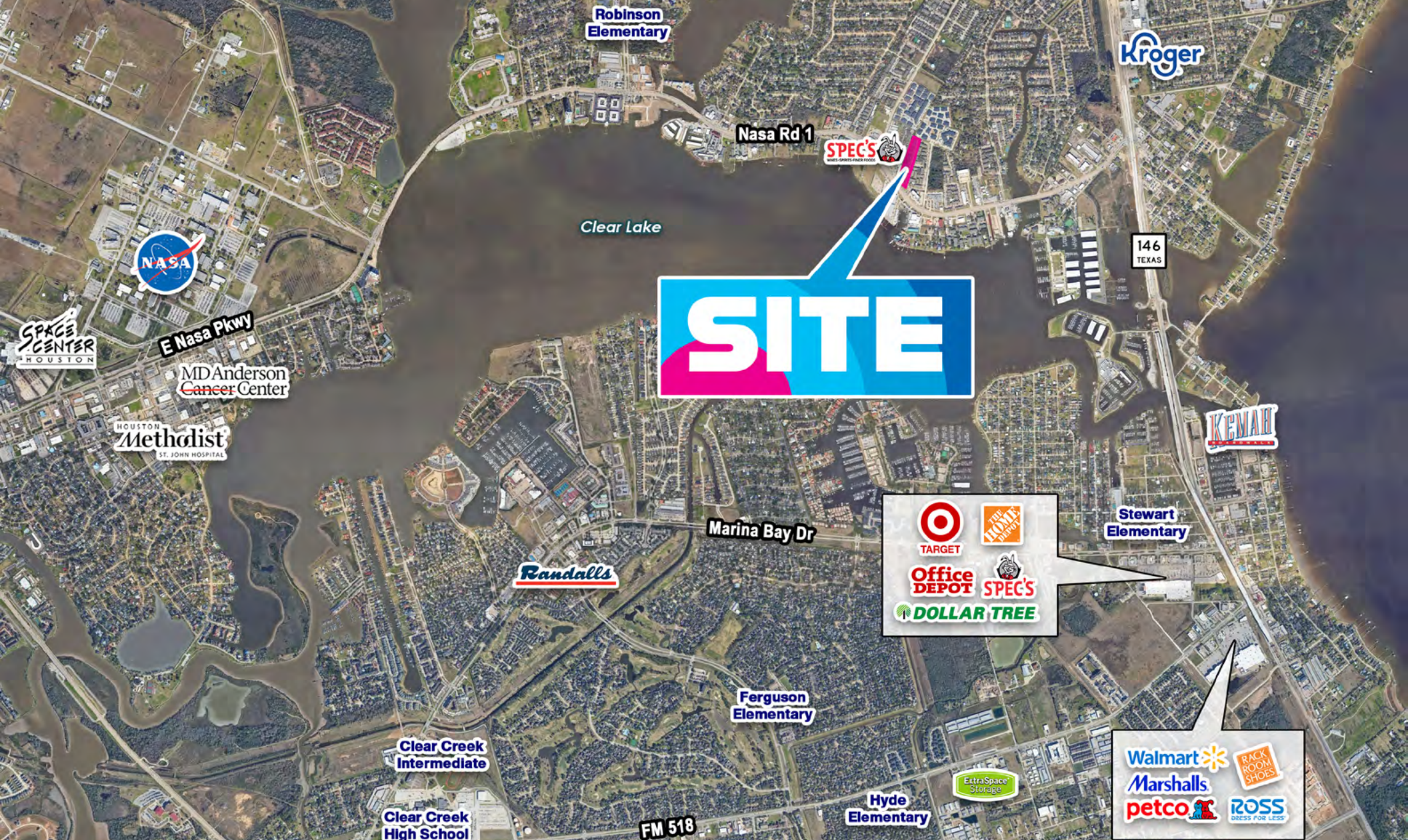




±2.80 AC LAND AVAILABLE FOR SALE

NWQ Nasa Rd 1 & Elam St | Seabrook, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NWQ Nasa Rd 1 & Elam St
Seabrook, TX 77586

