



6600 BROADWAY STREET

6600 BROADWAY ST. | GALVESTON, TEXAS

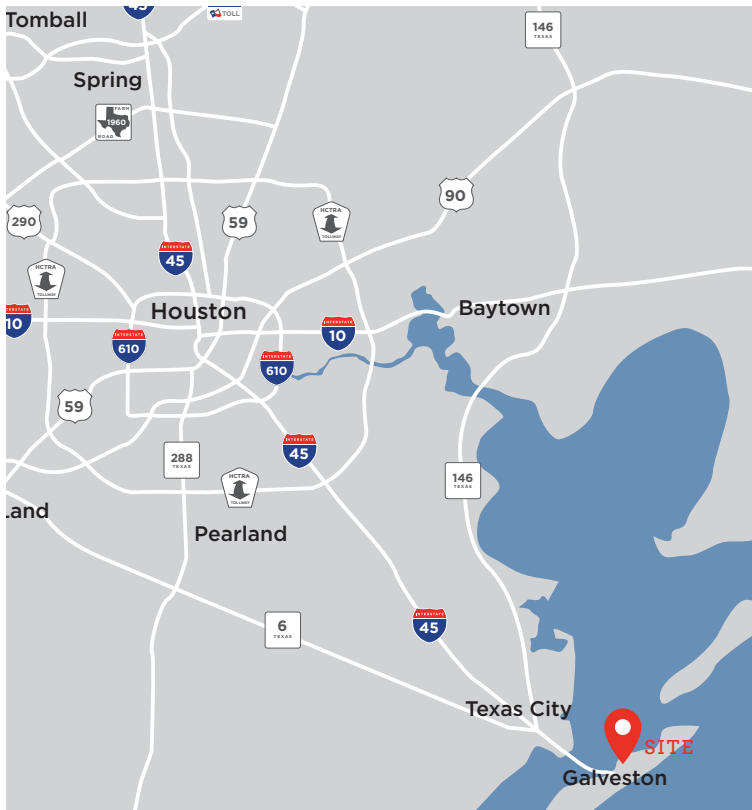
PRIME I-45 FRONTAGE IN GALVESTON

NEAL THOMSON | 713.438.9513

PRIME I-45 FRONTAGE AVAILABLE FOR SALE IN GALVESTON, TX

▶ **NEAL THOMSON**
NTHOMSON@NEWQUEST.COM
713.438.9513

- Rare I-45 frontage tract along I-45 in Galveston, TX.
- Anchored by Home Depot and Target.
- Located right before the on ramp to I-45 after 61st St. exit, which is the primary access to the Seawall.
- Excellent c-store, QSR or retail site.



PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±30,230.64 SF / ±0.69 Acres
- ▶ **PRICE:**
Call broker for pricing
- ▶ **SCHOOL DISTRICT:**
Galveston ISD
- ▶ **UTILITIES:**
Available
- ▶ **FRONTAGE:**
Approx. 239 ft. on Broadway St.
- ▶ **TRAFFIC COUNTS:**
Approx. 30,037 VPD on I-45/Gulf Fwy.



