8030 FM 1765 Pad Site Texas City, TX 77591 Galveston County	Building Type: Retail Status: Built 2009 Building Size: 4,128 SF Land Area: 2.37 AC Stories: 1 Expenses: 2012 Tax @ \$7.14/sf For Sale: Not For Sale	Space Avail: 1,615 SF Max Contig: 1,615 SF Smallest Space: 1,615 SF Rent/SF/YR: \$16.00 % Leased: 60.9%
Landlord Rep: Moudry Real Estate Advisors / Brian Clayton (832) 722-8526 -- 1,615 SF (1,615 SF)				
209		1550 Marina Bay Dr Clear Lake Shores, TX 77565 Galveston County	Building Type: Class B Office Status: Built 1996 Building Size: 8,830 SF Typical Floor Size: 4,415 SF Stories: 2 Expenses: 2009 Tax @ \$39.57/sf For Sale: Not For Sale	Space Avail: 1,592 SF Max Contig: 1,220 SF Smallest Space: 372 SF Rent/SF/YR: \$16.50 % Leased: 95.8%
Landlord Rep: Discovery Consultants, Inc. / D.Brantly D. Minor (713) 225-4568 -- 1,592 SF (372-1,220 SF)				
210		210 E Parkwood Ave Friendswood, TX 77546 Galveston County	Building Type: Retail/Storefront Retail/Office Status: Built 2004 Building Size: 8,400 SF Land Area: 0.83 AC Stories: 1 Expenses: 2015 Tax @ \$3.65/sf Parking: 46 free Surface Spaces are available; Ratio of 5.47/1,000 SF For Sale: Not For Sale	Space Avail: 1,550 SF Max Contig: 1,550 SF Smallest Space: 1,550 SF Rent/SF/YR: \$24.00 % Leased: 100%
Landlord Rep: Jonathan Kagan Properties / Juan Martinez (713) 850-1047 X305 -- 1,550 SF (1,550 SF)				
211		1416 E Main St East Main Plaza League City, TX 77573 Galveston County	Building Type: Retail/(Strip Ctr) Status: Built 1972 Building Size: 7,401 SF Land Area: 0.46 AC Stories: 1 Expenses: 2015 Tax @ \$0.79/sf; 2013 Ops @ \$4.32/sf Parking: 20 free Surface Spaces are available; Ratio of 2.70/1,000 SF For Sale: Not For Sale	Space Avail: 1,526 SF Max Contig: 1,526 SF Smallest Space: 1,526 SF Rent/SF/YR: \$12.00 % Leased: 79.4%
Landlord Rep: Century 21 Paramount / Bill Rachner (281) 482-2121 X271 / Chuck Emmerich (281) 827-3171 -- 1,526 SF (1,526 SF)				

Galveston County

212		1414 S Friendswood Dr Building A Friendswood, TX 77546 Galveston County	Building Type: Class B Office/Loft/Creative Space Status: Built 1999 Building Size: 7,567 SF Typical Floor Size: 4,616 SF Stories: 2 Expenses: 2015 Tax @ \$1.17/sf Parking: 10 free Surface Spaces are available; Ratio of 1.32/1,000 SF For Sale: Not For Sale	Space Avail: 1,517 SF Max Contig: 410 SF Smallest Space: 287 SF Rent/SF/YR: \$20.49-\$26.13 % Leased: 100%
Landlord Rep: <i>Company information unavailable at this time</i>				
213		414 Anders Ln Kemah, TX 77565 Galveston County	Building Type: Class B Flex Status: Built 2008 Building Size: 12,000 SF Land Area: 2.40 AC Stories: 1 Expenses: 2010 Tax @ \$1.43/sf For Sale: Not For Sale	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$12.00 % Leased: 87.5%
Landlord Rep: Morrison & Morrison / Clay Morrison (281) 808-8702 -- 1,500 SF /336 ofc (1,500 SF)				
214		3802 Cove View Blvd Galveston, TX 77554 Galveston County	Building Type: Retail Status: Existing Building Size: 25,000 SF Land Area: 1.49 AC Stories: 1 Expenses: 2015 Tax @ \$0.87/sf; 2012 Est Ops @ \$0.57/sf Parking: 50 free Surface Spaces are available; Ratio of 2.00/1,000 SF For Sale: Not For Sale	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$12.00 % Leased: 94.0%
Landlord Rep: Nash Arjang / Nash Arjang (409) 599-3743 -- 1,500 SF (1,500 SF)				
215		153 Deke Slayton Hwy Kemah, TX 77565 Galveston County Hwy 146 & FM 518	Building Type: Retail/Freestanding Status: Built 2003 Building Size: 12,000 SF Land Area: 0.79 AC Stories: 1 Expenses: 2015 Tax @ \$1.50/sf; 2006 Ops @ \$8.95/sf Parking: 50 free Surface Spaces are available; Ratio of 4.17/1,000 SF For Sale: Not For Sale	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$24.00 % Leased: 87.5%
Landlord Rep: Rockstep Capital / Tommy Stewart (713) 623-0988 X2 -- 1,500 SF (1,500 SF)				