Availability: ±2.80 AC

Price: Call For Pricing

HIGHLIGHTS:

- 2024 Tax Rate: 2.032845
- Located in the heart of the League City/Kemah trade area
- Close proximity to Kemah Boardwalk and NASA, two major attractions to the Houston MSA and surrounding trade area
- Positioned within an established residential node with over 58,700 housing units within 5 miles
- Major area retailers include: Target, Walmart, Kroger, H-E-B, Home Depot, Marshalls, Ross, Office Depot, Spec's and Amazon amongst others

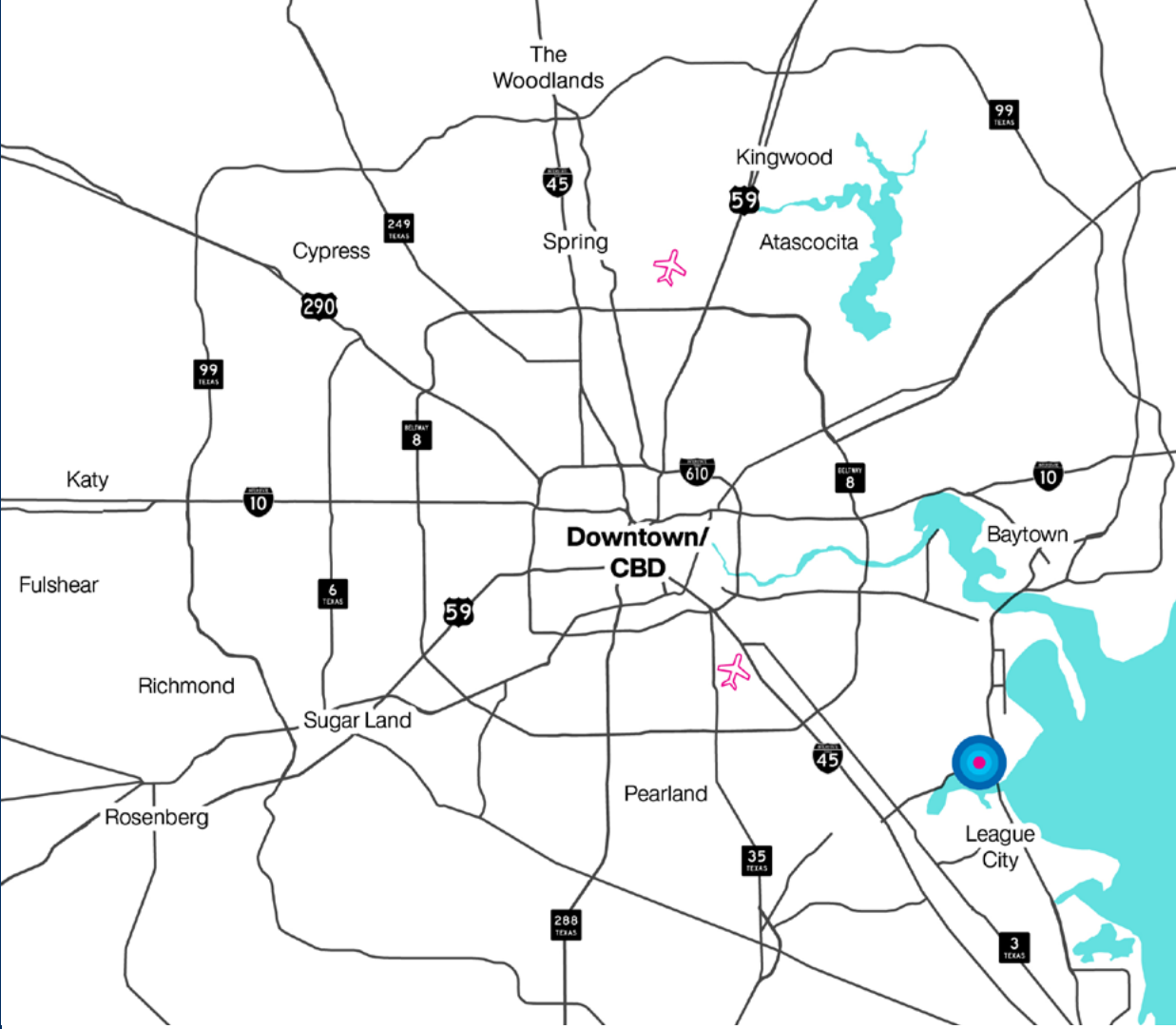
TRAFFIC COUNTS:

