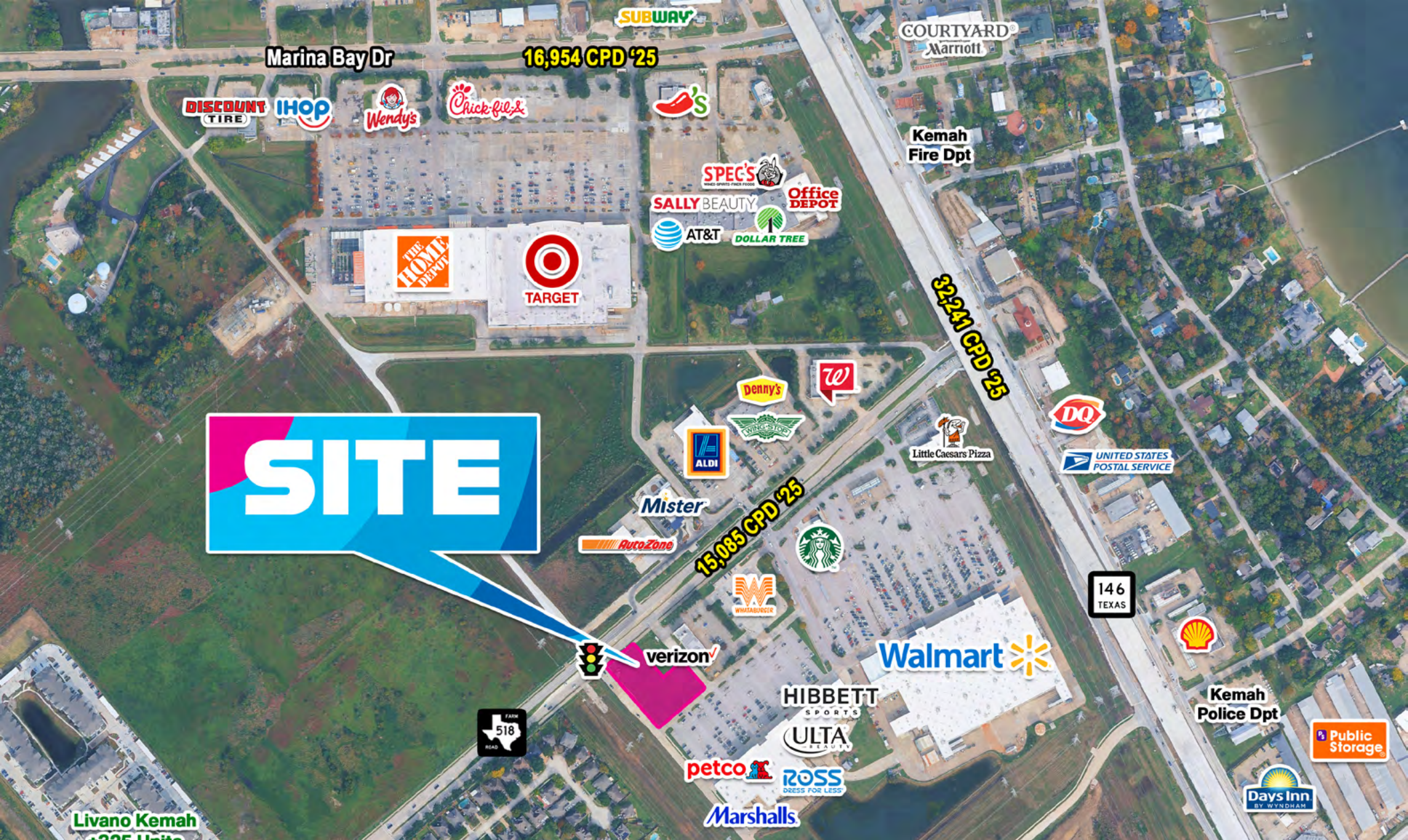




**0.8759 AC**

**WALMART SHADOW ANCHORED LAND  
AVAILABLE FOR SALE OR GROUND LEASE**

NEQ FM 518 & Evergreen Memorial Pkwy | Kemah, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** 365 FM 518  
Kemah, TX 77565