Galveston County

216		1601 Dickinson Ave Dickinson, TX 77539 Galveston County	Building Type: Class C Warehouse Status: Built 2006 Building Size: 10,892 SF Land Area: 1.79 AC Stories: 1 Expenses: 2012 Tax @ \$1.48/sf Parking: 18 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$11.20 % Leased: 100%
Landlord Rep: CBM / Bill Wasko (281) 793-0488 -- 1,500 SF (1,500 SF)				
217		2121 W Main St League City, TX 77573 Galveston County	Building Type: Retail Status: Built 1984 Building Size: 5,000 SF Land Area: 0.60 AC Stories: 1 Expenses: 2015 Tax @ \$1.26/sf Parking: 20 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$18.00 % Leased: 70.0%
Landlord Rep: Zann Commercial Brokerage, Inc. / P.Robert P. Zannelli (281) 280-8088 X12 / Jason Kieschnick (281) 280-8088 -- 1,500 SF (1,500 SF)				
218		1635 Dickinson Ave Dickinson, TX 77539 Galveston County	Building Type: Class C Warehouse Status: Built 2006 Building Size: 4,878 SF Land Area: 1.79 AC Stories: 1 Expenses: 2012 Tax @ \$3.31/sf Parking: 4 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 1,450 SF Max Contig: 1,450 SF Smallest Space: 1,450 SF Rent/SF/YR: \$7.03 % Leased: 100%
Landlord Rep: CBM / Bill Wasko (281) 793-0488 -- 1,450 SF (1,450 SF)				

Galveston County

219



3701 5th St
Texas City, TX 77590
Galveston County

Building Type: **Class C Office**
 Status: **Built 1985**
 Building Size: **5,840 SF**
 Typical Floor Size: **5,840 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.62/sf**
 For Sale: **Not For Sale**

Space Avail: **1,440 SF**
 Max Contig: **960 SF**
 Smallest Space: **480 SF**
 Rent/SF/YR: **\$12.00**
 % Leased: **75.3%**

Landlord Rep: Jurisich Investments, Inc. / Tony Jurisich (409) 945-9523 -- 1,440 SF (480-960 SF)

Description

Warehouse/office building is in great condition. Total lot size is 56,911 square feet. Lots of office space as well as warehouse space. Large parking in front. Landlord upkeeps landscape, pays for water, garbage, and property taxes. Tenant is responsible for electricity. The building is conveniently located in Texas City off of 146. Close to Palmer highway.

220



2411 69th St
Galveston, TX 77551
Galveston County

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built 1973**
 Building Size: **27,618 SF**
 Land Area: **2.11 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.79/sf**
 For Sale: **Not For Sale**

Space Avail: **1,400 SF**
 Max Contig: **1,400 SF**
 Smallest Space: **1,400 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **100%**

Landlord Rep: Tramonte Commercial Brokerage LLC / E.Jasper E. Tramonte (281) 488-8474 -- 1,400 SF (1,400 SF)

