

**AVISON
YOUNG**

Marina Bay Drive

State Hwy 146 S

Subject
Property
±5.422 AC



TARGET

Hanson Road

State Hwy 146 S

For Sale

±5.422 Acres

Highway 146 & Hanson Road , Kemah, TX 77565

FM 518 (Deke Slayton Hwy)



Partnership. Performance.



Tommy LeBlanc

Vice President

713.993.7178

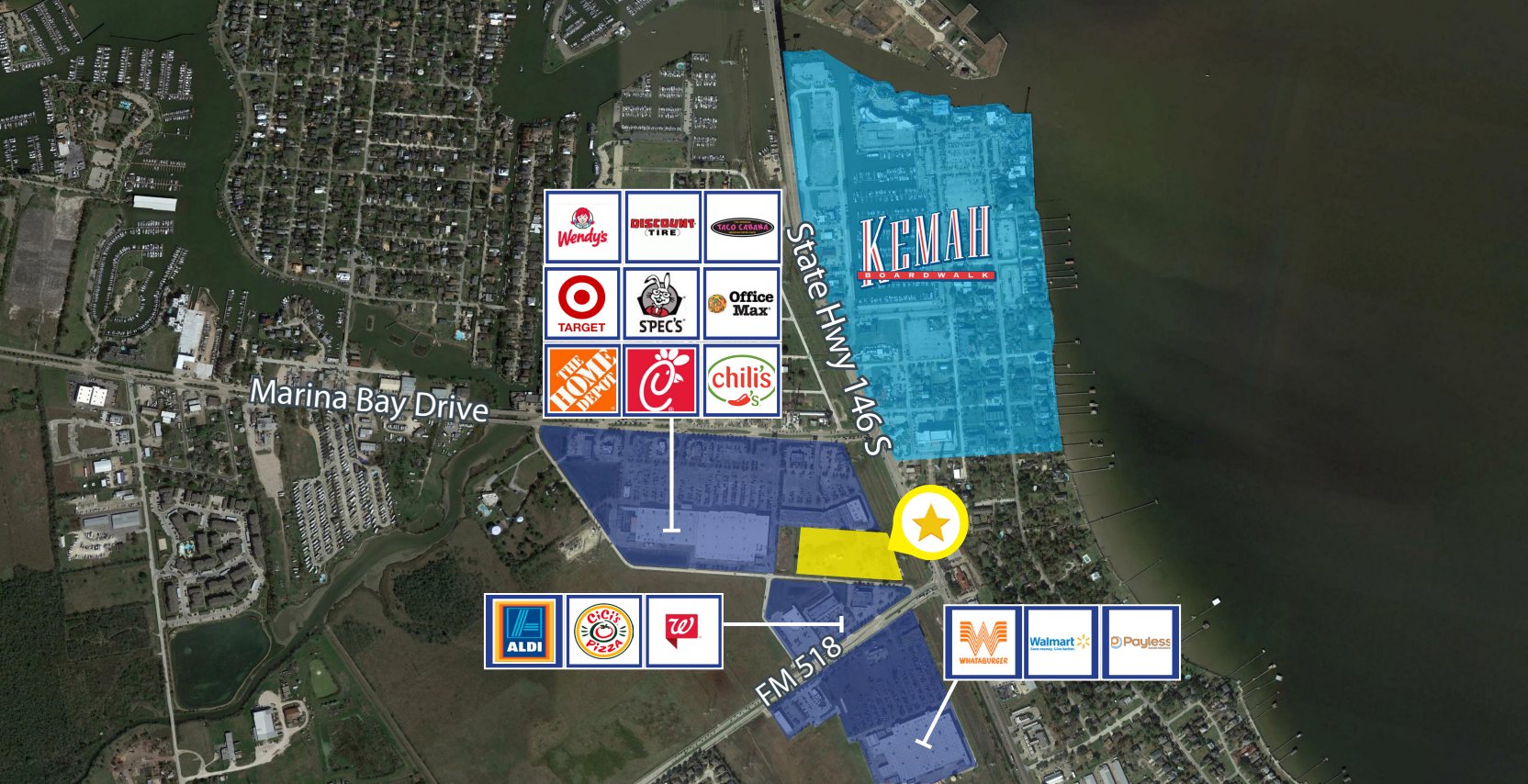
tommy.leblanc@avisonyoung.com

Richard Mason

Senior Associate

713.993.7149

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Property Highlights

±5.422 Acres at Highway 146 & Hanson Road | Kemah, Texas

The property is located on ±5.422 acres along State Highway 146 and Hanson Road in Kemah Texas. 20 miles Southeast from downtown Houston, this tract of land is located in the heart of Kemah near Galveston Bay. A popular tourist destination, Kemah offers tourists the pleasures of Kemah Boardwalk, it's stores, restuarants, amusement park, and live entertainment throughout the year. Kemah is also home to the 3rd largest fleet of recreational boats in America and was ranked one of the top tourism spots in the Houston area.