**Size:** ±0.8759 AC

**Sale Price:** \$27.00 PSF

**Ground Lease Rate:** \$130,000/year

## HIGHLIGHTS:

- 2025 Tax Rate: 1.675760
- Development ready site available for sale or ground lease
- Utilities available at site
- Positioned at a signalized intersection
- 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 53,000 housing units within 5 miles
- Close proximity to several major retailers including: Walmart, Aldi, Marshalls, Petco, Ross, Hibbett, Target, Home Depot and several others

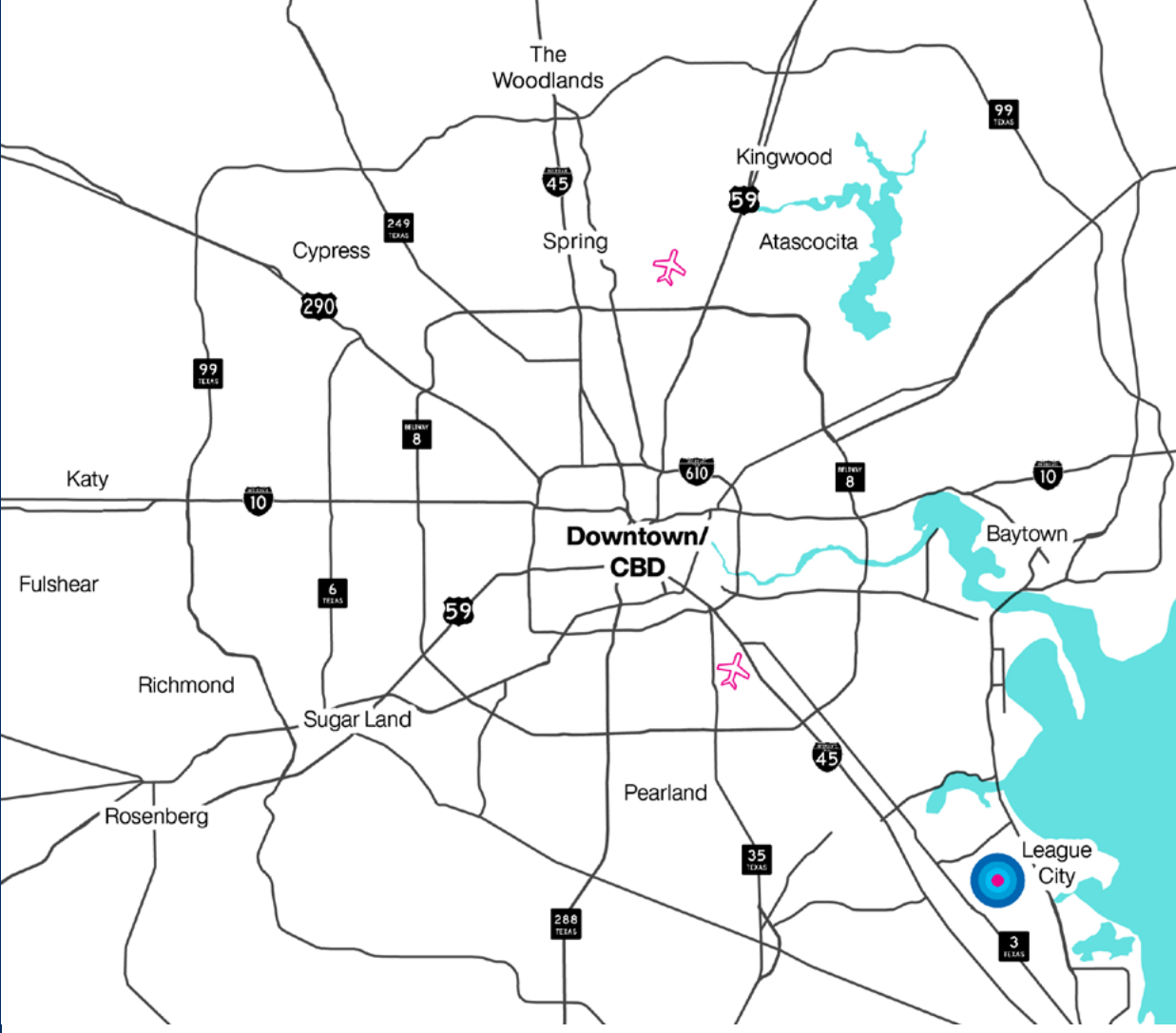
## TRAFFIC COUNTS:

