

# FOR SALE

GULF FREEWAY SOUTH  
TEXAS CITY, TX 77591

## FULL SERVICE RESTAURANT PAD SITES

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Dickinson

517

Galveston Road

Tanger  
Outlets



RESTAURANT PAD  
SITES

Mall of the Mainland  
**PALAIS ROYAL**  
**WORLD GYM** **CINEMARK**  
**Sears** **ALTIUM TRAMPOLINE PARK**  
Tuscany Village Salons  
Stuttgarden Beer Garden



Adventure Pointe  
Theme Park

Crystal Lagoon



646



Gulf Greyhound Park

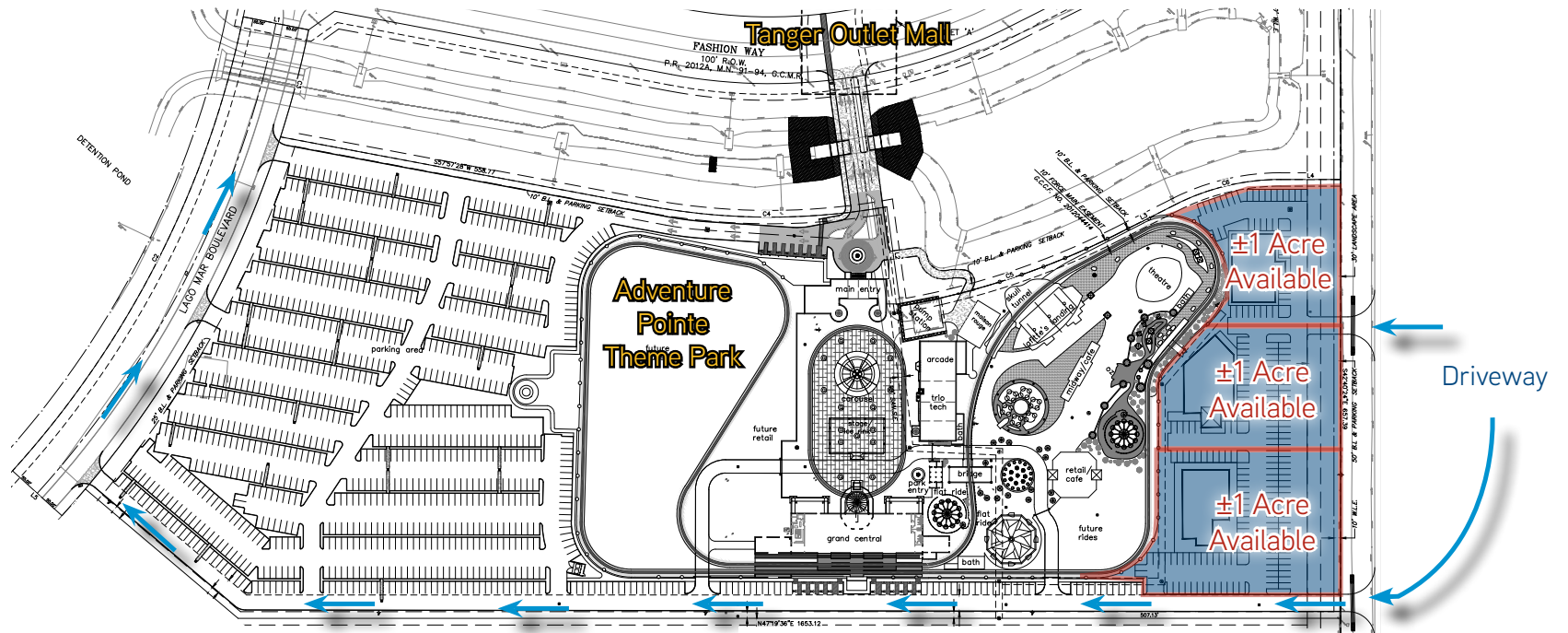
Emmett F Lowery Expy

197

146



