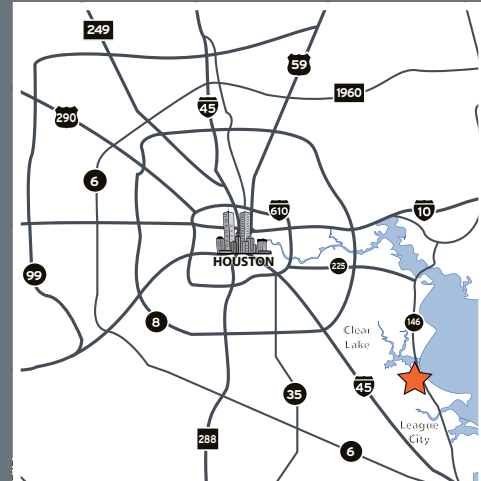


For Sale >>

Hwy 146 & Hwy 96

Kemah, Texas

88+ Acres Available



WATERMAN  **STEELE**
REAL ESTATE ADVISORS

3308 W. Main Street, Houston Texas 77098 | 713-575-3700 | watermansteele.com

*The information contained herein was obtained from sources believed reliable; however, Waterman Steele Real Estate Advisors ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property. BROCHURE LAST EDITED 7/13/18

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Land For Sale: Hwy 146 & Hwy 96, Kemah Texas



Development Opportunity

For Sale | Hwy 146 & Hwy 96, Kemah Texas | 88+ Acres

PROPERTY INFORMATION

The site is located in Kemah Texas, just south of the popular Kemah Boardwalk, with restaurants such as Landry's and Babin's. This site is already convenient to 4,000,000 annual visitors to the Kemah/Clear Lake area, as well as the rapidly expanding base of local home owners and businesses. The Kemah/League City/Clear Lake area is home to the 3rd largest concentration of pleasure boats in the Unites States, with 10,000 marina slips. The land listing is in close proximity to major developments in the area.

Expect significant increases as planned developments unfold along Hwy 96. These developments represent 5,500 to 6,000 new homes.

LISTING PRICE: Please call

FRONTAGE: ± 2,300' on SH 96

ZONING: None

SCHOOLS: Clear Creek ISD

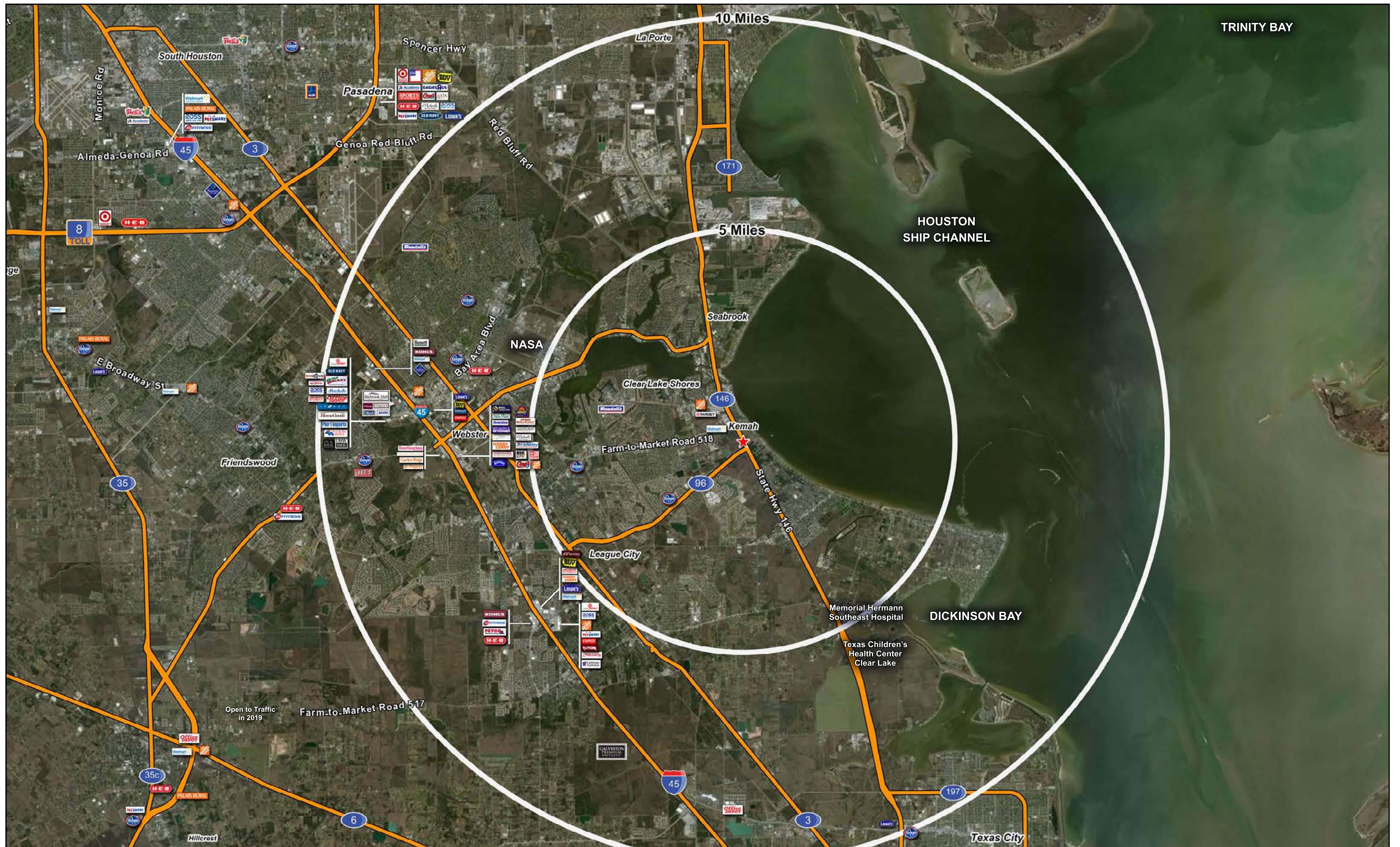
2017 Demos	1 Mile	3 Mile	5 Mile
'17 Est. Total Pop.	2,068	46,454	105,215
'22 Projected Pop.	2,273	51,088	115,607
'17 Est. HHs	814	17,795	41,523
Est. Avg. HH Income	\$94,770	\$107,618	\$105,202
Total Daytime Pop.	2,702	13,467	35,941