**FM 518:** 15,085 CPD '25

**Hwy 146:** 32,241 CPD '25

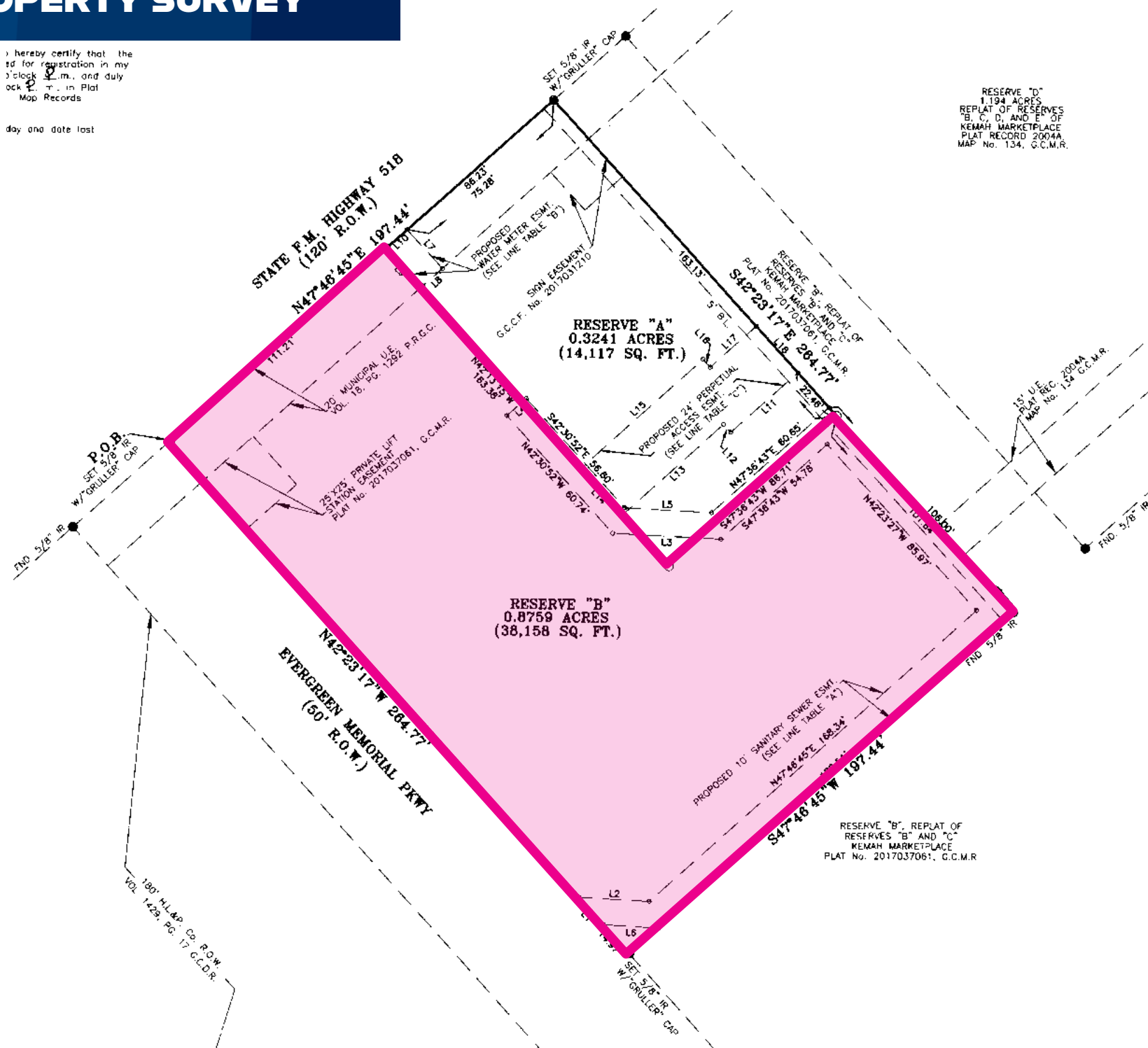
## 2026 DEMOGRAPHICS:

|               | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------|-----------|-----------|-----------|
| Population    | 6,016     | 58,052    | 116,147   |
| Daytime Pop.  | 4,301     | 30,515    | 66,656    |
| Avg HH Income | \$105,332 | \$149,455 | \$138,766 |