# GULF FREEWAY SOUTH TEXAS CITY, TX 77591



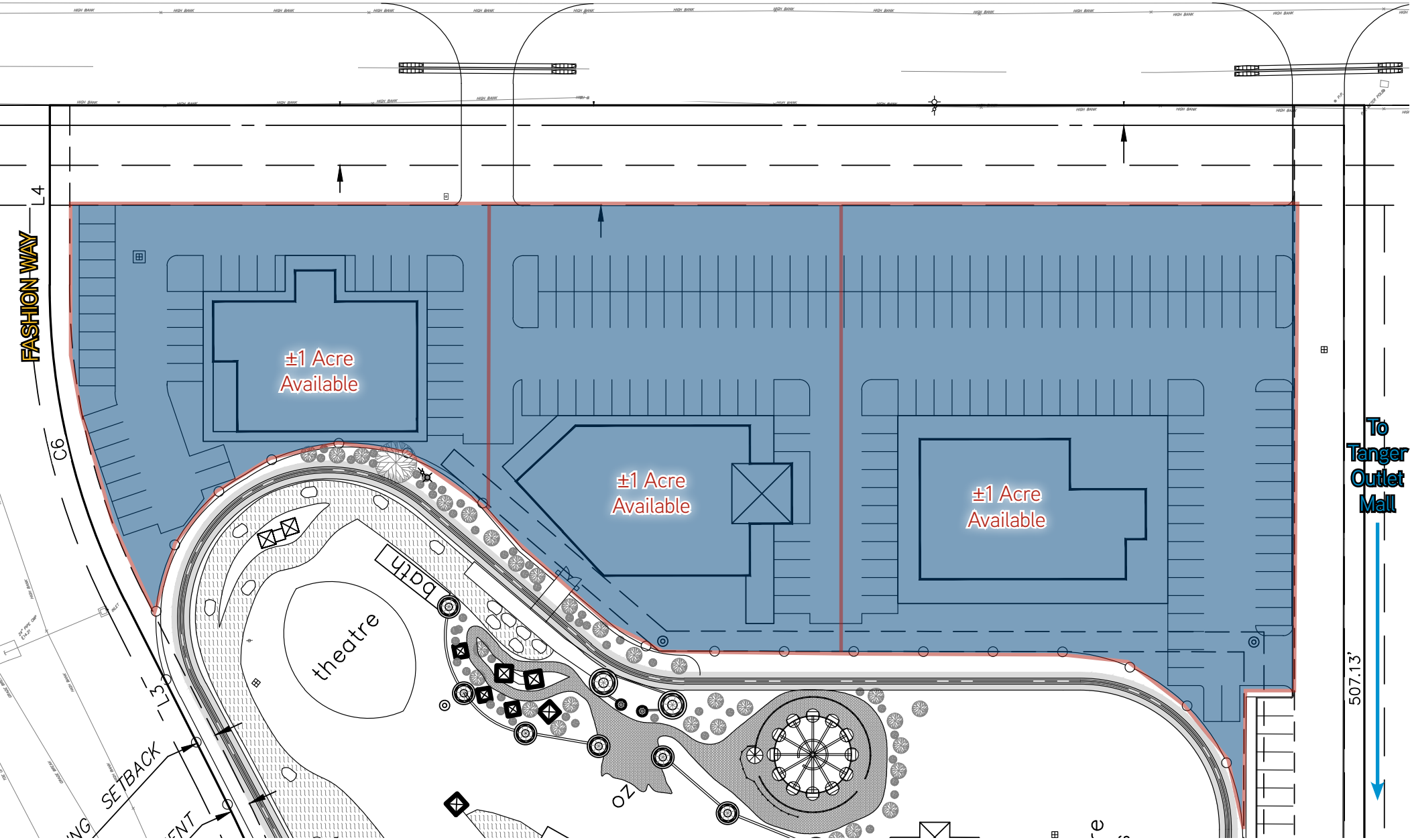
## Property Overview

Location	5601 Gulf Freeway (I-45 S), Texas City, TX 77591 at Fashion Way, Galveston County TX 77591
Drainage	Off site storm water drainage
On / Off ramps Gulf Freeway	Future new freeway off/on ramps to benefit access to the property in 2023
Ingress / Egress	Access driveway on freeway frontage road plus access to Tanger Mall
Zoning	Planned Unit Development, Texas City. The property is a part of the Lago Mar Commercial Owners Association
Utilities	Available to site
Pricing	\$25.00/SF

