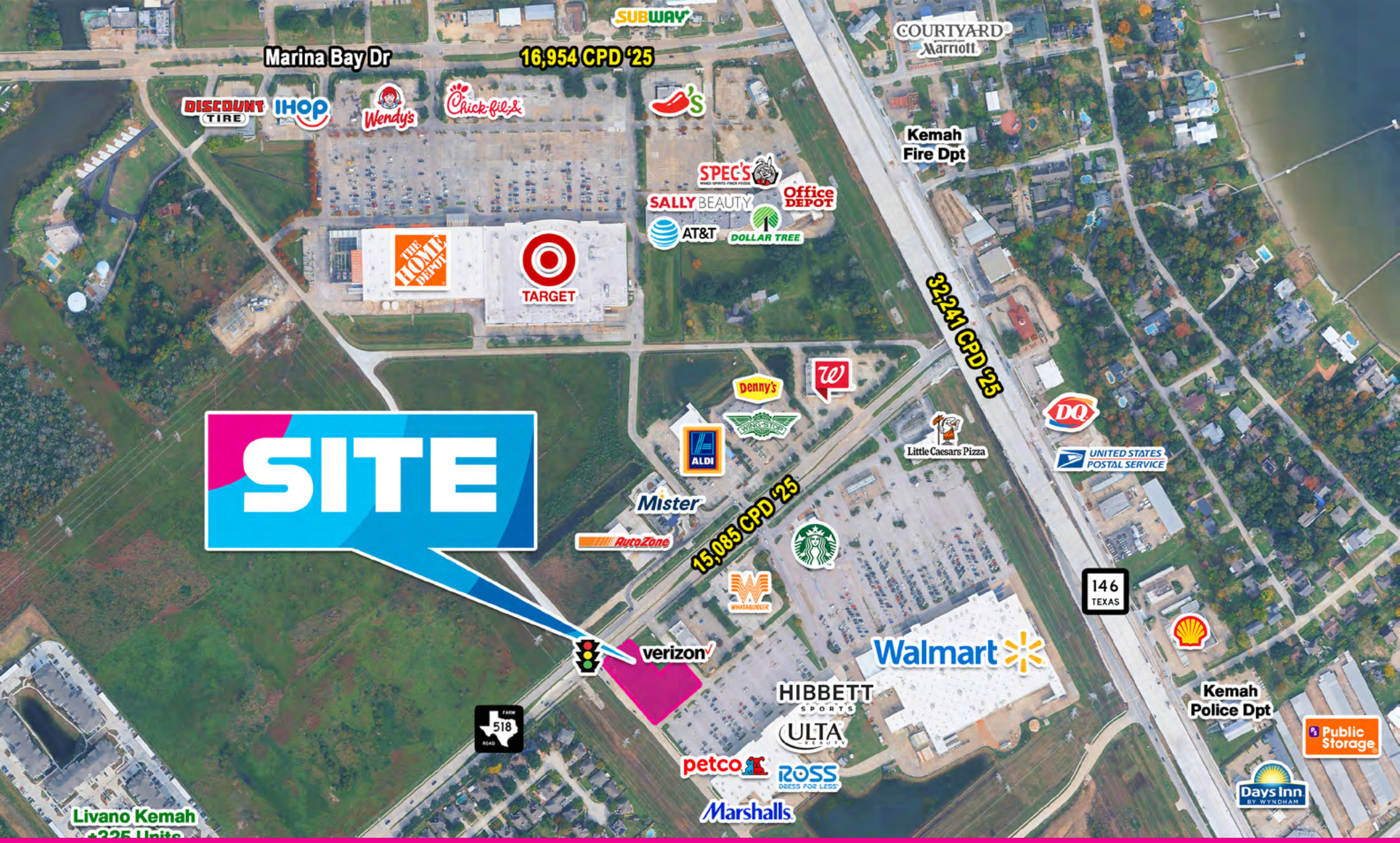


0.8759 AC

Walmart Shadow Anchored Land Available For Sale or Ground Lease

NEQ FM 518 & Evergreen Memorial Pkwy | Kemah, TX

BLUE OX

www.BlueOxGroup.com

Property Information:

