



# +/- 4.23 AC FOR SALE

Seawall Blvd., Galveston, TX 77554



## Property Description

- Lot Size: +/- 4.23 AC
- Price: \$4,000,000
- Price/SF: \$21.71
- Approx. 443 Frontage on Seawall Blvd
- Less than 6 mi from Galveston Island Historic Pleasure Pier
- Less than 3 mi to Moody Gardens and Schlitterbahn Waterpark
- Approx. 7 mi to Port of Galveston Cruise Terminals and the University of Texas Medical Branch
- Seller has pre-approved plans for Hotel/Condo/Apartment Project



**Danny Nguyen, CCIM**

M - (713) 478-2972

O - (713) 270-5400

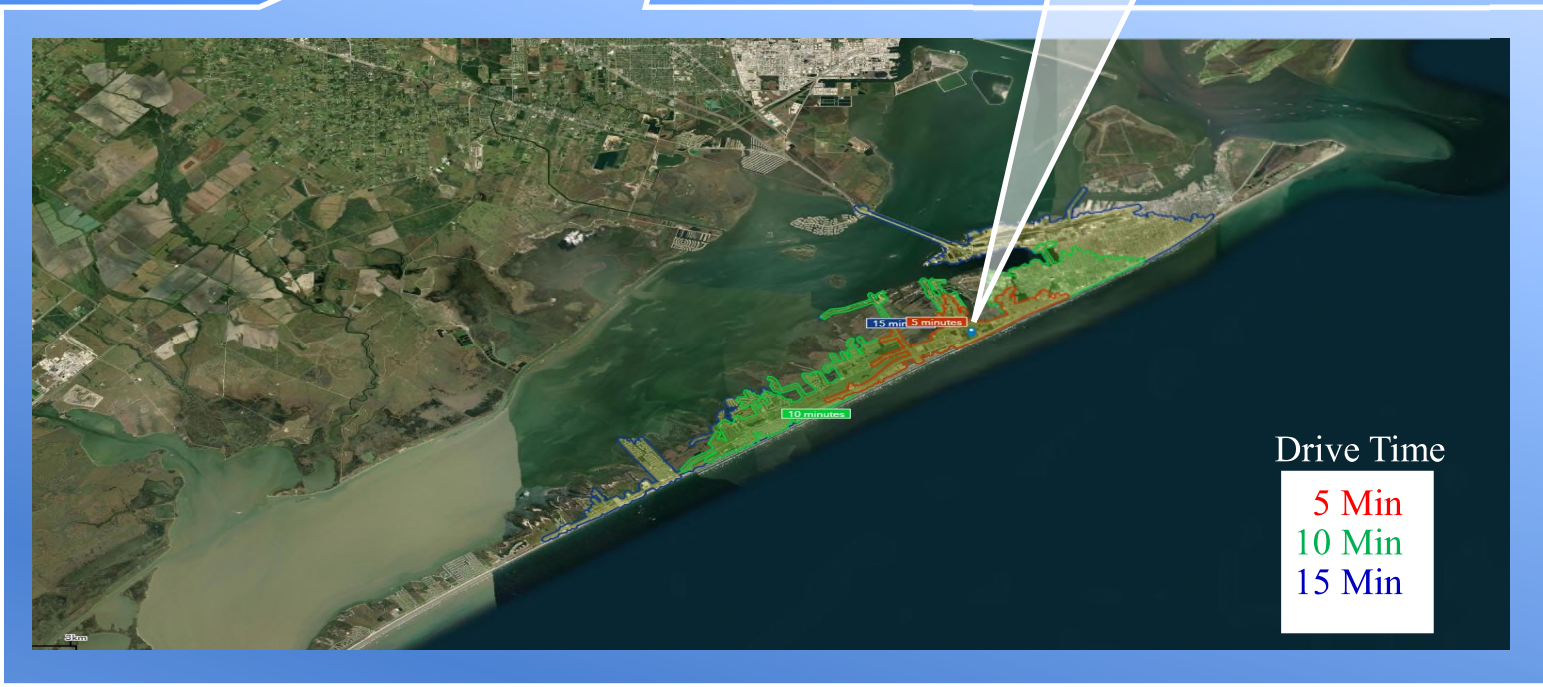
dannynguyen@dncommercial.net

[www.dncommercial.net](http://www.dncommercial.net)



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Drive Time

- 5 Min
- 10 Min
- 15 Min



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## Exhibit "A"