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Site Plan

I-45 FWY 89,909 CPD (TXDOT 2017)



## Area Developments



### **ADVENTURE POINTE AMUSEMENT PARK**

Now under construction, the 25 acre amusement park will feature a miniature train that will travel through the park to view themed areas. The fully restored train is the original train that once operated in Hermann Park Zoo and before that Playland Park in Houston from the 1940's to 1967. The park is designed to delight visitors of all ages and will include carnival rides and midway-style games, carnival food and live entertainment.



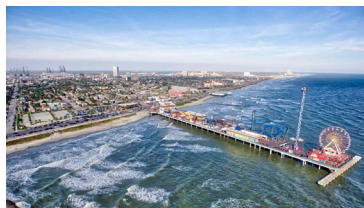
### **TANGER OUTLETS MALL**

Located adjacent to the restaurant pad sites is the Tanger Outlets Mall, the 350,000 square foot, 100% leased, single-level, open-air mall, features more than 80 outlet stores including, Vera Bradley, Michael Kors, Tommy Hilfiger, Ralph Lauren, Banana Republic to name a few. More than 4.8 million people, shoppers visited the mall in 2018. Tanger has a food court and no full-service restaurants.



### **THE CRYSTAL LAGOON OF THE LAGO MAR MASTER PLANNED COMMUNITY**

Now under construction and opening in 2020, in Lago Mar Master Planned Community next door to Adventure Pointe is a 70 acre resort-style compound featuring a 12-acre man made Crystal Lagoon lake. It will include a beach club, hotel, boardwalk promenade, retail space and proposed condos and townhomes. Crystal Lagoon is a part of the 2,033 acre, 4,000 home, Lago Mar master-planned community. Upon completion Lago Mar will be home to approximately 14,000 residents.



### **GALVESTON ISLAND**

Less than 30 minutes south of the property is Galveston Island whose tourism drew 7 million visitors in 2018 generating an economic impact of \$1.5 billion to the local economy.