Address:	365 FM 518 Kemah, TX 77565
Size:	±0.8759 AC
Sale Price:	$30.00 PSF
Ground Lease Rate:	$130,000/year

Highlights:

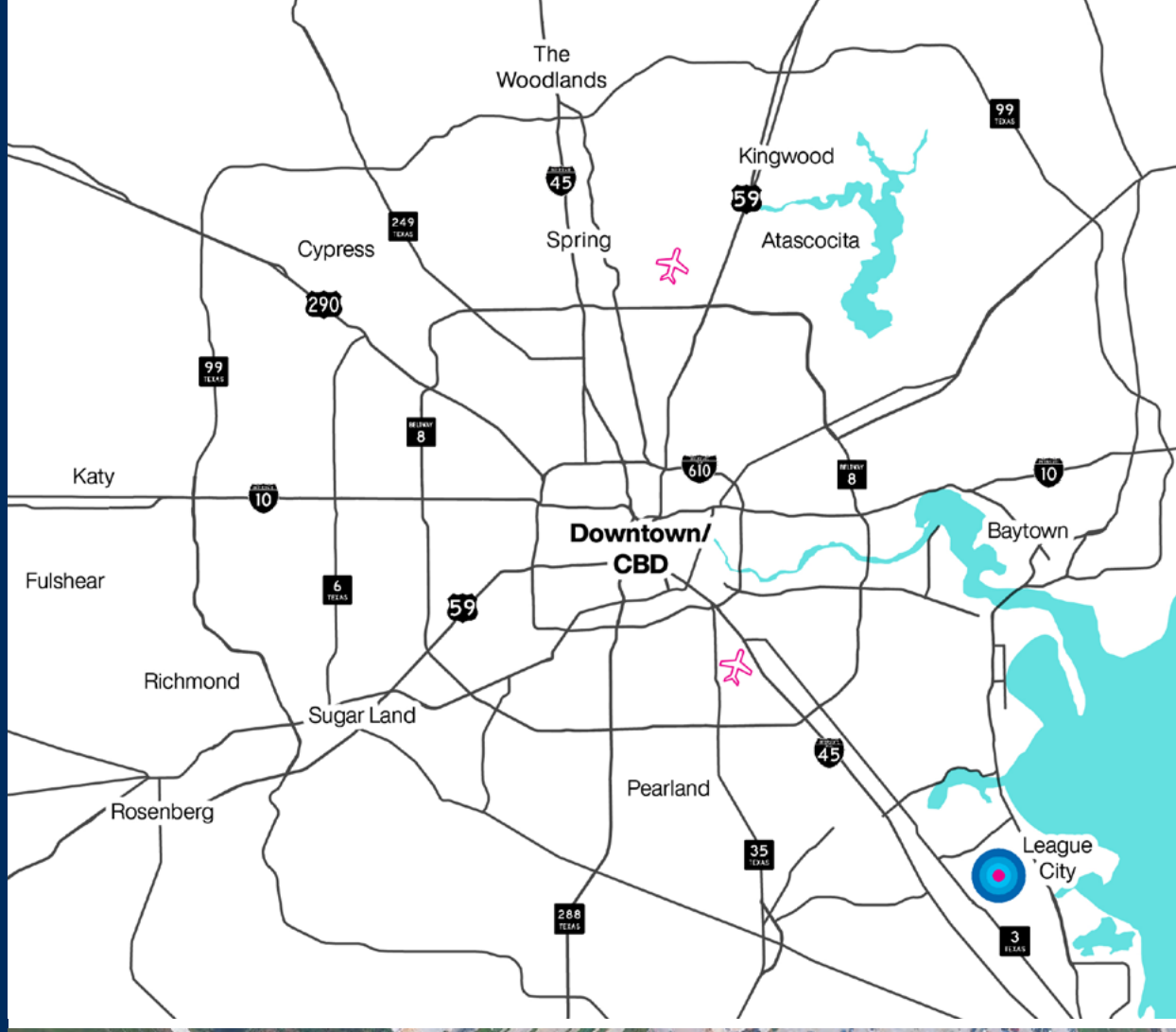
- 2025 Tax Rate: 1.675760
- Development ready site available for sale or ground lease
- Utilities available at site
- Positioned at a signalized intersection
- Located in the heart of the League City/Kemah trade area
- Close proximity to Kemah Boardwalk and NASA, two major attractions to the Houston 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