TRAFFIC COUNTS

SH 146 north of SH 96	39,028 cpd
SH 146 south of SH 96	30,279 cpd
SH 96 west of SH 146	14,735 cpd

(2016 Average Daily Traffic Counts)





5-10 Mile Site Aerial



HOUSTON



South Shore Harbor

Waterford Harbor Marina

CLEAR LAKE

Portofino Yacht Club

KEMAH



GALVESTON BAY

LEAGUE CITY

Deke Slayton Hwy

Kemah Oaks



Walmart

± 88 Acres

96

Texas 146

MAR BELLA

A 630 Acre Mixed Use, Master Planned Community-1300 Homes & 71 Acre Commercial Development



East View



South Shore Harbor

MAR BELLA

A 630 Acre Mixed Use, Master Planned Community

League City Pkwy

± 88 Acres

Texas 146

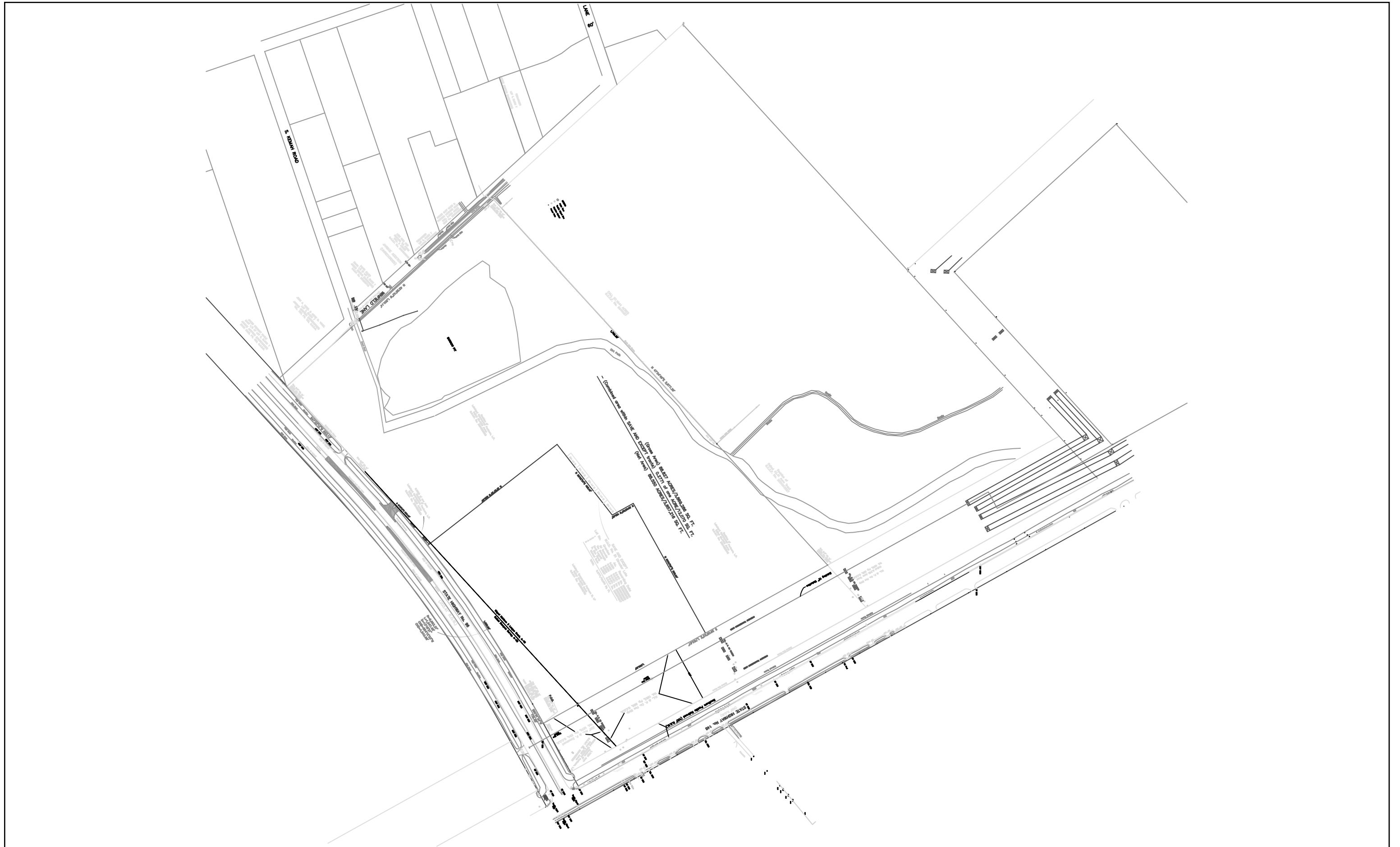
Walmart

Days Inn & Suites

Shell

SONIC

South East View



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services



Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC), if you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, TX 78711 or 512-459-6544.