



PELICAN ISLAND

GALVESTON BAY

PORT OF TEXAS CITY

DOW

TEXAS CITY HIGH SCHOOL

Valero
TEXAS CITY REFINERY

INEOS

4.78 AC
TEXAS CITY

3
TEXAS

9,353 VPD

Texas Ave | 10,749 VPD

4.78 AC TEXAS CITY

HOUSTON, TEXAS

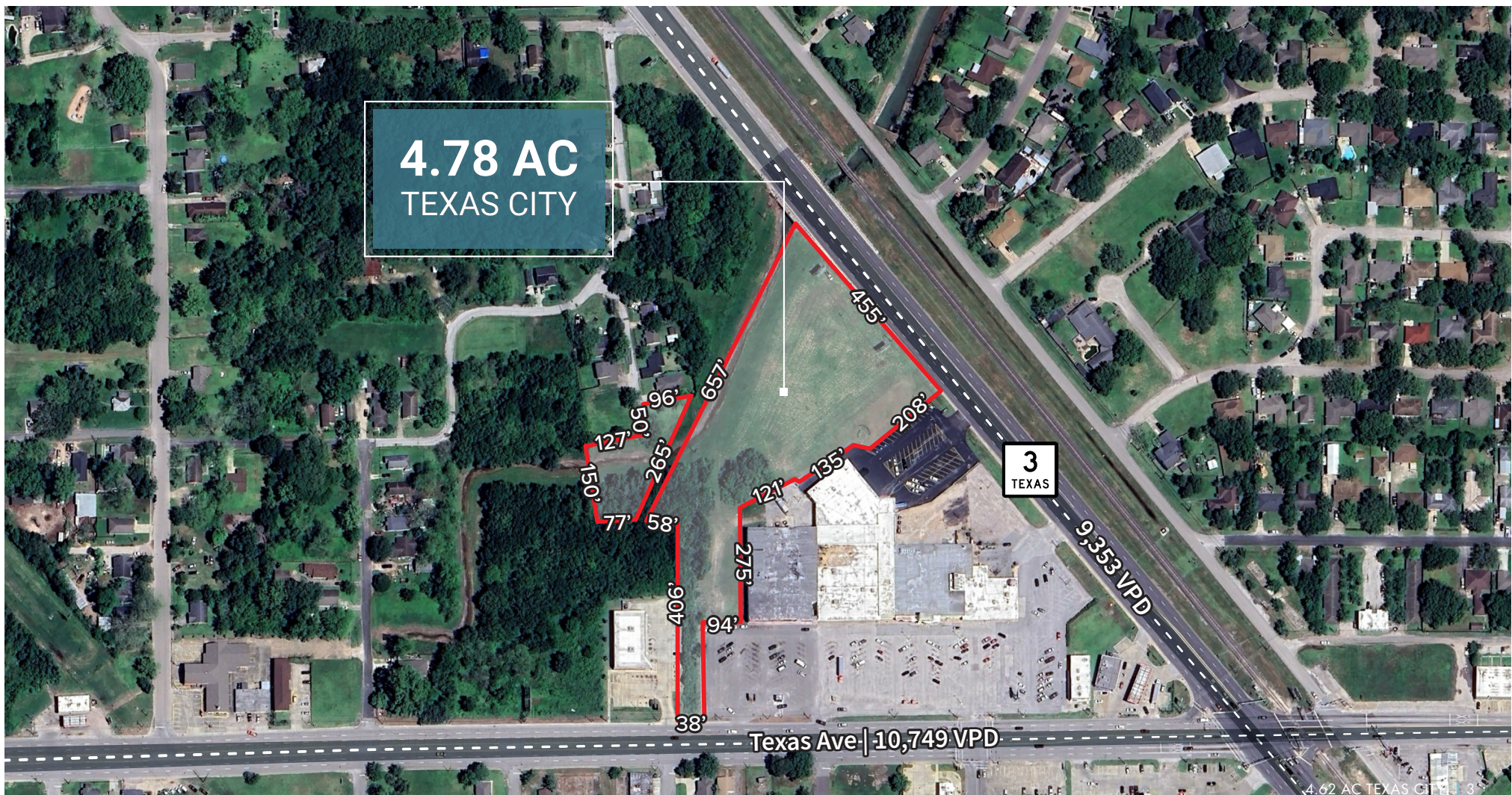
THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase a +/- 4.78 acre development site (“the Property”) in Texas City, TX (Houston, MSA). The site is strategically positioned in Texas City, TX, adjacent to major petrochemical and healthcare employers including UTMB Galveston, Marathon Petroleum, Valero Refining, Dow Chemical, and more. The Property is located along Texas Ave, Texas City’s main East/West thoroughfare connecting major employment opportunities to Interstate 45.