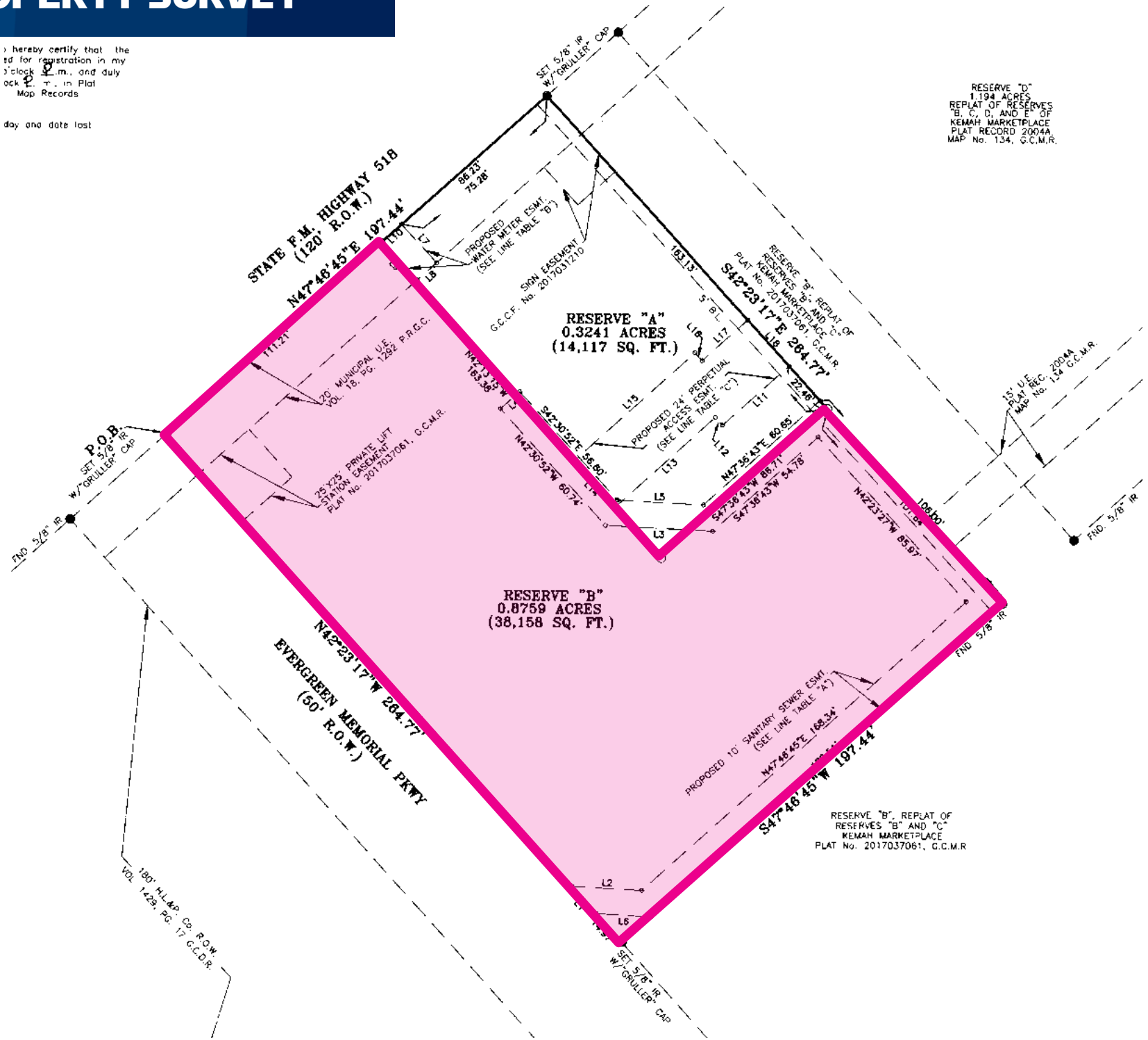
2026 Demographics:

