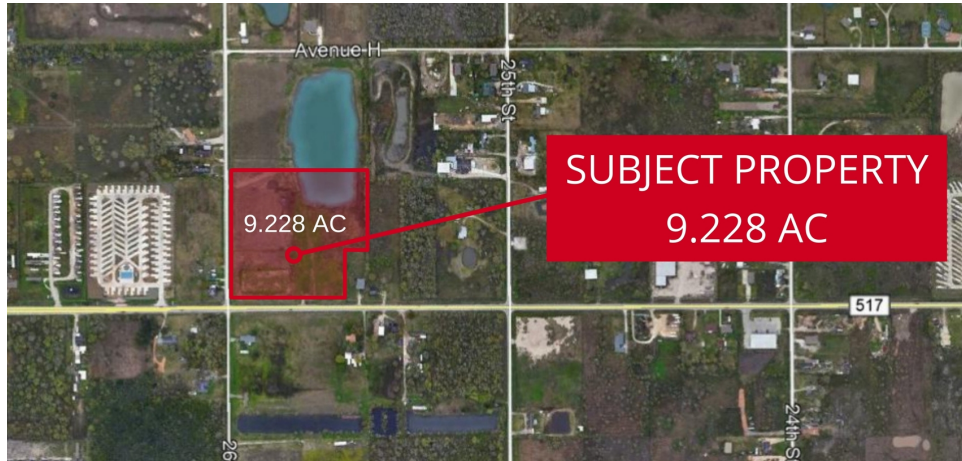


CORNER LAND FOR DEVELOPMENT IN SAN LEON

2568 FM 517 Rd E, San Leon, TX 77539



OFFERING SUMMARY

SALE PRICE:	\$750,000
LOT SIZE:	9.228 Acres
PRICE / SF:	\$1.87
TRAFFIC COUNT:	6,166

PROPERTY OVERVIEW

Commercial/Residential 9.228 acres of Land for Mixed-Use Development with frontage on FM-517 in San Leon, additional acreage available. The property is located next to a RV resort with steady occupancy rates, providing the potential for Development of a Storage Facility on the property to be utilized by the growing number of RV Vacationers and Boating Community Members throughout Galveston County. An Engineered Drainage Plan meeting the city's MUD standards has been created, with the entire property able to access to a total of (26) on-site water taps. Division of the water-taps will be negotiated and discussed prior to the sale of either available tract.

PROPERTY HIGHLIGHTS

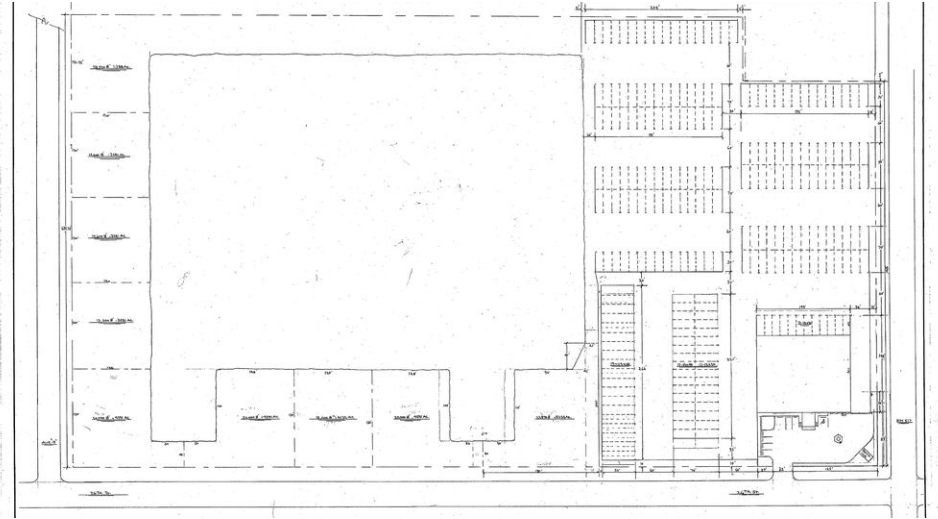
- Corner Property with Extensive Frontage
- Ideal for Mixed Use Development
- Engineered Drainage Plan Available
- Additional Land Available
- Owner May Consider Subdividing