221



107 Landing Blvd
League City, TX 77573
Galveston County

Building Type: **Retail**
 Status: **Built 1985**
 Building Size: **14,660 SF**
 Land Area: **1.37 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.64/sf, 2012 Est Tax @ \$1.71/sf; 2015 Ops @ \$0.47/sf, 2012 Est Ops @ \$1.56/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 2.73/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,400 SF**
 Max Contig: **1,400 SF**
 Smallest Space: **1,400 SF**
 Rent/SF/YR: **\$24.00-\$28.00**
 % Leased: **90.5%**

Landlord Rep: Sudamahu Group Corp. / Nick Alviri (281) 557-3400 -- 1,400 SF (1,400 SF)

222




549 N Egret Bay Blvd
League City, TX 77573
Galveston County

Building Type: **Class B Office**
 Status: **Built 1998**
 Building Size: **5,336 SF**
 Typical Floor Size: **5,336 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.72/sf**
 Parking: **5 Surface Spaces are available; Ratio of 0.93/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,350 SF**
 Max Contig: **1,350 SF**
 Smallest Space: **1,350 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **74.7%**

Landlord Rep: Moody National Realty Company / B.Stephen B. Woods (713) 871-3700 -- 1,350 SF (1,350 SF)


Galveston County

223  **1602-1632 S Friendswood Dr**
Friendswood, TX 77546
Galveston County

Building Type: **Retail/Freestanding**
 Status: **Built 1996, Renov 2002**
 Building Size: **18,882 SF**
 Land Area: **1.97 AC**
 Stories: **1**
 Expenses: **2010 Tax @ \$2.25/sf; 2010 Est Ops @ \$4.25/sf**
 Parking: **88 free Surface Spaces are available; Ratio of 5.88/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,300 SF**
 Max Contig: **1,300 SF**
 Smallest Space: **1,300 SF**
 Rent/SF/YR: **\$22.00**
 % Leased: **93.1%**


Landlord Rep: Freeway Properties / Darrel Bell (713) 975-0292 X108 / Mike Baker (713) 975-0292 -- 1,300 SF (1,300 SF)

224  **319 E Galveston St**
League City, TX 77573
Galveston County

Building Type: **Retail/Freestanding**
 Status: **Built Mar 2016**
 Building Size: **2,600 SF**
 Land Area: **0.28 AC**
 Stories: **1**
 Parking: **10 Surface Spaces are available; Ratio of 3.84/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,300 SF**
 Max Contig: **1,300 SF**
 Smallest Space: **1,300 SF**
 Rent/SF/YR: **\$24.00**
 % Leased: **50.0%**

Landlord Rep: Champions Real Estate Group / Barry LaChance (713) 785-6666 -- 1,300 SF (1,300 SF)

225  **1101 W Main St**
Calder Center
League City, TX 77573
Galveston County

Building Type: **Retail**
 Status: **Built 1988**
 Building Size: **19,382 SF**
 Land Area: **2 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.41/sf; 2009 Ops @ \$0.32/sf**
 Parking: **30 free Surface Spaces are available; Ratio of 1.54/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,300 SF**
 Max Contig: **1,300 SF**
 Smallest Space: **1,300 SF**
 Rent/SF/YR: **\$13.20**
 % Leased: **93.3%**

Landlord Rep: Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 -- 1,300 SF (1,300 SF)

Great location on FM 518 at Calder Drive. Approximately 1/2 mile East of I-45 on FM 518. Access to I-45 from both FM 518 and Calder Drive. The tax ID # of this property is R136448 and the key map # is 658L.

Galveston County

226



1501 6th St N

Texas City, TX 77590

Galveston County

Building Type: **Class C Office**

Status: **Built 1975**

Building Size: **1,288 SF**

Typical Floor Size: **1,288 SF**

Stories: **1**

Expenses: **2015 Tax @ \$1.17/sf**

For Sale: **For Sale at \$89,900 (\$69.80/SF) - Active**

Space Avail: **1,288 SF**

Max Contig: **1,288 SF**

Smallest Space: **1,288 SF**

Rent/SF/YR: **\$13.98**

% Leased: **100%**

Sales Company: Galveston County Property Management & Sales: Becky Nigrelle (409) 256-5052

Landlord Rep: Galveston County Property Management & Sales / Becky Nigrelle (409) 256-5052 -- 1,288 SF (1,288 SF)