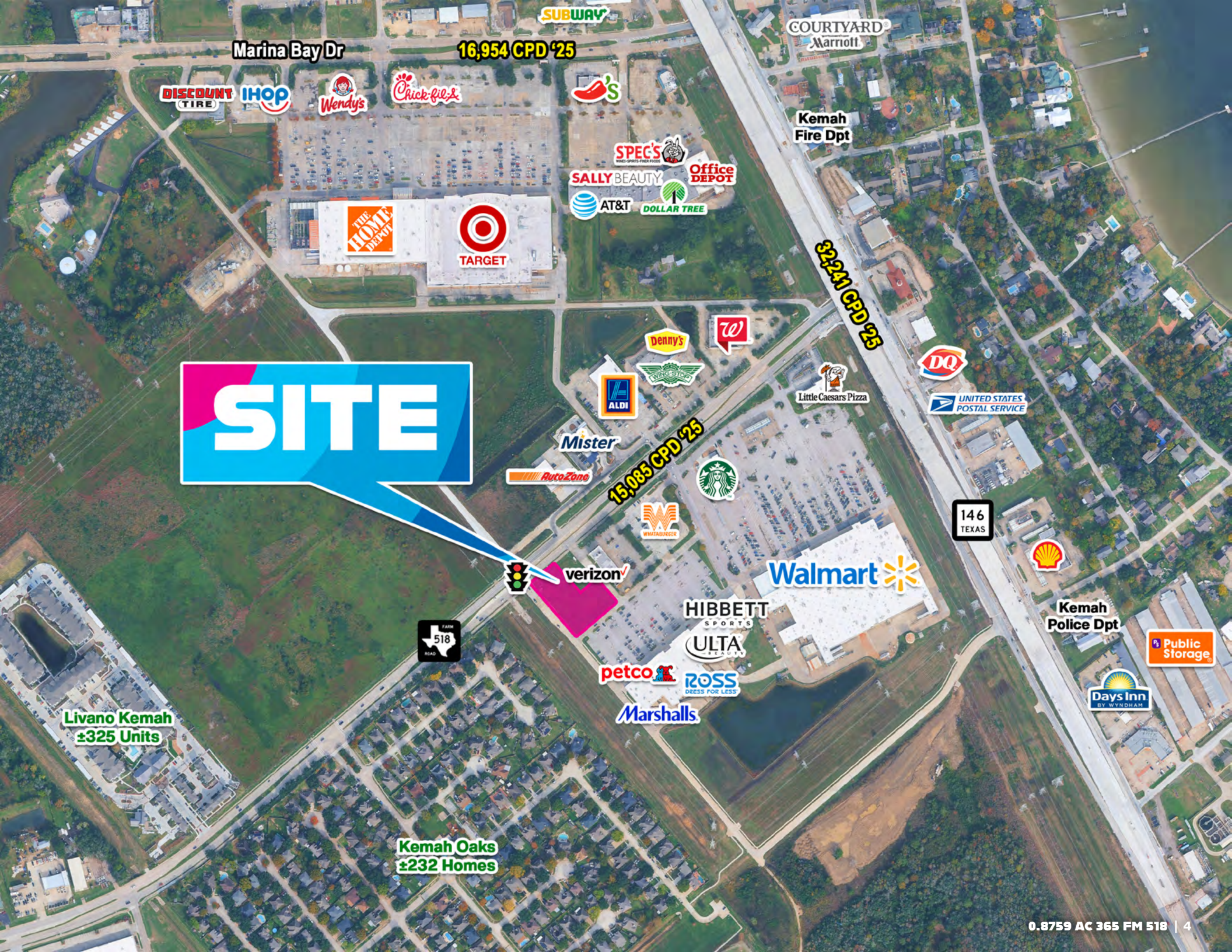
	1 Mile	3 Miles	5 Miles
Population	6,016	58,052	116,147
Daytime Pop.	4,301	30,515	66,656
Avg HH Income	$105,332	$149,455	$138,766