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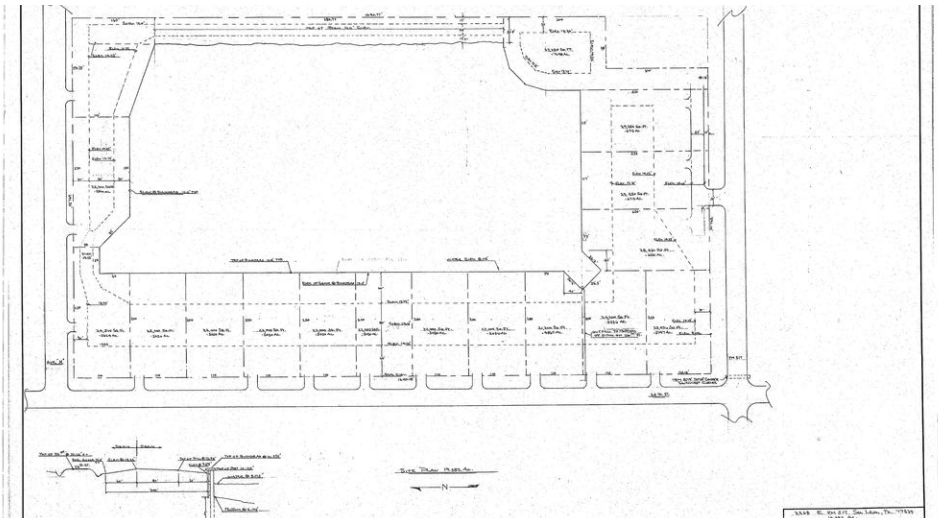
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PROPOSED PROPERTY RENDERING (1)

The first development rendering reflects the site plan Development of a (400) Unit RV and Boat Storage Facility on the front 9+ AC tract, with the possibility of developing (9) Waterfront Single-Family Residential Homes/Vacation Rentals surrounding the retention pond on the available additional tract.