227



1106 S Friendswood Dr

Friendswood, TX 77546

Galveston County

Building Type: **Class B Office**

Status: **Built 2015**

Building Size: **7,500 SF**

Typical Floor Size: **7,500 SF**

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **1,250 SF**

Max Contig: **1,250 SF**

Smallest Space: **1,250 SF**

Rent/SF/YR: **\$24.00**

% Leased: **83.3%**

Landlord Rep: BPI Properties / Peree Griffin (281) 648-4040 -- 1,250 SF (1,250 SF)

High visibility with high traffic located on Fm 518 at the intersection of Whispering Pines. Centrally located near the Chamber of Commerce and Stevenson Park.

228



6409 Memorial Dr

Texas City, TX 77591

Galveston County

Building Type: **Class B Office/Medical**

Status: **Built 1977**

Building Size: **3,339 SF**

Typical Floor Size: **3,339 SF**

Stories: **1**

Expenses: **2015 Tax @ \$0.90/sf**

Parking: **30 free Surface Spaces are available; Ratio of 8.98/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,250 SF**

Max Contig: **1,250 SF**





Smallest Space: **1,250 SF**

Rent/SF/YR: **\$11.52**



% Leased: **62.6%**

Landlord Rep: Stryker Commercial Realty / Paul Stryker (713) 432-9832 -- 1,250 SF (1,250 SF)

Galveston County

229		906 Reppert St Bldg 2 Bacliff, TX 77518 Galveston County	Building Type: Retail/Freestanding Status: Built 2006 Building Size: 8,600 SF Land Area: 0.47 AC Stories: 1 Expenses: 2015 Tax @ \$0.95/sf For Sale: Not For Sale	Space Avail: 1,250 SF Max Contig: 1,250 SF Smallest Space: 1,250 SF Rent/SF/YR: \$13.44 % Leased: 85.5%
Landlord Rep: Texas Commercial Properties, Inc. / P.Scot P. White (281) 650-4875 -- 1,250 SF (1,250 SF) Bldg #1 14,600 sqft - \$900,000 Bldg #2 8,600 sqft - \$800,000 FOR LEASE: Bldg #2: Suite 500 Store Front / 1600 sqft / .65 + .30 CAM/sqft Suite 600 Store Front / 1600 sqft / .65 +.30 CAM/sqft BUSINESSES FOR SALE (2) Xtreme Texas Choppers - \$890,000 (Occupies all of Bldg #1 and 2200sqft of Bldg #2) Mothers Speak Easy Bar & Grill - \$274,000 (Occupies 3650 sqft of Bldg #2) www.mothers-speakeasy.com www.xtremetexaschoppers.com				
230		7002 Harborside Dr Galveston, TX 77554 Galveston County	Building Type: Class C Industrial Status: Existing Building Size: 6,750 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$2.90/sf Parking: 25 Surface Spaces are available For Sale: Not For Sale	Space Avail: 1,231 SF Max Contig: 1,231 SF Smallest Space: 1,231 SF Rent/SF/YR: \$14.64 % Leased: 81.8%
Landlord Rep: Joe Tramonte Realty, Inc / J.Vincent J. Tramonte (409) 765-9837 -- 1,231 SF (1,231 SF)				
231		3506-3528 Palmer Hwy Texas City, TX 77590 Galveston County	Building Type: Retail Status: Built 1975 Building Size: 13,354 SF Land Area: 0.58 AC Stories: 1 Expenses: 2015 Tax @ \$0.76/sf Parking: 60 free Surface Spaces are available; Ratio of 4.49/1,000 SF For Sale: Not For Sale	Space Avail: 1,230 SF Max Contig: 1,230 SF Smallest Space: 1,230 SF Rent/SF/YR: \$25.00-\$27.00 % Leased: 90.8%
Landlord Rep: Wulfe & Co. / Kristen Barker (713) 621-1704 -- 1,230 SF (1,230 SF)				
232		2627 Broadway St Galveston, TX 77550 Galveston County	Building Type: Retail Status: Built 1984, Renov 2009 Building Size: 4,150 SF Land Area: 0.24 AC Stories: 1 Expenses: 2015 Tax @ \$1.03/sf Parking: 10 free Surface Spaces are available; Ratio of 2.41/1,000 SF For Sale: For Sale at \$675,000 (\$162.65/SF) - Active	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$14.00 % Leased: 71.1%
Sales Company: McLaren Jerry W & Brenda G: Brenda McLaren (409) 986-7856 Landlord Rep: McLaren Jerry W & Brenda G / Brenda McLaren (409) 986-7856 -- 1,200 SF (1,200 SF)				