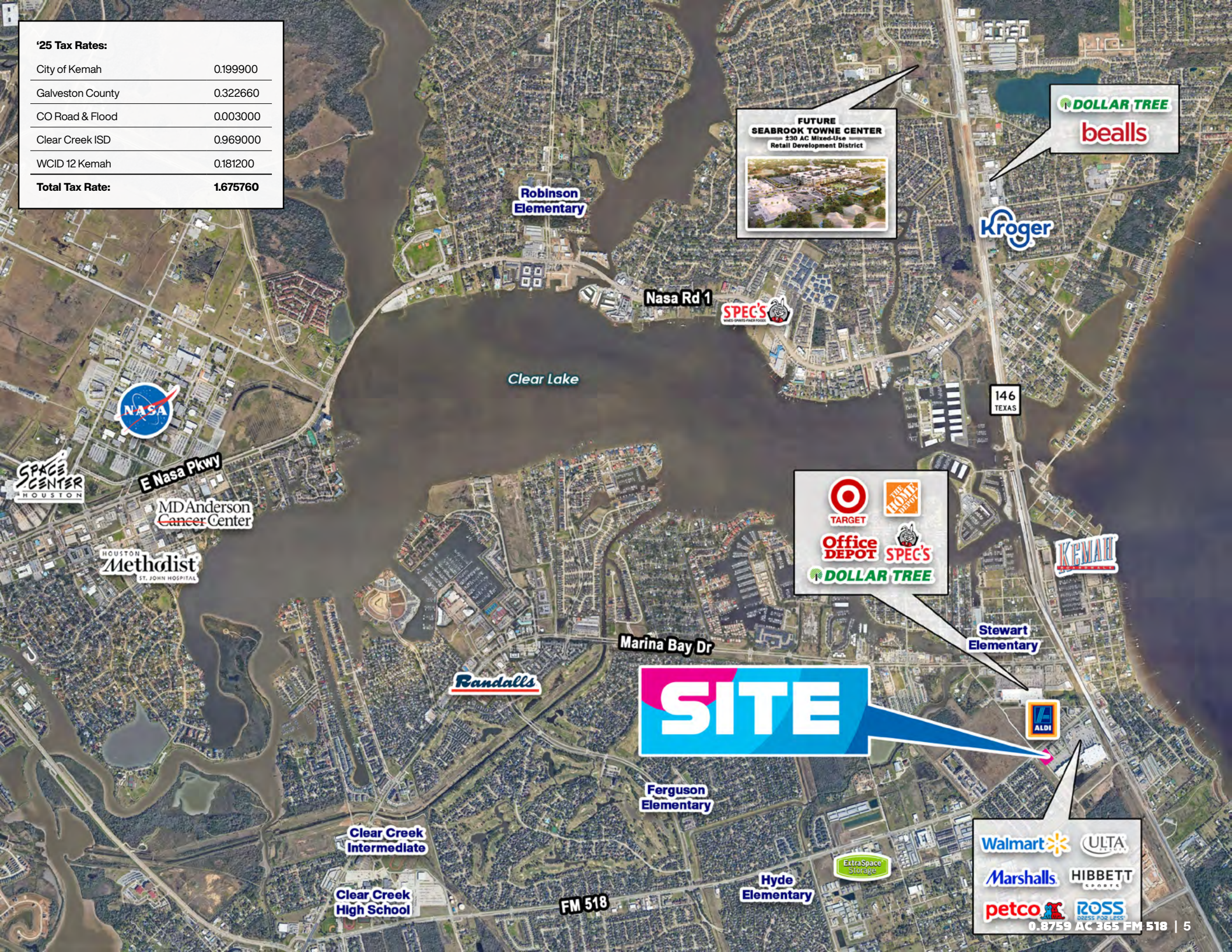


PROPERTY SURVEY

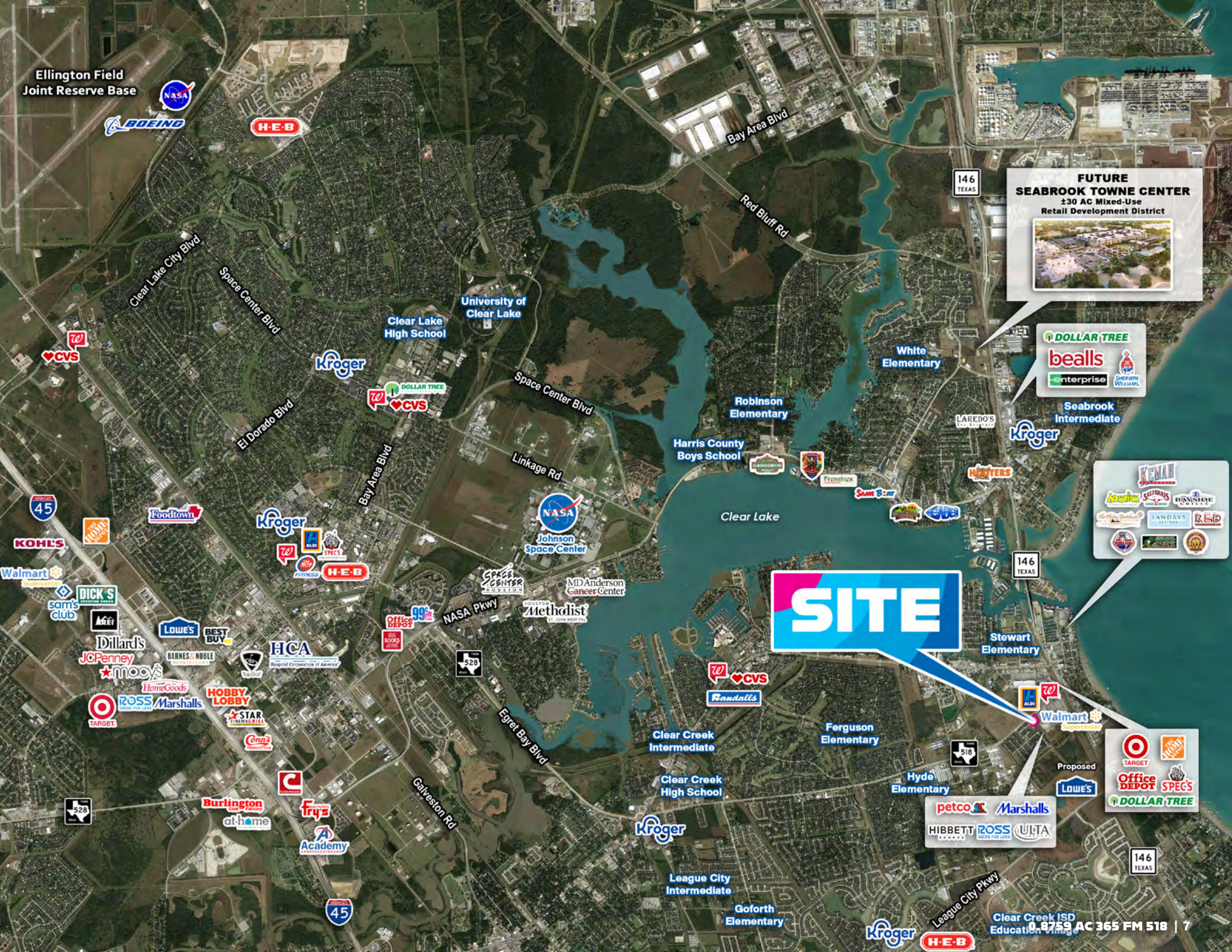



Marina Bay Dr
16,954 CPD '25
SUBWAY
COURTYARD Marriott
DISCOUNT TIRE
IHOP
Wendy's
Chick-fil-A
Kemah Fire Dpt
SPEC'S
SALLY BEAUTY
Office DEPOT
AT&T
DOLLAR TREE
THE HOME DEPOT
TARGET
32,241 CPD '25
Denny's
DQ
SITE
ALDI
Little Caesars Pizza
UNITED STATES POSTAL SERVICE
Mister
AutoZone
15,085 CPD '25
146 TEXAS
WHATABURGER
verizon
Walmart
HIBBETT SPORTS
ULTA BEAUTY
Kemah Police Dpt
Public Storage
FARM 518 ROAD
petco
ROSS DRESS FOR LESS
Days Inn BY WYNDHAM
Marshalls
Livano Kemah
±325 Units
Kemah Oaks
±232 Homes

