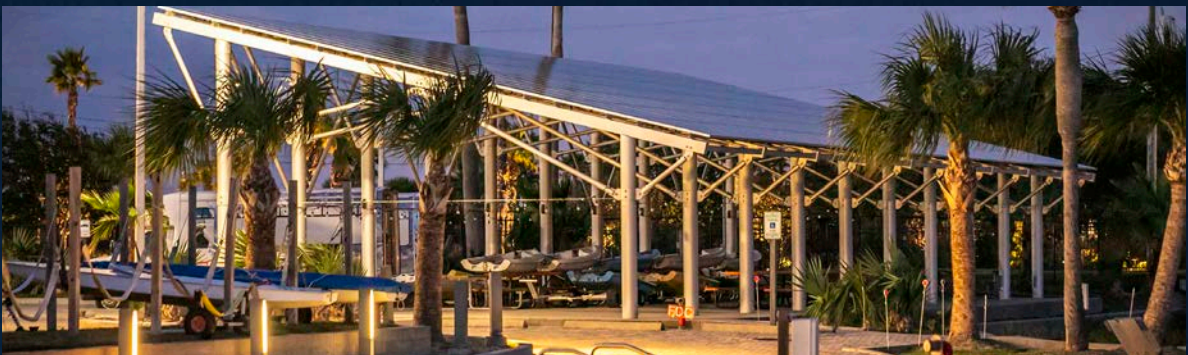


SEA STAR BASE GALVESTON

GALVESTON, TX



THE OPPORTUNITY

JLL is pleased to offer the opportunity to acquire Sea Star Base Galveston (the “Property”) and it’s supporting properties located on Galveston Island and the surrounding area.

SEA STAR BASE - OFFERING COMPONENTS

- **Sea Star Base Galveston** - 4.926 acres improved with a 56,800 square foot five-story LEED Certified building, a marina, and a variety of site improvements and structures supporting a world class youth sailing program
- **1.042 acre vacant land** adjacent and contiguous to Sea Star Base (Deed-restricted Residential)
- **Sea Star Base Warehouse** 7402 Broadway Street immediately north of Sea Star Base across Broadway Street
- **Maintenance Shop and Warehouse** 7511 Highway 6 Hitchcock, TX, and adjacent vacant property approximately 11 miles NW of Sea Star Base



SEA STAR BASE GALVESTON	SEA STAR BASE GALVESTON WAREHOUSE	VACANT ADJACENT LAND	MAINTENANCE SHOP & ADJACENT LAND
<ul style="list-style-type: none">– 7407-7511 Broadway St, Galveston, Texas 77554– 4.926 acres (214,577 SF)– 56,800 SF Building	<ul style="list-style-type: none">– 7402 Broadway St, Galveston, Texas 77554– 3.6 acres (156,936 SF)– 5,029 SF Building	<ul style="list-style-type: none">– 7315 Broadway St, Galveston, Texas 77554– 1.042 acres (45,390 SF)– Deed-restricted Residential	<ul style="list-style-type: none">– 7511 Highway 6, Hitchcock, Texas 77563– 1.43 acres (62,103 SF)– 10,925 SF Building



The sale of Sea Star Base Galveston (SSBG) and supporting properties that constitute the offering will include all furniture, fixtures and equipment as well as all marine craft incidental to the continual operation of the sailing program. This is a turn-key opportunity for a purchaser who would like to dedicate a portion or all the property to the founder’s original mission of providing marine and aquatic programs to promote leadership, confidence and independence of mind, body and spirit.