Galveston County

233		1715 Dickinson Ave Crossroads Business Park Dickinson, TX 77539 Galveston County	Building Type: Class B Warehouse Status: Built 2005 Building Size: 4,800 SF Land Area: 1.10 AC Stories: 1 Expenses: 2010 Tax @ \$0.06/sf Parking: 10 free Surface Spaces are available; Ratio of 2.08/1,000 SF For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$8.00 % Leased: 100%
Landlord Rep: CBM / Bill Wasko (281) 793-0488 -- 1,200 SF (1,200 SF) I-45 south Exit Fm 646 East 2miles, turn right (south) on Tuscan lakes blvd (Fm 1266) on left 1/2 mile down enter at red trimmed buildings, in rear left building - open parking area also available				
234		211-243 Fm-2094 Kemah, TX 77565 Galveston County	Building Type: Retail Status: Built 2006 Building Size: 59,002 SF Land Area: 5.99 AC Stories: 1 Expenses: 2015 Tax @ \$1.61/sf Parking: 280 free Surface Spaces are available; Ratio of 4.75/1,000 SF For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 98.0%
Landlord Rep: RPAI Southwest Management LLC / Jason Kasal (972) 801-6010 -- 1,200 SF (1,200 SF) The Clear Lakes Shores Shopping Center has a conveniently location adjacent to SuperTarget and Home Depot. Major tenants include Office Depot, Dollar Tree and Pir 1 Imports.				
235		2500 Marina Bay Dr South Shore West League City, TX 77573 Galveston County	Building Type: Retail/(Strip Ctr) Status: Built 2002 Building Size: 18,087 SF Land Area: 1.99 AC Stories: 1 Expenses: 2015 Tax @ \$2.16/sf Parking: Free Surface Spaces For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 93.4%
Landlord Rep: Delta Troy Interests, Ltd. / William Papadopoulos (713) 783-7343 X105 / Christina Papandreou (713) 783-7343 -- 1,200 SF (1,200 SF) Highlights Strong Female Daytime Population Affluent Demographics Building Situated Close to the Street Tilt-Wall Construction 277 / 480 V Three Phase Power High Traffic Count on FM 2094 (Marina Bay Drive) Description Shopping Center Next to the South Shore Harbour and Constellation Pointe Master-Planned Communities. Tilt wall construction, 277/480 3 phase power. Tall glass storefront. Building is situated close to the street. Center is located at the intersection of Marina Bay Drive (FM 2094) and Constellation Boulevard.				

Galveston County

236



1438-1450 Texas Ave
Texas City, TX 77590
Galveston County

Building Type: **Class C Office**
 Status: **Built 1950**
 Building Size: **10,900 SF**
 Typical Floor Size: **10,900 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.32/sf; 2013 Ops @ \$1.24/sf**
 For Sale: **For Sale - Active**

Space Avail: **1,200 SF**
 Max Contig: **1,200 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **\$9.25**
 % Leased: **89.0%**

Sales Company: Etheredge Real Estate: Bill Etheredge (409) 948-1788
 Landlord Rep: Etheredge Real Estate / Bill Etheredge (409) 948-1788 -- 1,200 SF (1,200 SF)

237



1102 Strand St
Galveston, TX 77550
Galveston County

Building Type: **Retail**
 Status: **Built 1975**
 Building Size: **1,190 SF**
 Land Area: **0.24 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.22/sf**
 Parking: **12 Surface Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **1,190 SF**
 Max Contig: **1,190 SF**
 Smallest Space: **1,190 SF**
 Rent/SF/YR: **\$22.18**
 % Leased: **0%**