INVESTMENT HIGHLIGHTS

- Positioned near Texas City's main petrochemical employers including: Marathon Petroleum, Dow Chemical and Valero Refining.
- Proximate to Lagoonfest Texas, Bayou Golf Course, Texas City Dike, Lago Mar, Houston Kiteboarding, Galveston Bay, Tanger Outlets, Mainland City Centre and more.
- \$85,589 average household income in a 5-mile radius.
- Excellent location at the corner of Hwy 3 and Texas Ave, directly connecting the site to I-45, one of Houston's major north/south freeways connecting to Houston and Galveston.



PROPERTY DESCRIPTION

4.78 AC
TEXAS CITY

3
TEXAS

9,353-VPD

Texas Ave | 10,749-VPD

SITE SIZE

4.78 Acres

ADDRESS

5510 FM 1765, Texas City, TX

SCHOOLS

- Simms Elementary
- Giles Middle School
- La Marque High School

UTILITIES

Texas City Utilities

ZONING AND DENSITY

E) General Business

District E is intended to provide for an extensive variety of enclosed retail and commercial services to serve the overall needs of the community

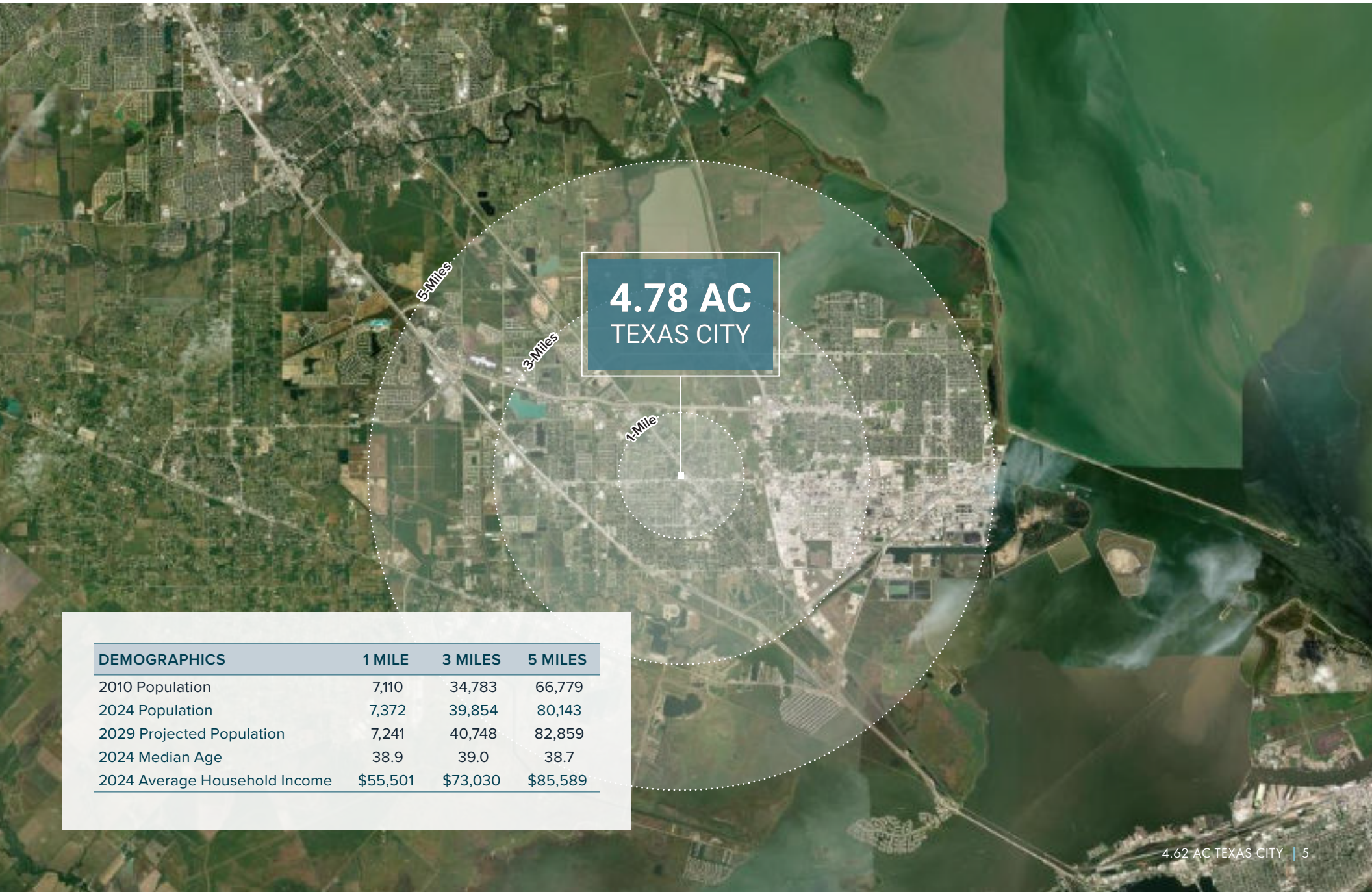
VEHICLES PER DAY

- Hwy 3 - 9,353
- Texas Ave (FM 1765) - 10,749

FLOOD PLAIN

Outside of 100-YR & 500-YR Flood Plain

DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	7,110	34,783	66,779
2024 Population	7,372	39,854	80,143
2029 Projected Population	7,241	40,748	82,859
2024 Median Age	38.9	39.0	38.7
2024 Average Household Income	\$55,501	\$73,030	\$85,589

LOCATION HIGHLIGHTS

ACCESSIBILITY

- Located 38 miles southeast of Houston
- Situated just over 4 miles from I-45, a majorly traveled highway with over 125,000 VPD
- Proximity to all of Texas City's major employers
- Located 20 miles from Clear Lake and 13 miles from Galveston Beach

PROXIMITY

- Short drive to the city's major mall and big box retail: H-E-B, ALDI, Kroger, Lowe's, Starbucks, Chick-fil-A, Whataburger and more
- Proximate to Lagoonfest Texas, Bayou Golf Course, Texas City Dike, Lago Mar, Houston Kite boarding, Galveston Bay, Tanger Outlets, Mainland City Centre and more