'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
Total Tax Rate:	**1.675760**




SITE
Clear Lake
Trinity Bay
Edgewater
±120 Homes
South Shore Harbour
±12,000 Homes
Clear Creek
Intermediate
Clear Creek
High School
FM 518
Hyde
Elementary
Tuscan Lakes
±1,841 Homes
League City Intermediate
Goforth Elementary
Marbella
±1,788 Homes
Clear Falls High School
Bayside Intermediate
Mossman Elementary
KE Little
Elementary
Lakes of Quail Point
±450 Homes
Hidden Lakes
±964 Homes
Whispering Lakes Ranch
±298 Homes
Dickinson Ave
Parr
Elementary
Hometown
Heroes Park
FM 646
Victory Lakes
±713 Homes
Proposed
Southlake Master-Planned
Community
±438 AC
Kranz
Junior High
Silbernagel
Elementary
Target
Office Depot
Spec's
Dollar Tree
Walmart
Ulta
Marshalls
Hibbett
Petco
Ross
ALDI
Kroger
Randalls
Methodist
MD Anderson Cancer Center
NASA
iStorage
Public Storage
H-E-B
amazon
Buc-ee's
LA Fitness
CVS
League City
Boat & RV Storage
Tractor Supply Co.
146
96
3


Ellington Field
Joint Reserve Base
NASA
BOEING
H-E-B
Bay Area Blvd
146
TEXAS
FUTURE
SEABROOK TOWNE CENTER
±30 AC Mixed-Use
Retail Development District
Red Bluff Rd
Clear Lake City Blvd
Space Center Blvd
University of
Clear Lake
Clear Lake
High School
CVS
Kroger
DOLLAR TREE
Space Center Blvd
White
Elementary
DOLLAR TREE
bealls
enterprise
SHERWIN WILLIAMS
Robinson
Elementary
Seabrook
Intermediate
El Dorado Blvd
Harris County
Boys School
LAREDO'S
Kroger
Linkage Rd
Bay Area Blvd
HOOTERS
Clear Lake
Johnson
Space Center
146
TEXAS
45
Foodtown
KOHL'S
Walmart
Supercenter
sam's
club
DICK'S
Dillard's
JCPenney
macy's
HomeGoods
ROSS
Marshalls
TARGET
LOWE'S
BEST
BUY
BARNES & NOBLE
HCA
HOBBY
LOBBY
STAR
CINEMA GRILL
Cona's
Burlington
at home
Fry's
Academy
SPACE CENTER HOUSTON
MD Anderson
Cancer Center
HOUSTON
Methodist
ST. JOHN HOSPITAL
Office
DEPOT
99¢
NASA Pkwy
528
SITE
CVS
Randalls
Stewart
Elementary
ALDI
Walmart
Supercenter
Egret Bay Blvd
Clear Creek
Intermediate
Ferguson
Elementary
518
Proposed
LOWE'S
Hyde
Elementary
Clear Creek
High School
Galveston Rd
petco
Marshalls
HIBBETT
ROSS
ULTA
Kroger
League City
Intermediate
Goforth
Elementary
League City Pkwy
Clear Creek ISD
Education Village
H-E-B

EQUAL HOUSING OPPORTUNITY

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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 writtng 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-BB**	**jj@blueoxgroup.com**	**713.804.7777**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	**448255-B**	**jj@blueoxgroup.com**	**713.230.8882**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claire Salazar	**764131-SA**	**cs@blueoxgroup.com**	**713.574.6281**
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



0.8759 AC

Walmart Shadow Anchored Land Available For Sale or Ground Lease

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