SEA STAR BASE COMPONENTS



SEA STAR BASE PROPERTIES - GALVESTON

SEA STAR BASE WAREHOUSE

SEA STAR BASE

VACANT ADJACENT LAND
Zoned Resort / Recreational

INTERSTATE 45
VPD 63,454

SEA STAR BASE PROPERTIES - GALVESTON



SEA STAR BASE

SEA STAR BASE WAREHOUSE

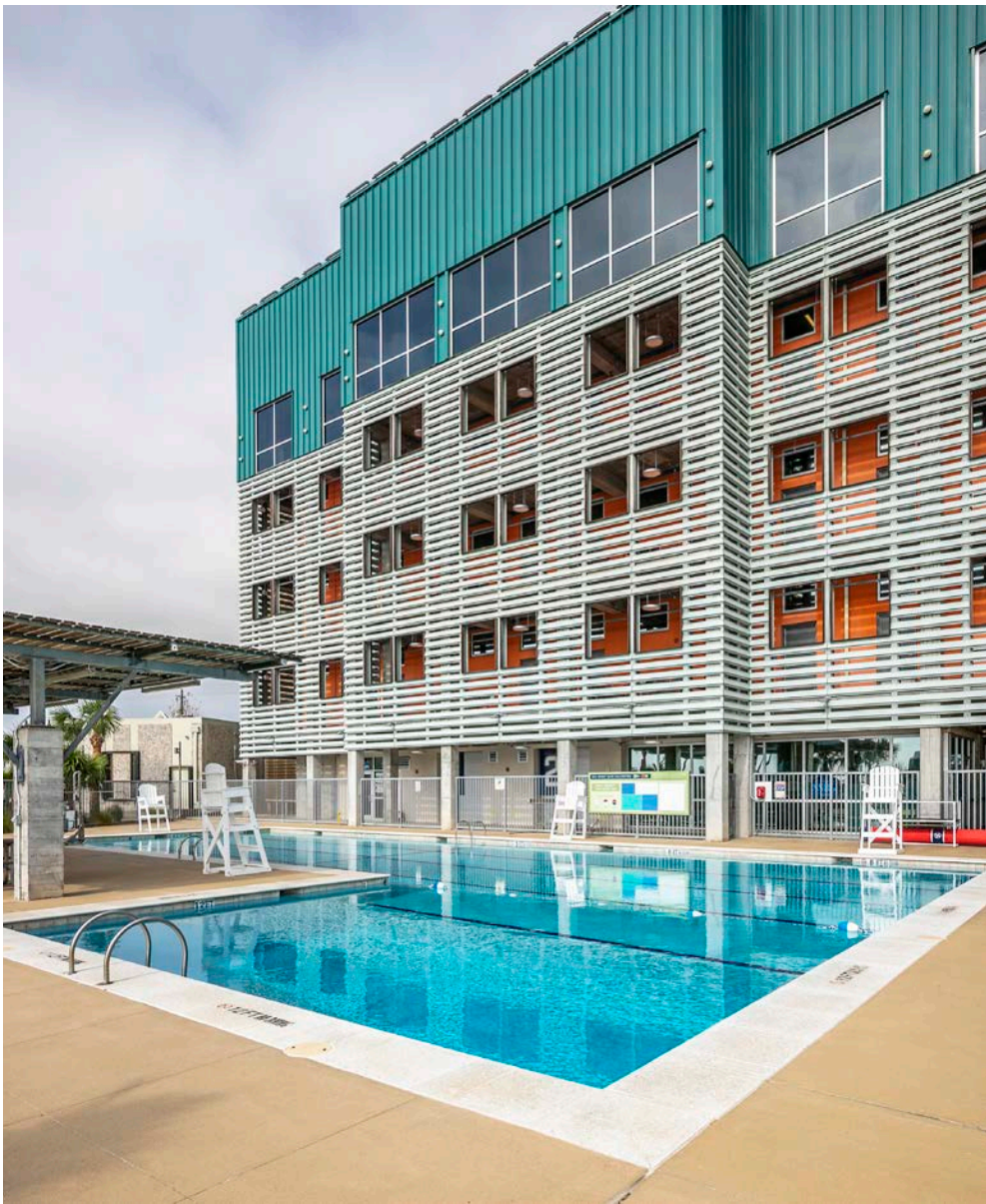
VACANT ADJACENT LAND
Zoned Resort / Recreational