Survey of a 3.57 acre tract of land as described under Galveston County Clerks File No. 2005066559, Galveston County Deed Records, being out of Lots 327, 342, and 343 of Trimble and Lindsey Survey, Section 1, on Galveston Island, in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 343, and the Southwest corner of Lot 342, Trimble & Lindsey, Section 1;

THENCE N 65° E, along the North line of said Lot 343 and the South line of said Lot 342, a distance of 221.81 feet to the POINT OF BEGINNING;

THENCE N 25° W, along the West line of herein described tract, a distance of 116.59 feet;

THENCE N 55°51'35" E, along the North line of herein described tract, a distance of 443.83 feet to a point lying in the East line of Lot 327 and the West line of Lot 326;

THENCE S 25° E, along the East line of said Lot 327 and the West line of said Lot 326, a distance of 354.50 feet to a point lying in the Northerly right-of-way line of Seawall Boulevard;

THENCE S 55°51'35" W, along the Northerly right-of-way line of said Seawall Boulevard and the South line of herein described tract, a distance of 443.83 feet;

THENCE N 25° W, along the West line of herein described tract, a distance of 237.91 feet to the PLACE OF BEGINNING and containing 3.57 acres of land, more or less.

COASTAL SURVEYING OF TEXAS



Patrick A. Jordan  
Registered Professional Land Surveyor No 5525

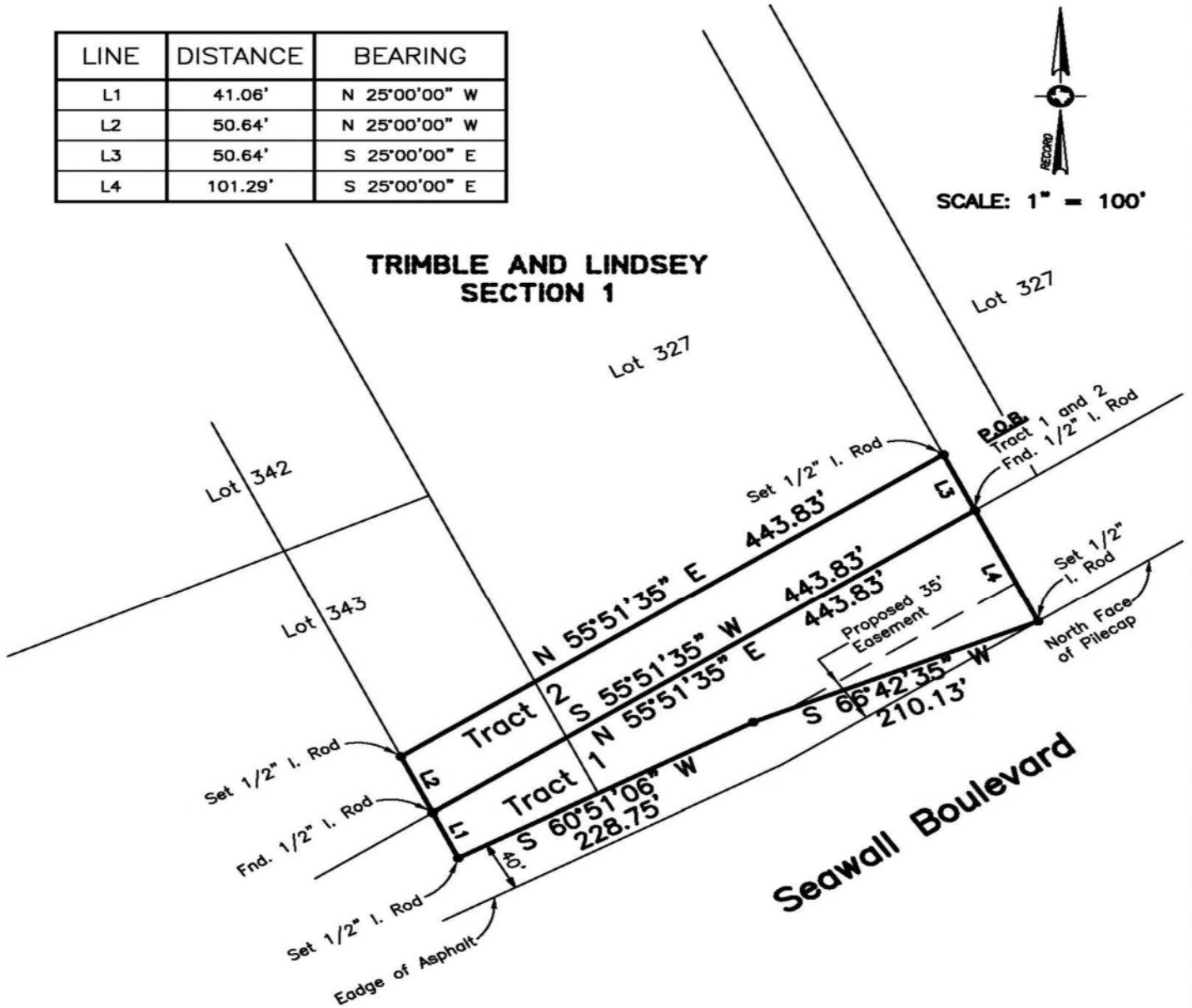
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LINE	DISTANCE	BEARING
L1	41.06'	N 25°00'00" W
L2	50.64'	N 25°00'00" W
L3	50.64'	S 25°00'00" E
L4	101.29'	S 25°00'00" E