I hereby certify that the  
ed for registration in my  
'clock 2 p.m., and duly  
ock 2 p.m. in Plat  
Map Records

day one date lost



**SITE**

Marina Bay Dr

16,954 CPD '25

COURTYARD  
Marriott

DISCOUNT  
TIRE

IHOP

Wendy's

Chick-fil-A

Subway

SPECS

SALLY BEAUTY

AT&T

Office  
DEPOT

DOLLAR TREE

THE HOME  
DEPOT

TARGET

Kemah  
Fire Dpt

32,241 CPD '25

Denny's

W

ALDI

Mister

AutoZone

15,085 CPD '25

W

Starbucks

Little Caesars Pizza

DQ

UNITED STATES  
POSTAL SERVICE

146  
TEXAS

Shell

Kemah  
Police Dpt

Public  
Storage

Days Inn  
BY WYNDHAM

Livano Kemah  
±325 Units

Kemah Oaks  
±232 Homes



verizon

Walmart

HIBBETT  
SPORTS

ULTA  
BEAUTY

petco

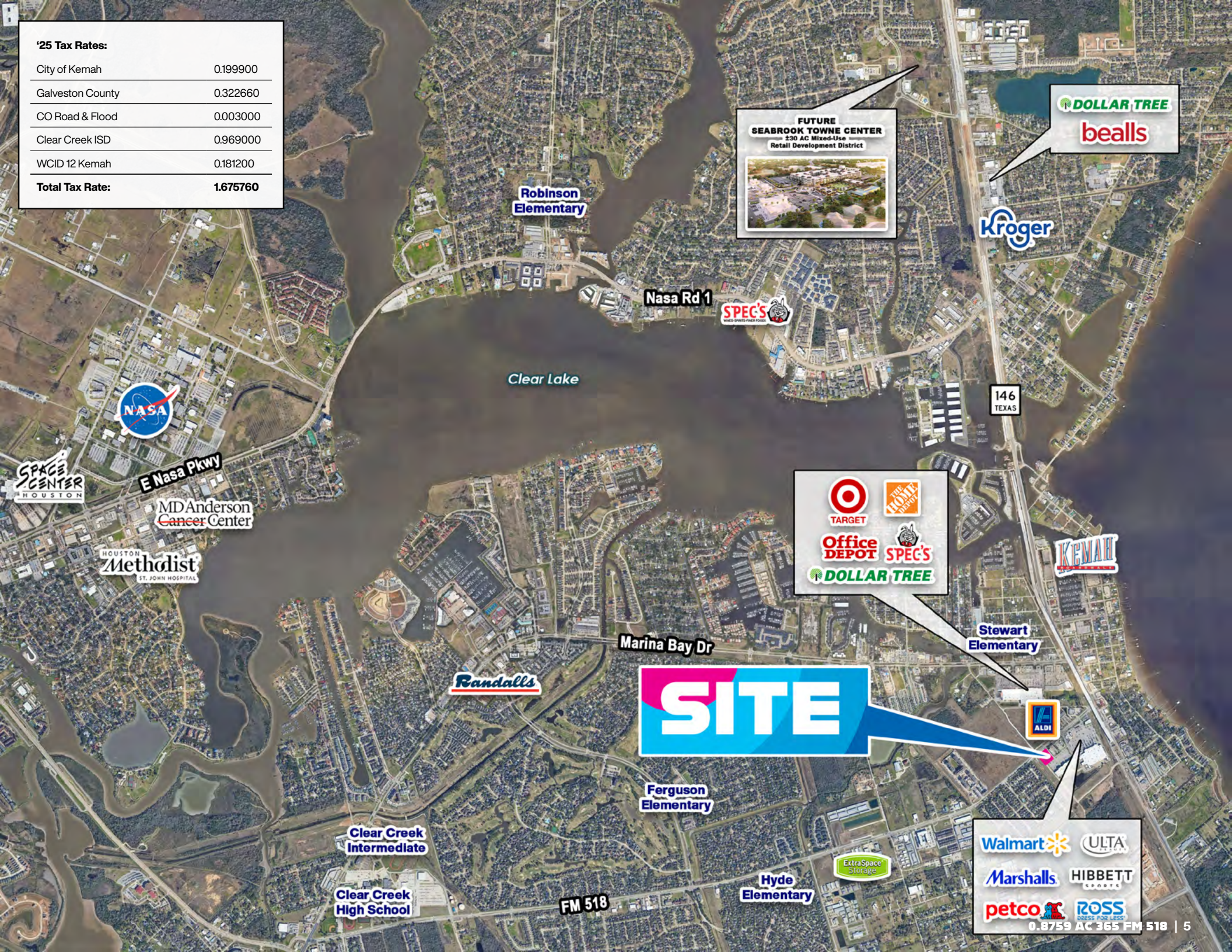
ROSS  
DRESS FOR LESS

Marshalls

518  
ROAD

**'25 Tax Rates:**

|                        |                 |
|------------------------|-----------------|
| City of Kemah          | 0.199900        |
| Galveston County       | 0.322660        |
| CO Road & Flood        | 0.003000        |
| Clear Creek ISD        | 0.969000        |
| WCID 12 Kemah          | 0.181200        |
| <b>Total Tax Rate:</b> | <b>1.675760</b> |



Robinson  
Elementary

Nasa Rd 1

SPEC'S

Clear Lake

E Nasa Pkwy

MD Anderson  
Cancer Center

HOUSTON  
Methodist  
ST. JOHN HOSPITAL

Randalls

Marina Bay Dr

Ferguson  
Elementary

Clear Creek  
Intermediate

Clear Creek  
High School

FM 518

Hyde  
Elementary

ExtraSpace  
Storage

Stewart  
Elementary

ALDI

DOLLAR TREE  
bealls

Kroger

146  
TEXAS

TARGET  
Office DEPOT  
DOLLAR TREE  
HOME DEPOT  
SPEC'S

SITE

Walmart  
Marshall's  
petco  
ULTA  
HIBBETT  
ROSS

0.8759 AC 365 FM 518 | 5



**SITE**



Walmart  
Marshall's  
petco  
ULTA  
HIBBETT SPORTS  