SEA STAR BASE SITE PLAN



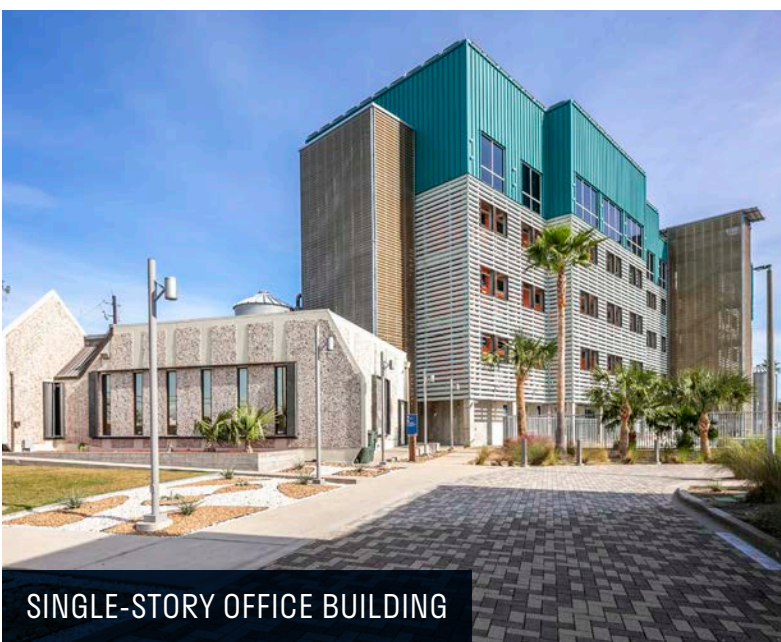


REPRESENTATIVE DORM ROOM



SEA STAR BASE GALVESTON MAIN BUILDING

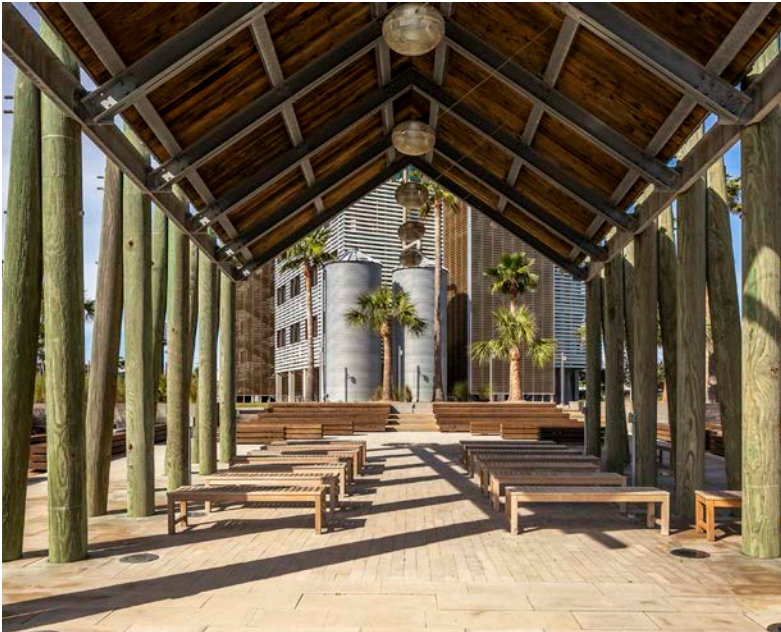