SCALE: 1" = 100'



Survey of two tracts of land tract 1 being a 0.6597 acre and tract 2 being a 0.5094 acre tract of land being out of Lots 327 and 343 of Section One, **TRIMBLE AND LINDSEY** Survey of Galveston Island, being out of and part of Seawall Boulevard, Galveston County, Texas, and being more particularly described on attached exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Patrick A. Jordan  
Registered Professional  
Land Surveyor No. 5525



## NOTES:

1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.

2) This property is subject to

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## Galveston - Prime for Development

### ECONOMIC CLIMATE

**G**alveston, Texas offers an abundance of resources that culminate into a community rich in history, diversified with significant public and private sector assets and an open portal for sustainable growth and development opportunities. The Galveston economy is anchored by Maritime, Tourism, and Education-Healthcare industries that drive Galveston's economic engine.



### GALVESTON'S TOP TEN EMPLOYERS

- 1 UNIVERSITY OF TEXAS MEDICAL BRANCH 8,948
- 2 LANDRYS, INC 1,930
- 3 GALVESTON ISD 1,251
- 4 TEXAS A&M UNIVERSITY AT GALVESTON 1,247
- 5 MOODY GARDENS 1,000  
(Includes part-time market total, full-time employment 442)
- 6 AMERICAN NATIONAL INSURANCE CO 900
- 7 GALVESTON COUNTY 888
- 8 CITY OF GALVESTON 803
- 9 SCHLITTERBAHN 700
- 10 ILA (Locals 20, 1665, 15048, 1443) 465  
(Includes local and non-local)

Source: GDP, VisionGalveston, City of Galveston research efforts

### STRONG ECONOMIC CLIMATE

Supporting these anchors is a robust finance and insurance sector, growing retail and commercial centers and a housing market experiencing redevelopment at an exponential pace.

These assets coupled with a City significantly investing in infrastructure, transportation, parks and neighborhoods create a unique location for business development, an exceptional quality of life and ultimately the perfect location to live, work and invest for the future.

TAX RATES	2020	2019
<b>CITY OF GALVESTON</b>	.57869	.5610
<b>GALVESTON ISD</b>	1.0850	1.1550
<b>GALVESTON COLLEGE</b>	.17118	.17519
<b>NAVIGATION DISTRICT</b>	.04439	.04292
<b>GALVESTON COUNTY</b>	.50440	.52983
<b>TOTALS</b>	2.38486	2.46394

### UNDERSTANDING GALVESTON BY THE NUMBERS

There is a diverse array of competitive advantages for business development and site selection in Galveston. To understand the numbers you must understand the population, commuters, visitors, businesses and students.

Galveston is much more dynamic than the simple data you might find when researching this city. Galveston's base population is just over 50,000 residents. However, Galveston operates as a city of between 75,000 - 100,000. This is due to the vibrant collection of five distinct population sectors that combine on a recurring basis.

**Employment Center**  
Approximately 40,000 jobs on the island

**Visitor Destination**  
Over 7 Million tourists per year visit Galveston Island

**Commuter Workforce**  
Over 60% of the island workers live off-island

**Vacation/Second Home Hub**  
Estimated over 70% of homes on west-end of Galveston are second homes

**College Town**  
Approximately 10,000 college students on the island

 <b>Median Household Income</b> \$49,319	 <b>Galveston Population</b> 50,241	 <b>Graduate Degree or Professional Degree</b> 29.2%
 <b>Number of Businesses in Galveston</b> 2,551	 <b>Daytime Population</b> 72,802	<b>Bachelor's Degree</b> 29.2%
	<b>Median Age</b> 39.8	<b>Associate's Degree</b> 7.5%
	<b>Gender</b> M 51% F 49%	<small>Source: US Census Bureau April 2021</small>

### COST OF LIVING INDEX

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 4.4% lower in Galveston, (95.6) than the US Average.