Nasa Rd 1: 26,642 CPD '24

TX 146: 37,981 CPD '24

2025 DEMOGRAPHICS:

	1 Miles	3 Miles	5 Miles
Population	8,437	49,451	123,556
Daytime Pop.	3,904	32,163	95,711
Avg HH Income	\$119,098	\$136,510	\$133,743



Ellington Field
Joint Reserve Base



Clear Lake City Blvd

Space Center Blvd

Clear Lake
High School

University of
Clear Lake



Space Center Blvd

Linkage Rd



Bay Area Blvd

Red Bluff Rd

146
TEXAS

**FUTURE
SEABROOK TOWNE CENTER**
±30 AC Mixed-Use
Retail Development District



Seabrook
Intermediate



White
Elementary

Robinson
Elementary

Harris County
Boys School

Clear Lake



146
TEXAS

Stewart
Elementary



Proposed



Hyde
Elementary

Ferguson
Elementary

Clear Creek
Intermediate

Clear Creek
High School



League City
Intermediate

Goforth
Elementary



League City Pkwy

Clear Creek ISD
2.80 AC NWQ NASA RD 1 & ELAM ST | 3



45

KOHL'S

Walmart
Supercenter

DICK'S
Sportswear

Target

Dillard's
JCPenney

HomeGoods

ROSS
Stores for Less

Marshall's

Hobby Lobby

Star

Cona's

Burlington
at home

Fry's

Academy

Foodtown

Kroger



H-E-B

Office Depot

90%

MD Anderson
Cancer Center

Metrolist

NASA Pkwy

EGRET BAY BLVD

Galveston Rd

45

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'24 Tax Rates:

Clear Creek ISD	0.969000
Harris County	0.385290
Harris Co. Flood Control	0.048970
Port of Houston Authority	0.006150
Harris Co. Hospital Dist.	0.163480
Harris Co. Education Dept.	0.004799
City of Seabrook	0.455156
Total Tax Rate:	2.032845