SINGLE-STORY OFFICE BUILDING



OPEN AIR MEETING FACILITY



MARINA



SHOWER / RESTROOM FACILITY



BOAT CRANE



RANGER HOUSE

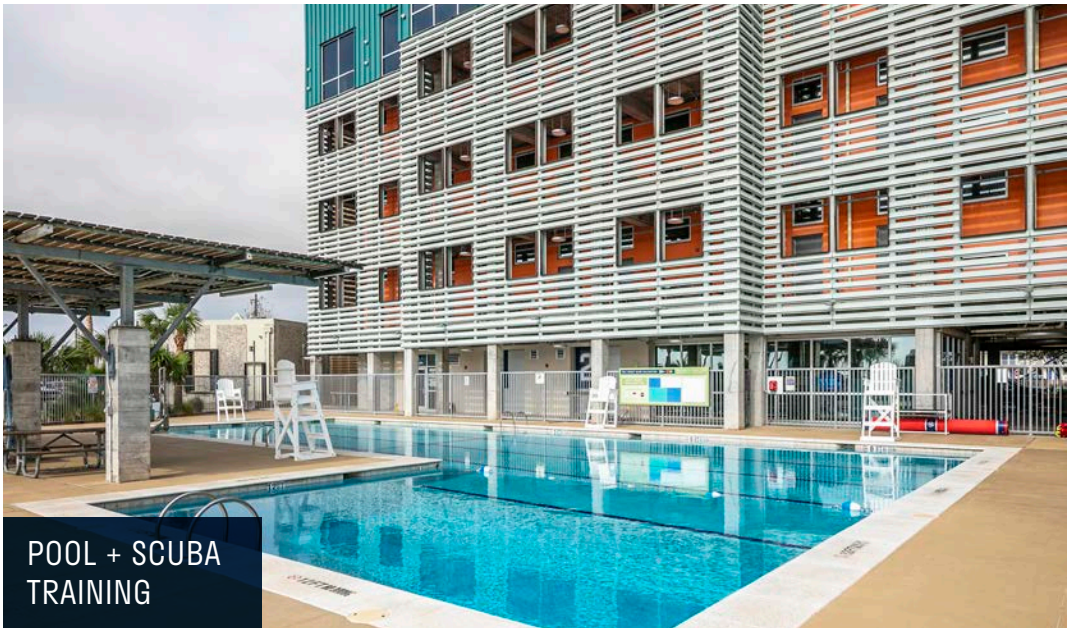


SOLAR PAVILION