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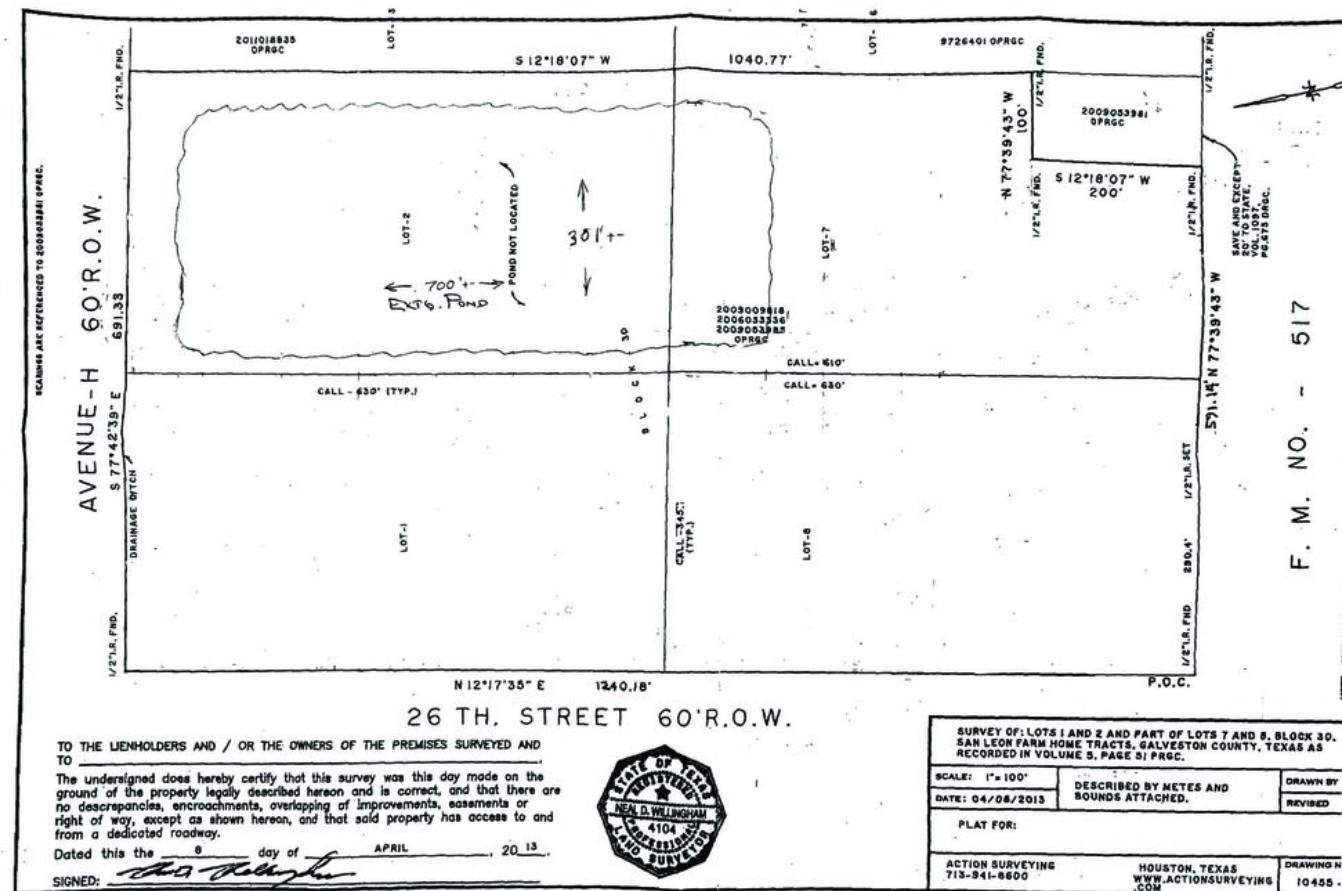
