MARINA BAY LAND

FOR SALE

SWQ OF MARINA BAY DR & LAWRENCE RD
KEMAH, TX 77565



LAND SIZE

±1.21 ACRES

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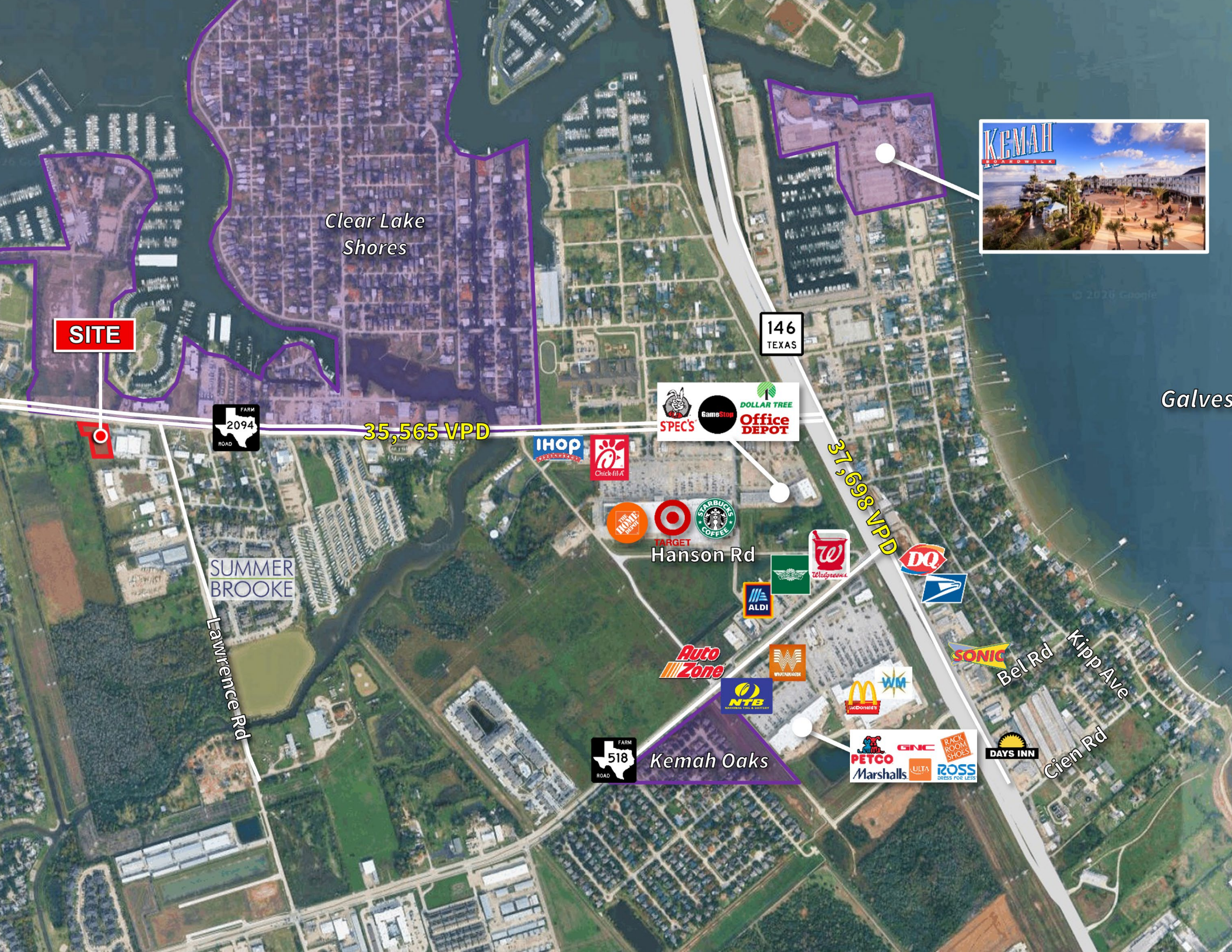
PROPERTY HIGHLIGHTS

This prime 1.21-acre commercial parcel on Marina Bay Drive in Kemah, Texas, sits directly adjacent to West Marine and offers exceptional development potential just minutes from the famous Kemah Boardwalk. As the gateway to the nation's third-largest boating hub, Kemah boasts a thriving coastal economy, vibrant year-round tourism, and affluent demographics that ensure a steady flow of consumers to the area. With generous acreage allowing for flexible site layouts and ample parking, this highly visible property is uniquely positioned for premier retail, professional offices, or marine-related services looking to capture both local maritime and tourist traffic.