Property Features:

- ±5.422 Acres
- Kemah ETJ
- Flood Plain 500 Year
- Water - Galveston County WCID 12 located in close proximity to the site
- Clear Creek ISD
- **Price: \$8.75 / PSF**

Traffic Counts			
Highway 146 & 10th Street	25,659 cpd		
FM 518 & Kemah Oaks Drive	17,682 cpd		
Highway 146 & Bel Road	30,938 cpd		
Demographics	1 Mile	3 Miles	5 Miles
Population	2,638	49,610	100,761
Household Income	\$69,112	\$83,916	\$74,848





Unmatched Entertainment, All Within Walking Distance

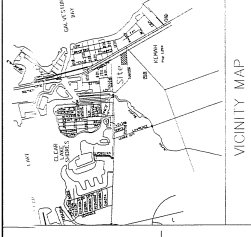
Area Amenities Include:

- Aquarium
- Flying Dutchman
- Cadillac Authentic Mexican Restuarant
- Bubba Gump Shrimp Co.
- Amadeus
- The Kemah Steak Company
- Capt Kidd Charters
- Gateway Boat & Breakfast
- Old Kemah School Museum/ Kemah Visitor Center
- South Coast Sailing Adventures
- Boardwalk Beast
- The Kemah Lighthouse Maze
- Clipper House Inn & Winery
- Kemah Escape
- Passport Inn & Suites
- Kemah Gardens

Other Nearby Amenities Include:

- Target
- The Home Depot
- Aldi
- Walmart
- Clear Creek Winery
- Spec's Wines, Spirits and Finer Foods
- Chili's Bar & Grill
- Kemah Boardwalk Marina





F.M. 2094
(1/4 SECTION)

MICHAEL MULDOON TWO LEAGUE GRANT
ABSTRACT NO. 18

UNRESTRICTED RESERVE "W"
BY AGRICULTURAL CENTER
AND SUBDIVISION

N89°40'00"E 592.39'

889°40'00"W 762.20'

5.442 ACRES
(237 SQUARE FEET)
RESERVE QUANTITY
CALLED
40.70 ACRE TRACT
(VOL. 289, PG. 581, G.C.D.R.)

528°12'54"E 389.02'

POINT OF BEGINNING
1/4" x 3/4" x 1/4" x 1/4" x 1/4"

RESTRICTION RESERVE "W"
BY AGRICULTURAL CENTER
AND SUBDIVISION

POINT OF COMMENCING
1/4" x 3/4" x 1/4" x 1/4" x 1/4"

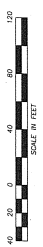
RESTRICTION RESERVE "W"
BY AGRICULTURAL CENTER
AND SUBDIVISION

HANSON RD (40' R.O.W.)

HANSON ROAD
(40' R.O.W.)

ASPHALT

ASPHALT



CALL TO: 3212 409E HWY 1
10307A W. CO. RD. 40
702 398P (OIL) 429Z 429Z 12 0229Z

- NOTES:
1. This survey was based on the plat of TARGET HOME REPORT CENTER, recorded in Volume 18, Page 1088, Galveston County Map Records.
 2. This survey was prepared without the benefit of a Title Insurance Policy and the surveyor does not warrant the accuracy of the information affecting the property of which the survey is made.
 3. At the request of the client, only major improvements are shown hereon.
 4. A Metes and Bounds description of the subject property has been prepared by the surveyor and accompanies this plat.

To: Mr. Ruth Hanson
The survey was made on the ground of the property locally described hereon and is correct, and there are no discrepancies, conflicts, or Rights-of-Way of which the surveyor has knowledge or has been advised. The survey was made on the ground of the property of which the survey is made. The minimum requirements of Category II, Condition II Survey, as set forth in the Surveyors' Manual of Professional Land Surveyors - Manual of Practice.

[Signature]
9/18/02
John W. Miller, P.L.L.C.
Galveston, Texas



MAP OF SURVEY
5.442 ACRES OF LAND IN THE
MICHAEL MULDOON TWO LEAGUE GRANT, A-18
CALVESTON COUNTY, TEXAS

MILLER SURVEY GROUP
1740 WEST SAN ANTONIO HIGHWAY NORTH AUSTIN, TEXAS 77040
PHONE 773-413-1990 * FAX 773-413-1944
SCALE: 1" = 40'
JOB NO.: 27-807
DATE: SEPTEMBER 18, 2002
PLOT BOOK: 27-807-001



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.

Avison Young-Texas, LLC	606048	rand.stephens@avisonyoung.com	713-993-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rand Stephens	396258	rand.stephens@avisonyoung.com	713-993-7810
Designated Broker of Firm	License No.	Email	Phone
Rand Stephens	396258	rand.stephens@avisonyoung.com	713-993-7810
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tommy LeBlanc	545298	tommy.leblanc@avisonyoung.com	713-993-7178
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date