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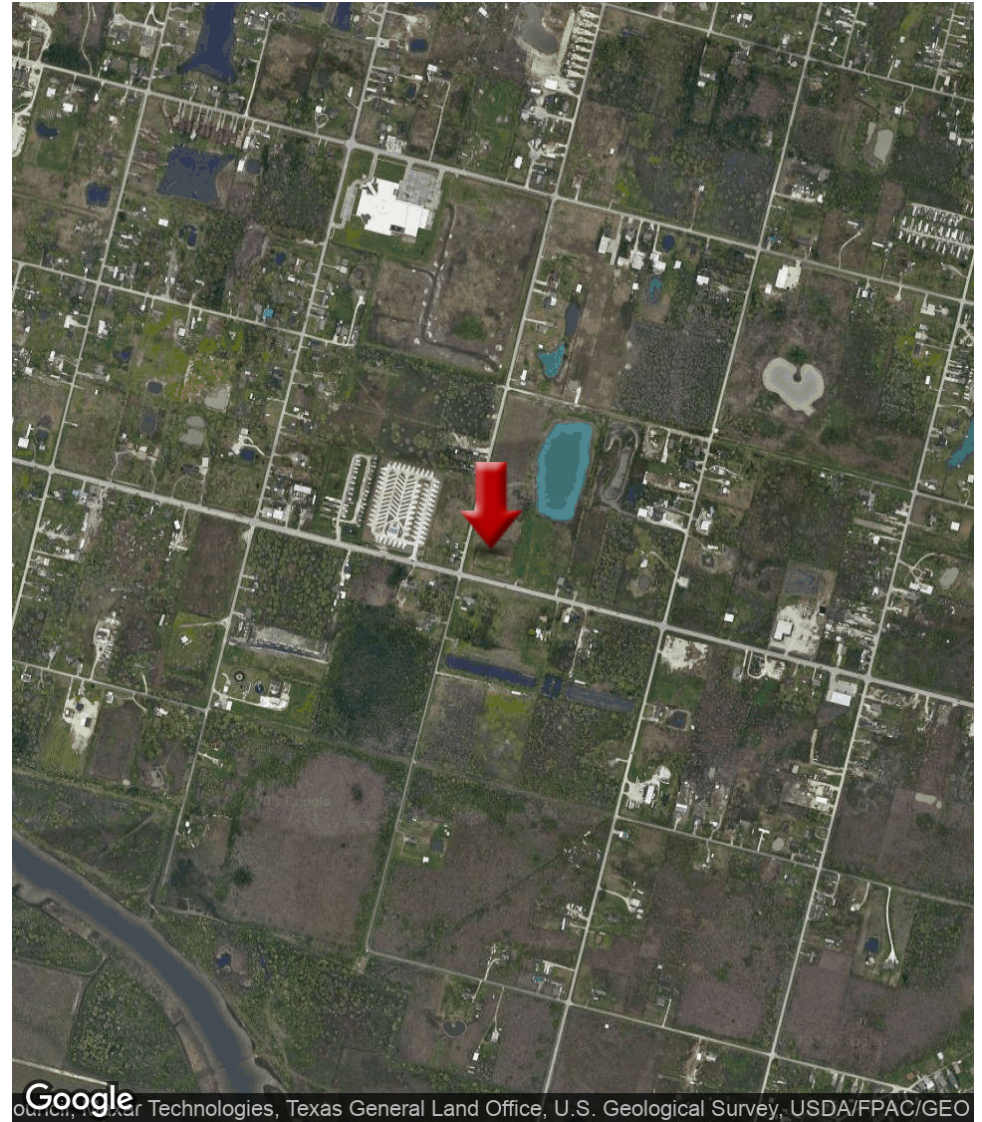
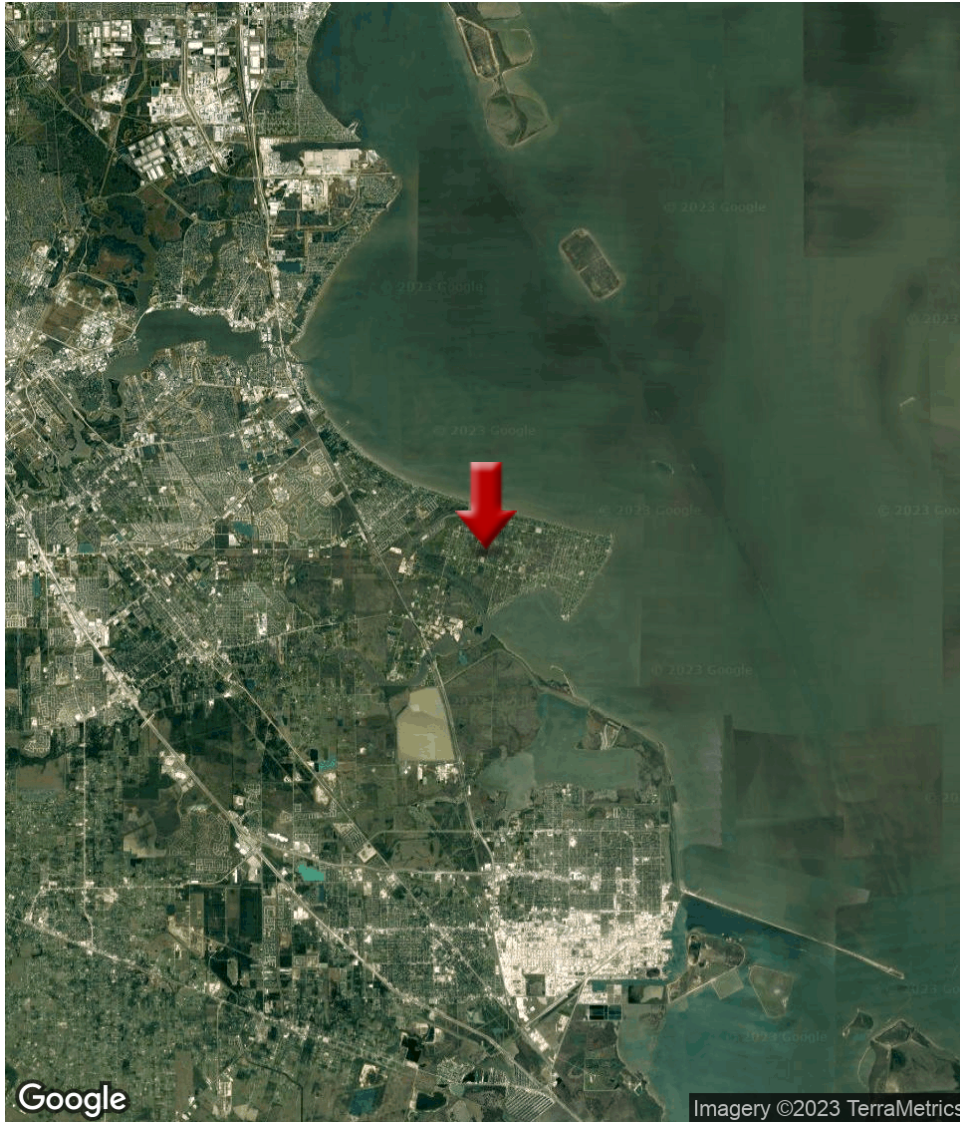