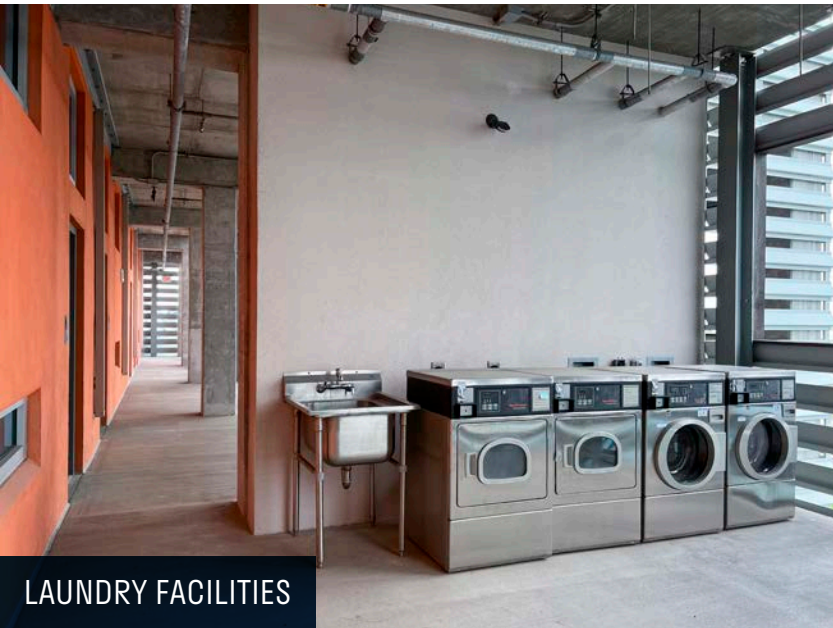




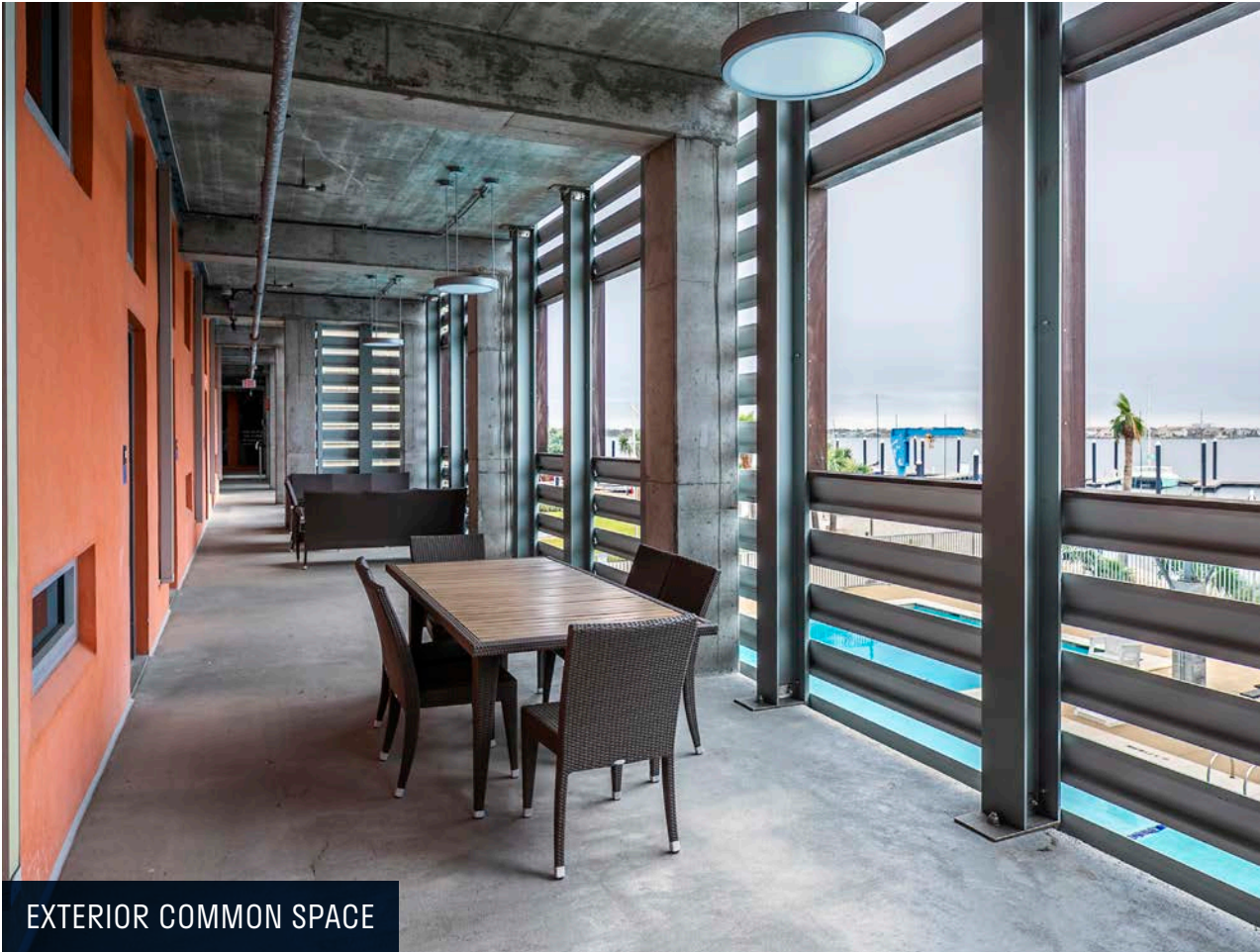
COMMERCIAL KITCHEN



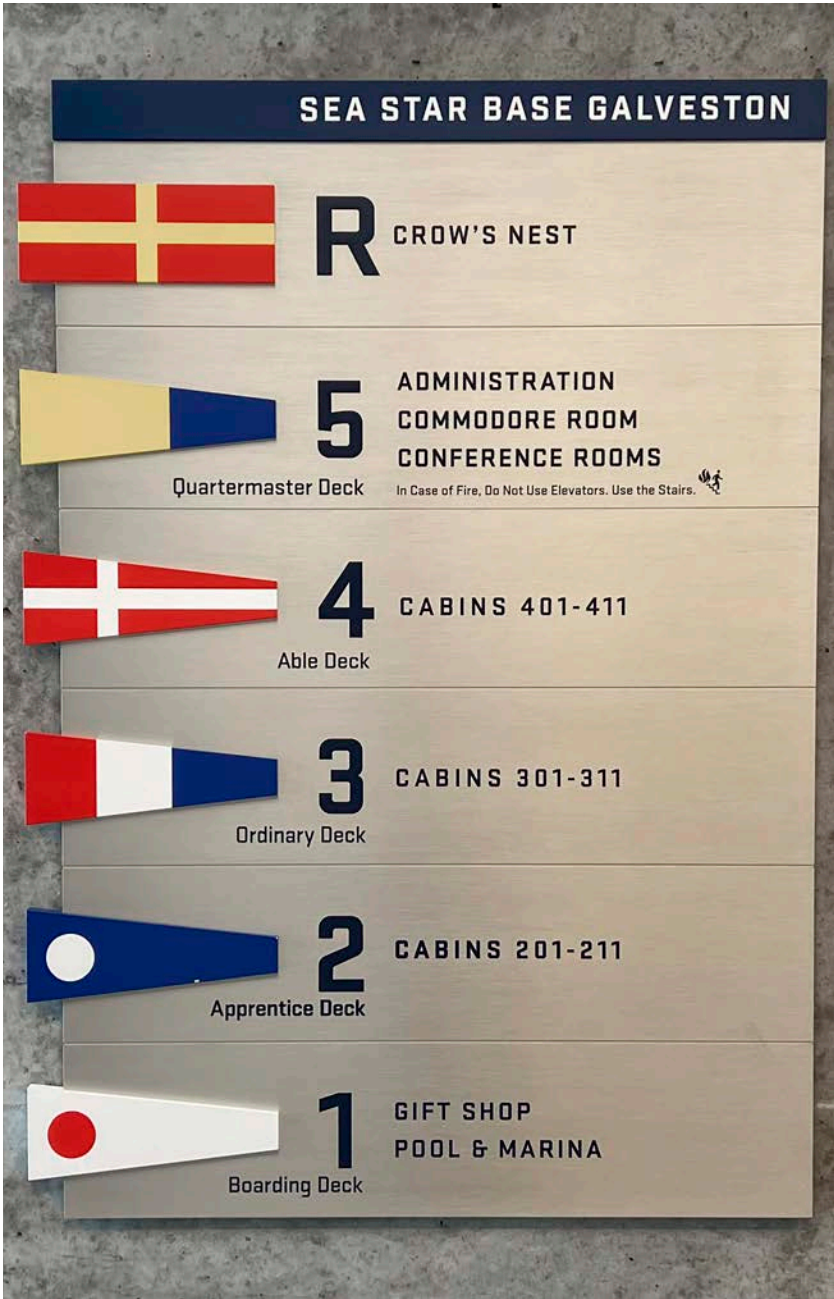
POOL + SCUBA
TRAINING



LAUNDRY FACILITIES



EXTERIOR COMMON SPACE



SEA STAR BASE MAIN ENTRY



SEA STAR BASE ELEVATOR



STAIRWELL

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.

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