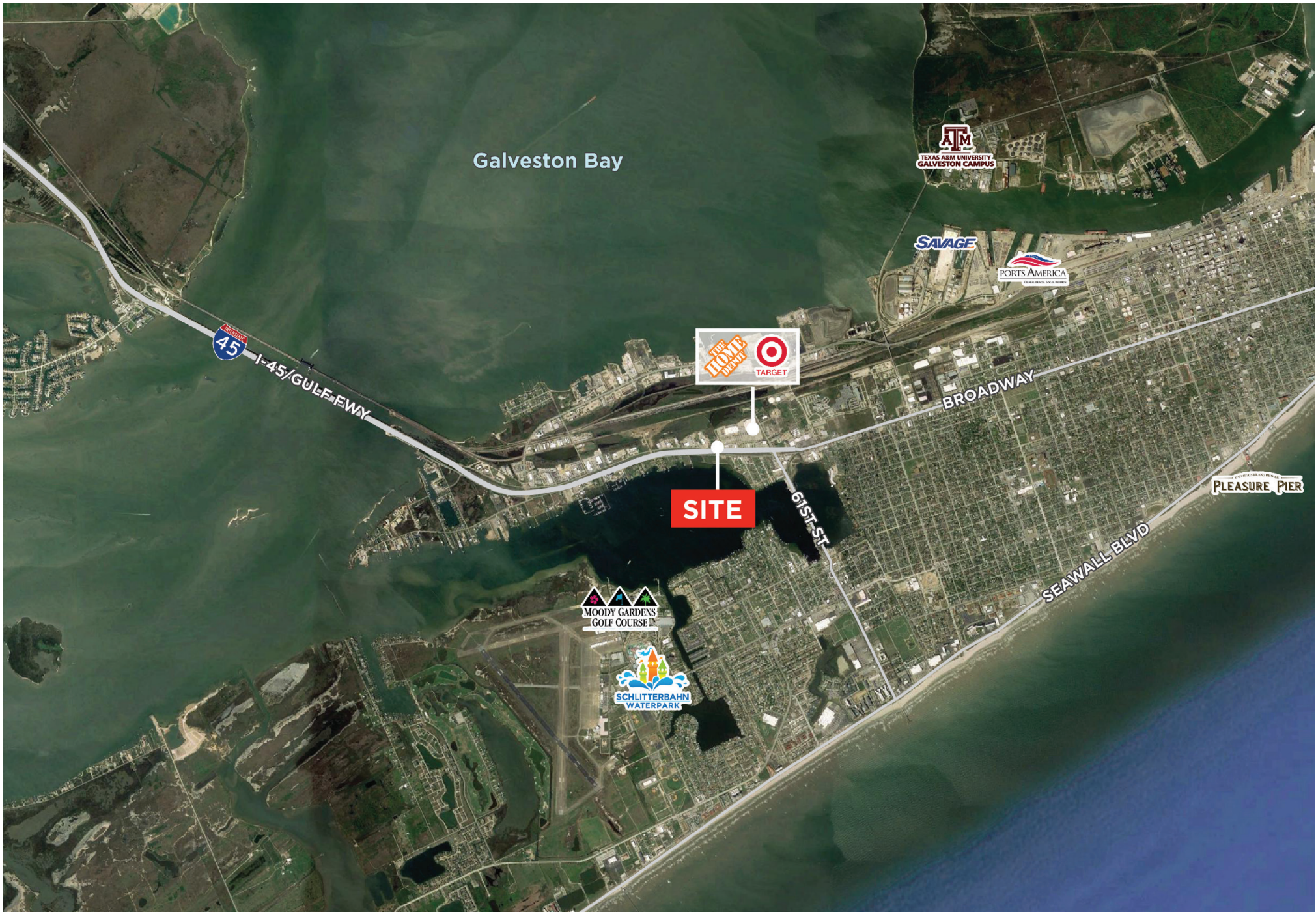
58,620
Current Population
Within 5-Mile Radius



14.12%
Population Growth
Within a 5-mile Radius
from 2020 to 2023



\$156,766
Average HHI Within
1-Mile Radius



AERIALS + ACREAGE

DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/2023

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,083	16,480	26,933
Current Population	5,376	38,178	58,620
2020 Census Average Persons per Household	2.58	2.32	2.18
2020 Census Population	4,855	35,072	51,369
Population Growth 2020 to 2023	10.73%	8.85%	14.12%

CENSUS HOUSEHOLDS

1 Person Household	27.42%	38.58%	42.70%
2 Person Households	34.78%	32.11%	32.05%
3+ Person Households	37.80%	29.30%	25.25%
Owner-Occupied Housing Units	54.45%	48.86%	47.76%
Renter-Occupied Housing Units	45.55%	51.14%	52.24%

RACE AND ETHNICITY

2023 Estimated White	32.31%	47.94%	52.83%
2023 Estimated Black or African American	47.03%	22.69%	19.95%
2023 Estimated Asian or Pacific Islander	1.61%	3.70%	4.44%
2023 Estimated Other Races	18.53%	24.79%	21.94%
2023 Estimated Hispanic	25.97%	33.75%	29.95%

INCOME

2023 Estimated Average Household Income	\$156,766	\$90,788	\$89,541
2023 Estimated Median Household Income	\$59,474	\$59,138	\$59,071
2023 Estimated Per Capita Income	\$46,605	\$37,601	\$39,734

EDUCATION (AGE 25+)

2023 Estimated High School Graduate	30.72%	28.09%	25.37%
2023 Estimated Bachelors Degree	11.67%	16.78%	19.27%
2023 Estimated Graduate Degree	10.77%	10.75%	12.79%

AGE

2023 Median Age	34.6	39.5	40.6
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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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Neal Thomson	600513	nthomson@newquest.com	(713)438-9513
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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