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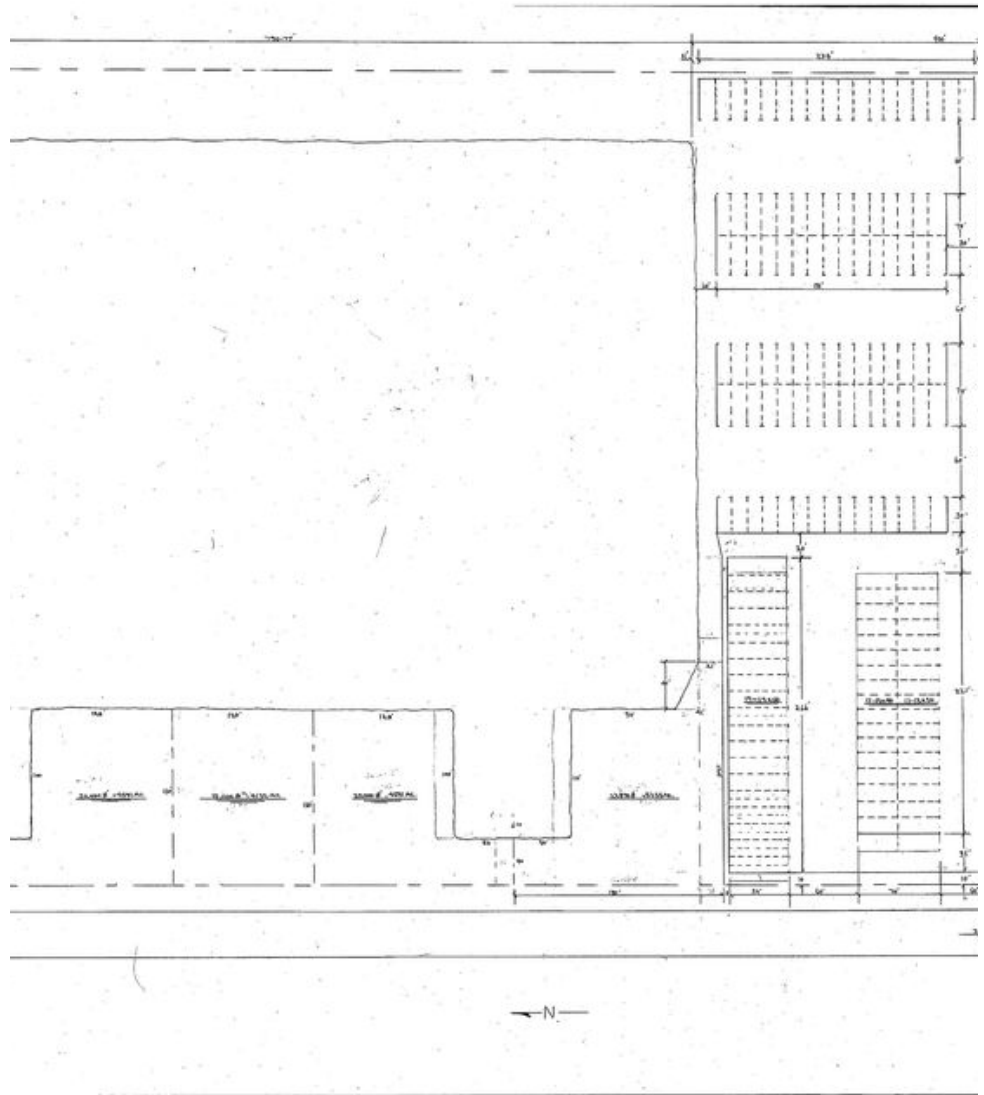
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PROPERTY LOCATION