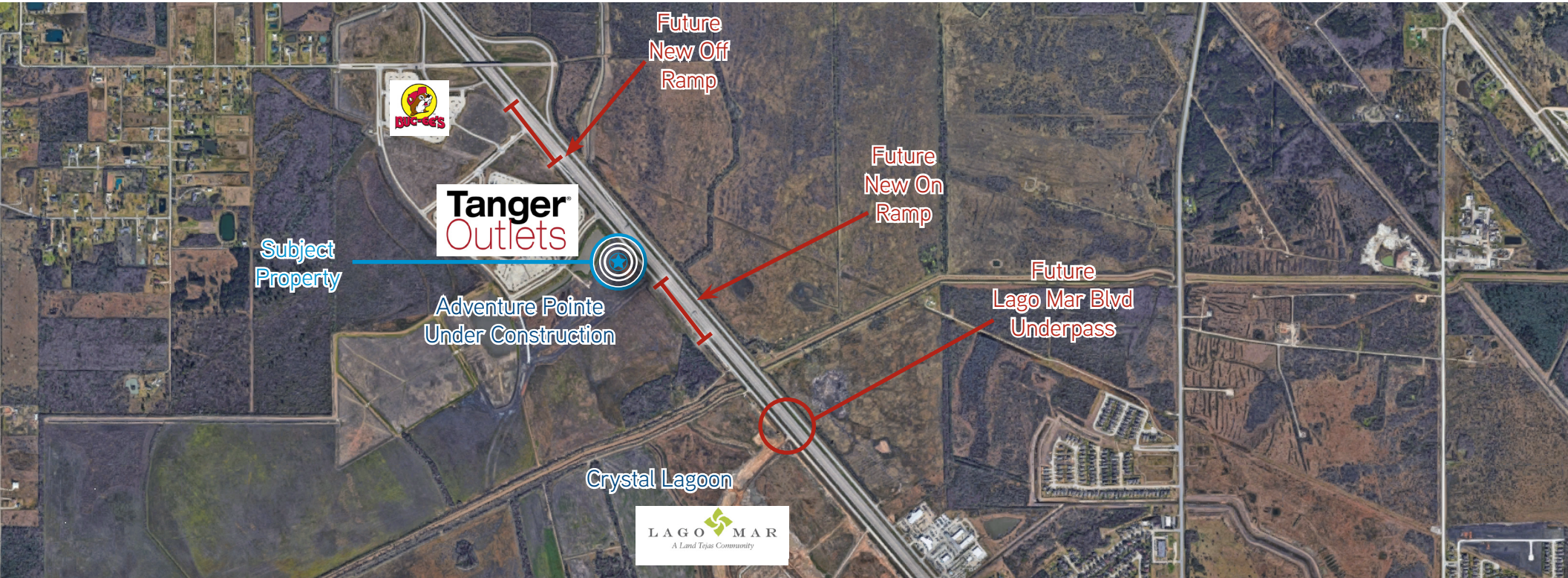
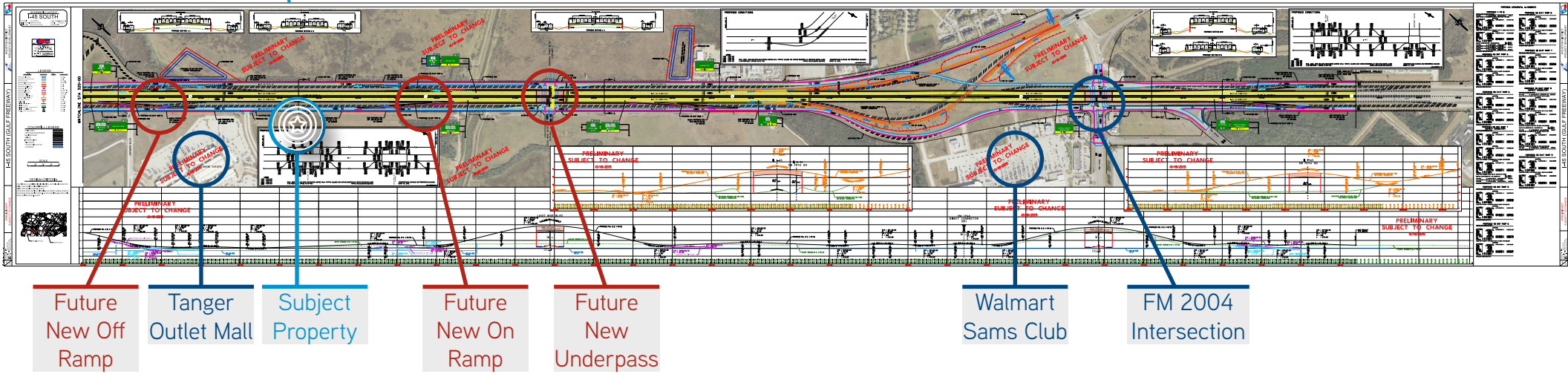


### **BUCCEE'S**

Sporting goods, surf shop, toy store, deli, miniature grocery store, this 60,000 sf mega store has it all in addition to the traditional Texas-centric goodies and gifts and Buccee's foods and snacks. Open since 2014 they are currently adding a second row of gas pumps to handle the amount of business they have at this location.

# GULF FREEWAY SOUTH TEXAS CITY, TX 77591

## Future I-45 Expansion Plans





# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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Date