**FUTURE
SEABROOK TOWNE CENTER**
230 AC Mixed-Use
Retail Development District



DOLLAR TREE
bealls

Kroger

Nasa Rd 1

SPEC'S
WHEELS SPINNS PAPER FOODS

Clear Lake

SITE

**146
TEXAS**

E Nasa Pkwy

**MD Anderson
Cancer Center**

**HOUSTON
Methodist
ST. JOHN HOSPITAL**

KENAH

**Stewart
Elementary**

TARGET

**THE HOME
DEPOT**

**Office
DEPOT**

SPEC'S
WHEELS SPINNS PAPER FOODS

DOLLAR TREE

Marina Bay Dr

Randalls

**Ferguson
Elementary**

**Clear Creek
Intermediate**

**Clear Creek
High School**

FM 518

**Hyde
Elementary**

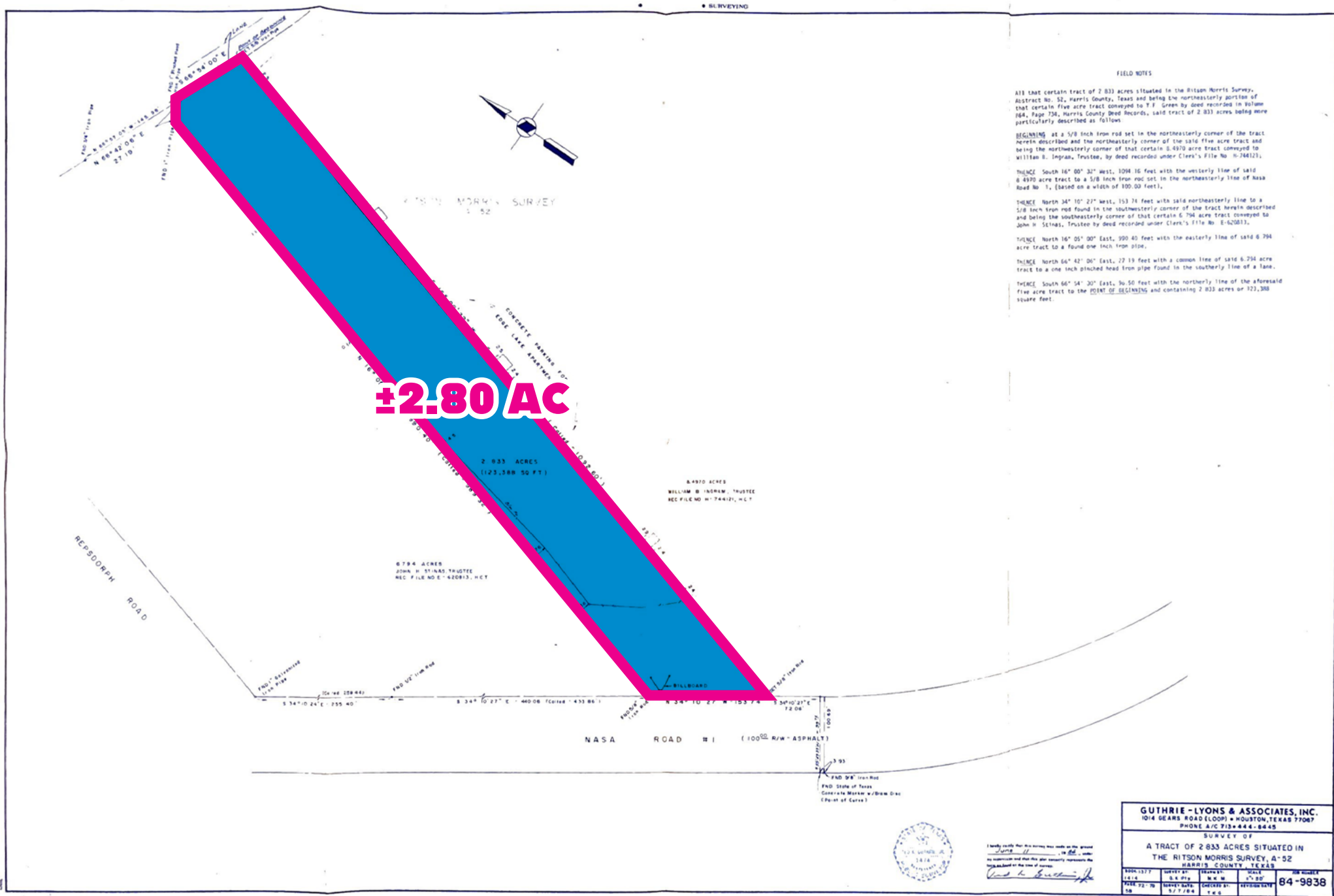
**ExtraSpace
Storage**

Walmart
Marshalls
petco

**BACK
ROOM
SHOES**
ROSS
DRESS FOR LESS

2.80 AC NWQ NASA RD 1 & ELAM ST | 4

SURVEY





Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

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

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

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

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John P. "Tripp" Kimball, III	533691	tk@blueoxgroup.com	713.324.8862
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



±2.80 AC
LAND AVAILABLE FOR SALE

NWQ Nasa Rd 1 & Elam St | Seabrook, TX

Tripp Kimball | 713.324.8862
tk@theblueoxgroup.com



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