Landlord Rep: Joe Tramonte Realty, Inc / J.Vincent J. Tramonte (409) 765-9837 -- 1,190 SF (1,190 SF)

238



6331-6341 Stewart Rd
Galveston, TX 77551
Galveston County

Building Type: **Retail/Freestanding**
 Status: **Built 1970**
 Building Size: **12,612 SF**
 Land Area: **14.74 AC**
 Stories: **1**
 Expenses: **2009 Tax @ \$6.04/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 1.59/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,101 SF**
 Max Contig: **1,101 SF**
 Smallest Space: **1,101 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **91.3%**

Landlord Rep: NewQuest Properties / Rachael Keener (281) 477-4300 -- 1,101 SF (1,101 SF)

239



750 Fm-517 Rd
Dickinson, TX 77539
Galveston County

Building Type: **Retail**
 Status: **Built 2010**
 Building Size: **12,500 SF**
 Land Area: **1.87 AC**
 Stories: **1**
 Expenses: **2014 Tax @ \$2.12/sf**
 Parking: **54 free Surface Spaces are available; Ratio of 4.32/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,000 SF**
 Max Contig: **1,000 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **\$21.00**
 % Leased: **92.0%**

Landlord Rep: Ajay K. Jain / K.Ajay K. Jain (281) 461-0047 -- 1,000 SF (1,000 SF)

Galveston County

240		3717 Highway 3 Dickinson, TX 77539 Galveston County	Building Type: Class C Flex Status: Built 1980 Building Size: 10,400 SF Land Area: 0.86 AC Stories: 1 Expenses: 2015 Tax @ \$1.41/sf Parking: 25 free Surface Spaces are available; Ratio of 2.40/1,000 SF For Sale: For Sale at \$620,000 (\$59.62/SF) - Active	Space Avail: 1,000 SF Max Contig: 1,000 SF Smallest Space: 1,000 SF Rent/SF/YR: \$12.00 % Leased: 90.4%
Sales Company: Heins Properties: Anthony Heins (713) 805-3525 Landlord Rep: Heins Properties / Anthony Heins (713) 805-3525 -- 1,000 SF (1,000 SF)				

241		6125-6217 Central City Blvd Galveston, TX 77551 Galveston County	Building Type: Retail Status: Built 1986 Building Size: 28,861 SF Land Area: 3.38 AC Stories: 1 Expenses: 2012 Tax @ \$1.51/sf Parking: 200 free Surface Spaces are available; Ratio of 6.93/1,000 SF For Sale: Not For Sale	Space Avail: 975 SF Max Contig: 975 SF Smallest Space: 975 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Weingarten Realty Investors / Brody Farris (713) 866-6945 / John Wise (713) 866-6983 -- 975 SF (975 SF)				

242		1111 7th St N Texas City, TX 77590 Galveston County	Building Type: Class C Office Status: Built 1973 Building Size: 875 SF Typical Floor Size: 875 SF Stories: 1 Expenses: 2015 Tax @ \$1.51/sf For Sale: For Sale at \$49,999 (\$57.14/SF) - Active	Space Avail: 875 SF Max Contig: 875 SF Smallest Space: 875 SF Rent/SF/YR: \$8.91 % Leased: 100%
Sales Company: SWE Homes, LP: Vincent Bohne (713) 413-1000 Landlord Rep: SWE Homes, LP / Vincent Bohne (713) 413-1000 -- 875 SF (875 SF)				

Location Description:
Located in Texas City right outside of Houston going towards Galveston. Directions from Houston, Take I-45 South towards Galveston. Exit 16 Emmett F. Lowry Expressway/Texas City. Emmett F. Lowry Expressway becomes Palmer Hwy. Palmer becomes 9th Ave. Turn left on 7th Street.
-Owner Finance, No Credit Check, No Application Fee, No Pre-Payment Penalty, No Closing Cost with seller financing

Galveston County

243



2251 Fm 646 Rd W
Colony Commons
Dickinson, TX 77539
Galveston County

Building Type: **Retail**
 Status: **Built 2005**
 Building Size: **17,977 SF**
 Land Area: **1.79 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.55/sf**
 Parking: **95 free Surface Spaces are available; Ratio of 5.18/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **875 SF**
 Max Contig: **875 SF**
 Smallest Space: **875 SF**
 Rent/SF/YR: **\$16.00-\$18.00**
 % Leased: **95.1%**

Landlord Rep: TIC Properties Management, LLC / Ron Gilbreath (469) 262-0006
 Leasing Company: Retail Solutions / Martin Turner (281) 445-0033 -- 875 SF (875 SF)

APN no: 2748-0001-0001-000

Subject property is a strip center in a high traffic area with successful tenants.