### INDUSTRY SNAPSHOT

Over the next year, employment in Galveston is expected to expand by 411 jobs. The fastest growing sector is expected to be in Health Care and Social Assistance.



### ECONOMIC CLIMATE

We are positioned for the future. Future growth is a reality that is evident across the greater Houston-Galveston region. Developments continue at an accelerated pace along the I-45 Corridor from Houston to Galveston. Galveston's proximity to the nation's 4th largest city presents a unique opportunity to take advantage of all that Houston has to offer while benefitting from the quality of life and economic climate of an exceptional coastal barrier island - Galveston, Texas.

### Sectors Presenting Opportunities for Rapid Growth:

**EMERGING TECHNOLOGY**  
*World Class Research*

Home of the Galveston National Lab at the University of Texas Medical Branch (1 of only 2 in the country), Home to a national Maritime Training Academy - Texas A&M University at Galveston (1 of only 6 in the country); Home to Galveston College (voted #1 Community College in Texas); Incubator space (public and private) in development; Emerging Tech ecosystem that continues developing with numerous initiatives and collaborations.

**HOUSING**  
*Infill Redevelopment*

Exponential growth of vacation rental properties; concentrated efforts focused on infill redevelopment; opportunities for work force housing; un-paralleled location for second home destinations; commercial-retail site development connectivity.

**INDUSTRIAL**  
*Location. Location. Location.*

4th most popular Cruise Terminal in the U.S.; undeveloped land availability adjacent to deep water; continued expansion and

**MULTI-MODAL TRANSPORTATION**  
*Connecting to the World*

Houston-Galveston Ship Channel; Galveston Ship Channel; 2 Class 1 Rail Lines; Scholes International Airport; I-45 Improvements; connectivity within the Houston region and to the world.

**WORKFORCE DEVELOPMENT**  
*Training for Jobs*

Workforce supplies are challenged across the country; Unique and creative solutions are being explored; Galveston's proximity to the 4th largest City in the country, utilization of job training programs with Galveston College and the Texas Workforce Commission; and as a college town with an abundance of students provides opportunity of new strategies and the leveraging of existing assets.

**SPORTS TOURISM**  
*Hitting a home run*

One of Galveston's strongest emerging sectors; abundance of natural resources; existing destination tourism sector that supports events, tournaments and exhibitions; inventory

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## TOURISM

The Galveston Tourism industry has been challenged this past year with a national pandemic, uncertainty for the cruise industry, cancellation of festivals and events, the winter freeze and ultimately the demands of a challenged workforce. Galveston is resilient and a premiere tourism destination. The opportunities for tourism and hospitality sectors is strong and out-performing other markets across the Gulf Coast and beyond.



Photo by Robert Mbeulo 2016

### PARK BOARD AND CVB LEADING THE WAY

The Galveston Park Board of Trustees and Galveston Island Convention and Visitors Bureau have greatly assisted in the response and proactive marketing to lead Galveston's tourism industry through recovery and into the future.

### SPRING BREAK 2017 - 2021 OCCUPANCY, AVERAGE DAILY RATE AND REVENUE

YEAR	OCCUPANCY	ADR	REVENUE
2021	72.6%	\$167.9	\$9,174,464
2020	50.8%	\$115.1	\$4,501,370
2019	75.9%	\$141.9	\$7,562,182
2018	74.7%	\$151.6	\$8,009,337
2017	76.9	\$147.2	\$8,028,574

Source: Smith Travel Research for City Leads

### HOTEL OCCUPANCY TAX COLLECTION ANALYSIS

SEASON	FY '18-'19 ACTUALS	FY '19-'20 BUDGET	COVID BUDGET	FY '19-'20 ACTUAL
FALL	\$1,579,066	\$2,430,030	\$2,430,030	\$1,699,400
WINTER	\$1,870,926	\$1,749,888	\$1,749,888	\$2,004,786
SPRING	\$2,577,669	\$3,089,490	\$417,648	\$1,947,945
SUMMER	\$6,236,549	\$5,040,546	\$3,276,360	\$4,625,076
FY TOTAL	\$12,264,210	\$12,264,210	\$7,873,926	\$10,277,207

Source: Park Board of Trustees

### TEXAS HOTELS - SUMMER 2020 Average Daily Rate

<b>GALVESTON</b>	<b>\$147.17</b>
<b>SOUTH PADRE</b>	<b>\$118.42</b>
<b>CORPUS CHRISTI</b>	<b>\$95.54</b>
<b>SAN ANTONIO</b>	<b>\$78.49</b>
<b>HOUSTON</b>	<b>\$70.48</b>
<b>GRAPEVINE</b>	<b>\$155.07</b>