CORNER LAND FOR DEVELOPMENT IN SAN LEON

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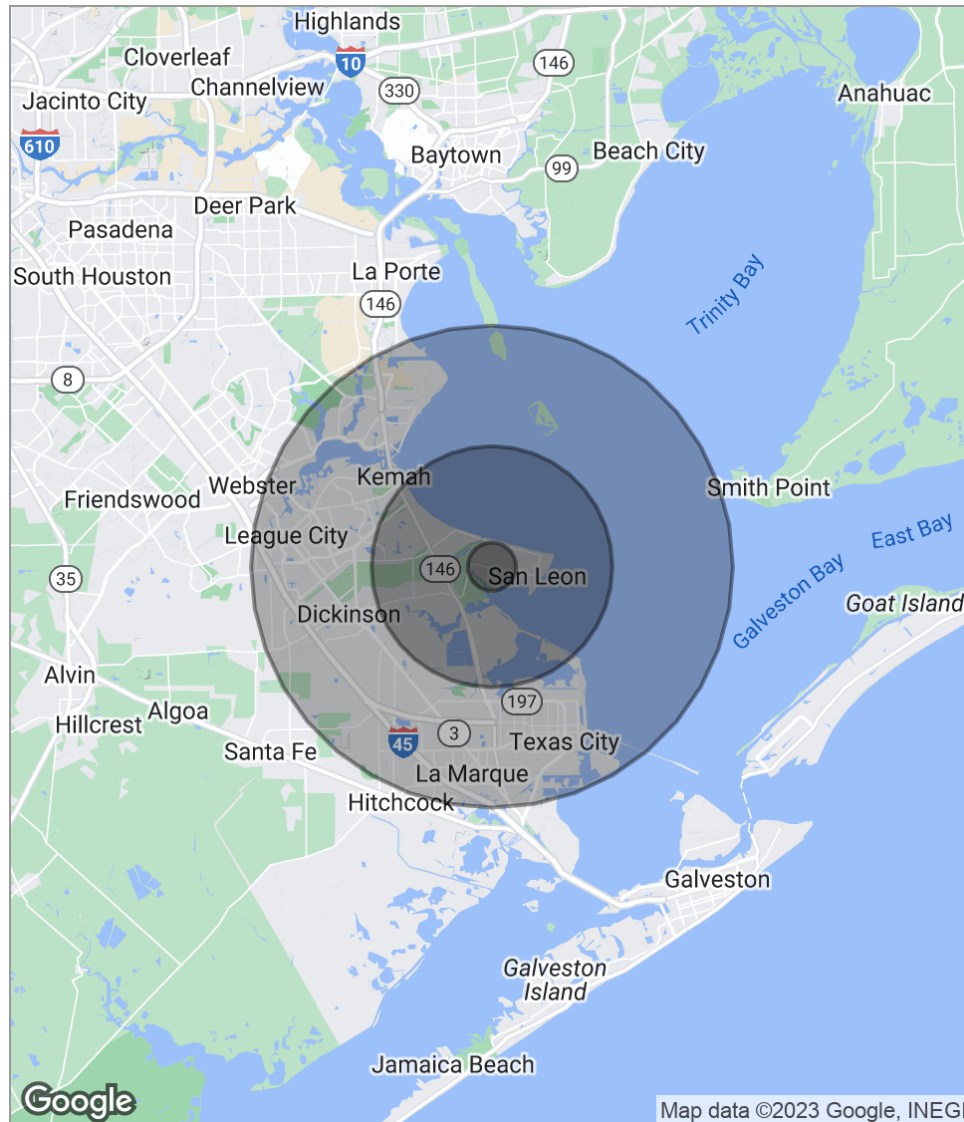
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,357	26,935	184,252
Median Age	39.0	34.1	36.8
Median Age (Male)	39.1	34.2	36.2
Median Age (Female)	39.1	33.9	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	911	9,612	69,071
# Of Persons Per HH	2.6	2.8	2.7
Average HH Income	\$59,133	\$62,460	\$74,702
Average House Value	\$106,027	\$112,283	\$176,506

* Demographic data derived from 2020 ACS - US Census

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