244



1023 21st St
Galveston, TX 77550
Galveston County

Building Type: **Class C Office**
 Status: **Built 1970**
 Building Size: **2,500 SF**
 Typical Floor Size: **2,500 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.99/sf; 2012 Ops @ \$5.84/sf**
 Parking: **10 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **For Sale at \$249,000 (\$99.60/SF) - Active**

Space Avail: **696 SF**
 Max Contig: **192 SF**
 Smallest Space: **120 SF**
 Rent/SF/YR: **\$28.13-\$35.00**
 % Leased: **72.2%**

Sales Company: Tom Schwenk: Tom Schwenk (713) 857-2309
 Landlord Rep: Smrt Investments Llc / N.Lawrence N. Woelfel (281) 485-0828 -- 696 SF (120-192 SF)

245



503 Bradford Ave
Kemah, TX 77565
Galveston County

Building Type: **Retail**
 Status: **Built 2000**
 Building Size: **3,658 SF**
 Land Area: **0.17 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.63/sf; 2011 Ops @ \$2.58/sf**
 For Sale: **For Sale individually at \$965,000 - Active; also for sale at \$3,464,000 (\$361.51/SF) as part of a portfolio of 3 properties - Active**

Space Avail: **667 SF**
 Max Contig: **667 SF**
 Smallest Space: **667 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **81.8%**

Sales Company: Tramonte Commercial Brokerage LLC: Jasper E. Tramonte (281) 488-8474
 Landlord Rep: Noble House Real Estate Commercial / Douglas Byerly (713) 522-7810 -- 667 SF (667 SF)

Galveston County

246



4605 Broadway St
Galveston, TX 77551
Galveston County

Building Type: **Class C Office**
Status: **Built 1940**
Building Size: **1,000 SF**
Typical Floor Size: **1,000 SF**
Stories: **1**
Expenses: **2015 Tax @ \$1.55/sf**
For Sale: **Not For Sale**

Space Avail: **600 SF**
Max Contig: **600 SF**
Smallest Space: **600 SF**
Rent/SF/YR: **\$24.00**
% Leased: **40.0%**

Landlord Rep: Comiskey Realty, Inc / Pam Castello (409) 935-0086 -- 600 SF (600 SF)

247



1615 W Fm 646 Rd
League City, TX 77573
Galveston County

Building Type: **Retail/Freestanding**
Status: **Built 2010**
Building Size: **7,660 SF**
Land Area: **1.73 AC**
Stories: **1**
Expenses: **2015 Tax @ \$5.64/sf**
Parking: **90 free Surface Spaces are available**
For Sale: **Not For Sale**

Space Avail: **575 SF**
Max Contig: **575 SF**
Smallest Space: **575 SF**
Rent/SF/YR: **Withheld**
% Leased: **92.5%**

Landlord Rep: NewQuest PropertiesRebecca Le (281) 477-4327 -- 575 SF (575 SF)

248



1414 S Friendswood Dr
Building B
Friendswood, TX 77546
Galveston County

Building Type: **Class B Office/Loft/Creative Space**
Status: **Built 1989**
Building Size: **10,166 SF**
Typical Floor Size: **4,455 SF**
Stories: **2**
Expenses: **2015 Tax @ \$0.73/sf**
Parking: **10 free Surface Spaces are available**
For Sale: **Not For Sale**

Space Avail: **510 SF**
Max Contig: **255 SF**
Smallest Space: **255 SF**
Rent/SF/YR: **\$28.24**
% Leased: **100%**

Landlord Rep: *Company information unavailable at this time*