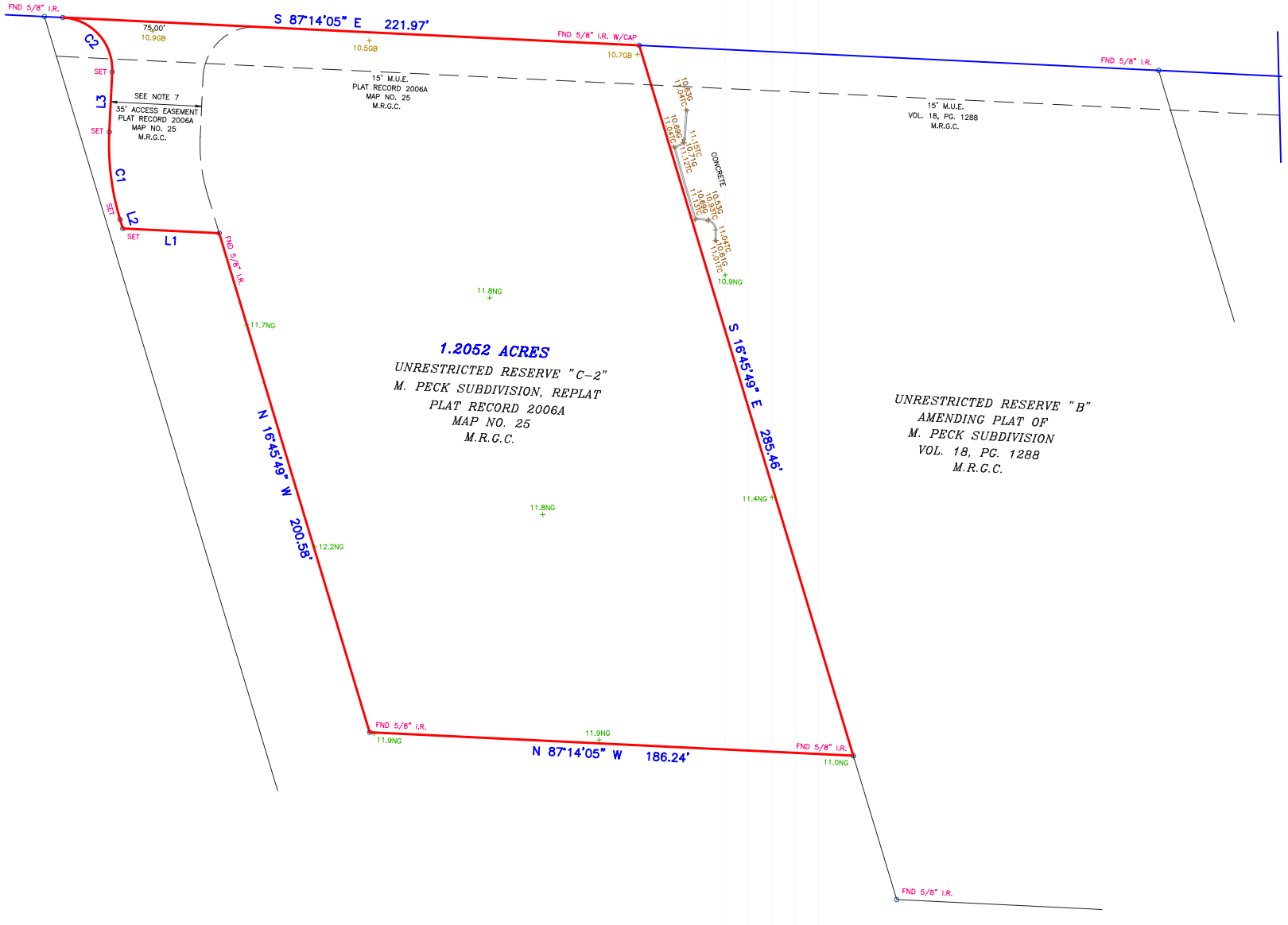
KEY LOCATION

- ±1.25 ACRES OF LAND ON MARINA BAY DRIVE
- ZONING - GENERAL COMMERCIAL
- UTILITIES AVAILABLE
- LOCATED IN HIGH-TRAFFIC KEMAH, THE GATEWAY TO THE NATION'S THIRD-LARGEST BOATING HUB IN THE UNITED STATES
- $925,000

	1 MILE	3 MILES	5 MILES
2026 TOTAL POPULATION	9,499	67,599	134,853
2026 MEDIAN AGE	42.3	40.5	38.4
2026 AVERAGE HOUSEHOLD INCOME	$150,908	$157,495	$137,968
2026 AVERAGE HOME VALUE	$505,590	$443,930	$403,184


KEMAH
BOARDWALK
Clear Lake Shores
SITE
146
TEXAS
FARM 2094 ROAD
35,565 VPD
37,698 VPD
IHOP
Chick-fil-A
SPEC'S
GameStop
DOLLAR TREE
Office DEPOT
THE HOME DEPOT
TARGET
STARBUCKS COFFEE
Hanson Rd
Walgreens
DQ
ALDI
SUMMER BROOKE
Lawrence Rd
Auto Zone
NTB
SONIC
Bel Rd
Kipp Ave
Cien Rd
DAYS INN
PETCO
GNC
RACK ROOM SHOES
Marshalls
ULTA
ROSS DRESS FOR LESS
FARM 518 ROAD
Kemah Oaks
Galves

SITE PLAN


FND 5/8" I.R.
S 87°14'05" E 221.97'
FND 5/8" I.R. W/CAP
FND 5/8" I.R.
75.00'
10.9GB
10.5GB
10.7GB
15' M.U.E.
PLAT RECORD 2006A
MAP NO. 25
M.R.G.C.
15' M.U.E.
VOL. 18, PG. 1288
M.R.G.C.
SEE NOTE 7
35' ACCESS EASEMENT
PLAT RECORD 2006A
MAP NO. 25
M.R.G.C.
SET
C2
C1
L1
L2
L3
CONCRETE
1.2052 ACRES
UNRESTRICTED RESERVE "C-2"
M. PECK SUBDIVISION, REPLAT
PLAT RECORD 2006A
MAP NO. 25
M.R.G.C.
UNRESTRICTED RESERVE "B"
AMENDING PLAT OF
M. PECK SUBDIVISION
VOL. 18, PG. 1288
M.R.G.C.
S 16°45'49" E 285.46'
N 16°45'49" W 200.58'
N 87°14'05" W 186.24'
11.8NG
11.7NG
12.2NG
11.9NG
11.4NG
11.0NG
10.9NG
FND 5/8" I.R.

CONTACT US

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11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
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Simmi Jaggi	380606	simmi.jaggi@jll.com	713-888-4098
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Alexander Hollins Kelly	644062	alexh.kelly@jll.com	713-425-1863
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____