ROSS

South Shore Harbour  
±12,000 Homes

FM 518

Hyde Elementary

Clear Creek Intermediate

Clear Creek High School



Tuscan Lakes  
±1,841 Homes

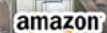
League City Intermediate  
Goforth Elementary



Clear Falls High School  
Bayside Intermediate  
Mossman Elementary



Hidden Lakes  
±964 Homes



Whispering Lakes Ranch  
±298 Homes

Lakes of Quail Point  
±450 Homes

KE Little Elementary

Dickinson Ave

3 TEXAS  
Parr Elementary

96 TEXAS

Hometown Heroes Park



Victory Lakes  
±713 Homes

Silbernagel Elementary

Proposed Southlake Master-Planned Community  
±438 AC

Kranz Junior High



Ellington Field  
Joint Reserve Base



Clear Lake City Blvd

Space Center Blvd

El Dorado Blvd

Bay Area 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



Clear Creek  
Intermediate

Clear Creek  
High School



League City  
Intermediate

Goforth  
Elementary



League City Pkwy



Clear Creek ISD  
Education Village  
0.8759 AC 365 FM 518 | 7

45

KOHL'S



NASA Pkwy

Methallist

MD Anderson  
Cancer Center



Burlington  
at home



45



## 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

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

**Joshua Jacobs**

Designated Broker of Firm

**9009549-BB**

License No.

**448255-B**

License No.

**jj@blueoxgroup.com**

Email

**jj@blueoxgroup.com**

Email

**713.804.7777**

Phone

**713.230.8882**

Phone

Licensed Supervisor of Sales Agent/ Associate

**Claire Salazar**

Sales Agent/Associate's Name

License No.

**764131-SA**

License No.

Email

**cs@blueoxgroup.com**

Email

Phone

**713.574.6281**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0



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