BAYOU GOLF COURSE



LAGOONFEST TEXAS

LOCATION HIGHLIGHTS



MARATHON GALVESTON BAY REFINERY



VALERO REFINERY TEXAS CITY



UTMB GALVESTON

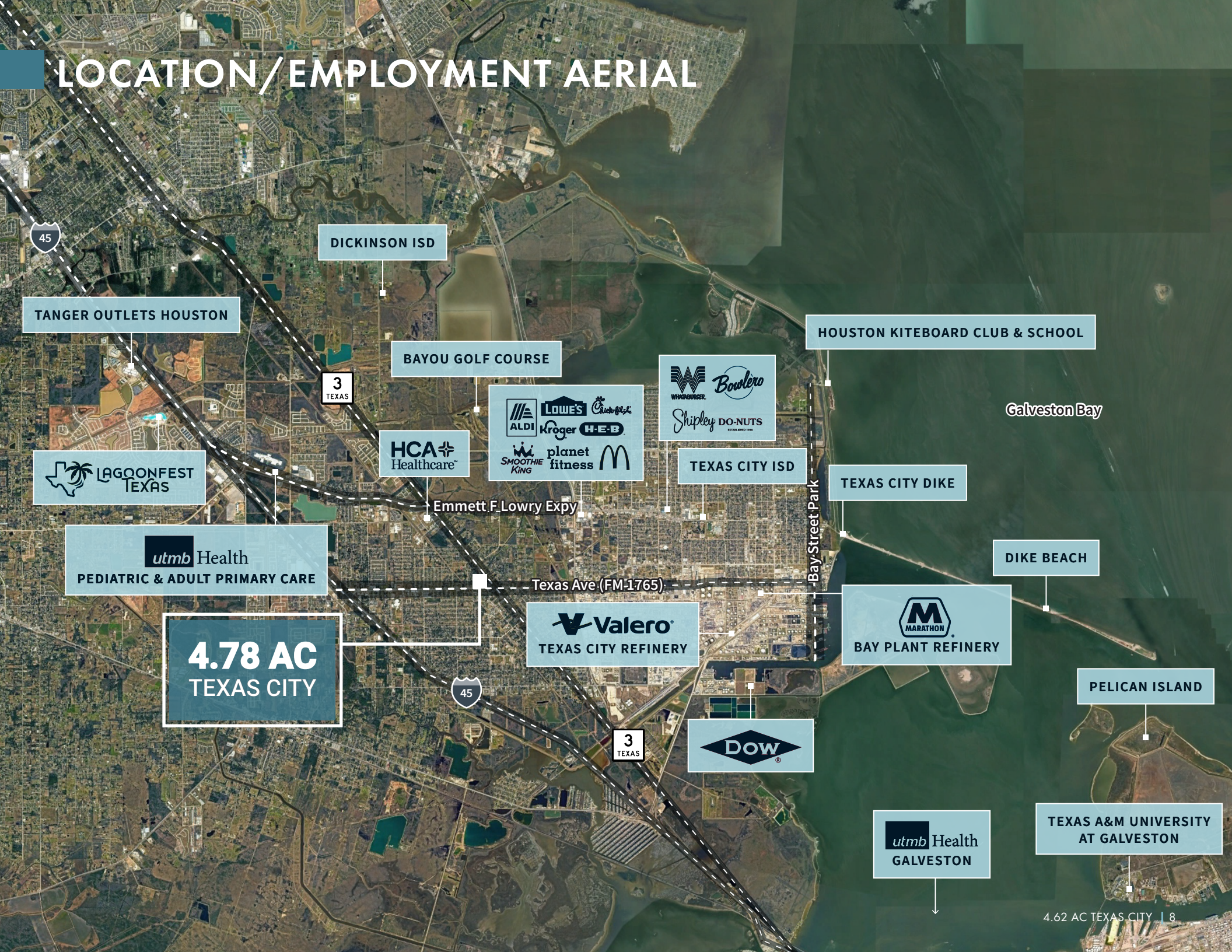
MAJOR EMPLOYMENT

- Texas City is one of the most employment dense secondary markets in Texas.
- Fueled by its middle ground proximity between Houston and the Gulf Coast.
- Top primary employers near the property include Marathon Galveston Bay Refinery, UTMB Galveston, HCA Houston Healthcare Mainland, Valero Refining Texas City, Eastman Chemical, Del Papa Distributing, INEOS, Dow Chemical, Buc-ee's and Ashland.

HEALTH CARE

- Located just over 3 miles from HCA Houston Healthcare Mainland: a 222-bed acute care facility with a Level III Trauma Center, an accredited Chest Pain Center with A Primary PCL, and a certified Primary Stroke Center.
- The University of Texas Medical Branch (UTMB) in Galveston, a renowned academic health center employing over 12,000 people, is one of the largest single employers in Galveston County. Most of the tenants at the Property are employed by UTMB Galveston.

LOCATION/EMPLOYMENT AERIAL



45

TANGER OUTLETS HOUSTON

LAGOONFEST TEXAS

DICKINSON ISD

3 TEXAS

BAYOU GOLF COURSE

HCA Healthcare

ALDI LOWE'S Chick-fil-A Kroger H-E-B planet fitness McDonald's SMOOTHIE KING

Wendy's Bowlero Shipley DO-NUTS

TEXAS CITY ISD

HOUSTON KITEBOARD CLUB & SCHOOL

Galveston Bay

TEXAS CITY DIKE

DIKE BEACH

utmb Health PEDIATRIC & ADULT PRIMARY CARE

4.78 AC TEXAS CITY

Emmett F. Lowry Expy

Texas Ave (FM-1765)

Valero TEXAS CITY REFINERY

Bay Street Park

MARATHON BAY PLANT REFINERY

PELICAN ISLAND

TEXAS A&M UNIVERSITY AT GALVESTON

DOW

utmb Health GALVESTON

4.62 AC TEXAS CITY | 8

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