Source: Smith Travel Research for City Leads

## TOURISM



Source: Park Board of Trustees

### ON THE HORIZON:

- \$1.8M in road, ditch and drainage work. Through a Public/Private Partnership for Entertainment & Amenity Opportunity (JLL)
- Beach Nourishment plans for 2021-2023 to include Dellanera, 8 Mile, Babe's Beach and part of the historic Seawall. Funded by FEMA, Babe's Beach RESTORE, and TX GLO. Total cost of Beach Nourishment is \$74.8M for 2021-2023
- Increase visibility of recreational and leisure market and increase convention bookings

### NEWEST VISITOR CENTER IS MOBILE!



Photo: Galveston CVB

Park Board managed parks have seen an increase in revenue year over year. Galveston's proximity to Houston and regional markets, like Austin and Dallas, are seeing an influx in new residents which bodes well for the island as a drivemarket destination.

The rate for parking along the seawall increased from \$1 to \$2 per hour prior to Spring Break. During March, the number of transactions increased by more than 50% year over year indicating a significant increase in the number of visitors.

This 27 foot, 1975 Dodge Travco motorhome, has been remodeled and retrofitted for the 21st century and serves as an anchor for events around the island.

### KEY PERFORMANCE INDICATORS:

	MARCH 2021	MARCH 2020	MARCH 2019
Seawall Urban Park Transactions	34,951	21,966	28,075
Seawall Urban Park Revenue	\$210,952	\$56,929	\$66,982
Dellanera Park Revenue	\$96,764	\$77,341	\$61,850
Stewart Beach Revenue	\$82,443	\$30,381	\$48,104
East Beach Revenue	\$62,314	\$14,388	\$19,848
Seawall Park Total Revenue	\$101,354*	\$47,166*	\$125,734**

\*Includes Cavalle Historical Foundation (CHF) payments per fee schedule agreement  
\*\*Includes % of CHF rack and ship ticket collections

## MARITIME

Galveston is home to the first port in Texas and the 4th busiest cruise homeport in North America. Maritime remains a strong engine for growth for the city, county and state, significantly contributing to jobs, tax revenues and the economy. The Galveston Wharves has earned Green Marine certification, making it only the second port in Texas to become accredited in this voluntary environmental program for the North American marine industry.



## LONG-TERM SUCCESS

- Third cruise terminal in development - target opening 2022
- 12+ construction projects to advance the master plan
- Earned certification by Green Marine, a voluntary environmental certification program for North American marine industry
- Pelican Island - develop for cargo, industry
- 850 total acres with over 307 developable acres

### 20-Year Strategic Master Plan

To position the port for long-term success:

- West** - Expanded cargo area, move cargo business from East Port area
- Mid** - Cruise parking garages, remodeled Cruise terminal 1, Pier 19-22 commercial village
- East** - Cruise terminals, commercial/marina village, mass transit



## MARITIME



Photo by Robert Mbeulo 2016

The Port of Galveston is a city-owned, self-sustaining entity with no taxing authority and receives no city property taxes.

**PORT**  
1,400 ft wide and 45 ft deep channel

**CARGO**  
Supported by rail and truck transportation

**CRUISE**  
4th busiest cruise port in North America

- |   |  |   |
|---|--|---|
| <p><b>Major Texas Seaport</b></p> <p>Growing port business benefits Galveston with jobs and tax revenue</p> <p>45 minutes from open seas</p> <p>Recent ship channel improvements</p> <p>Lay Dockage + 22%   461 vessels in '20</p> <p>Lay Dockage revenue +11%   \$5.1M</p> | <p><b>New laydown yard for wind products</b></p> <p>2 Class 1 Rail Lines / 1 short line</p> <p>Minutes from interstate and highways</p> <p>Cargo includes grain, fresh fruit, wind components, RO-RO cargo</p> <p>4.2M short-ton of cargo + 6% over 2019</p> <p>Expanding west end cargo</p> | <p><b>Top 10 Cruise ports in the World</b></p> <p>Over 10 million passengers since 2010</p> <p>Two current cruise terminals recently renovated</p> <p>New Royal Caribbean Cruise Terminal in development</p> <p>Over \$125M onshore spending</p> <p>Approximately \$100K in health/safety enhancements for Galveston Cruise Terminals</p> |
|---|--|---|



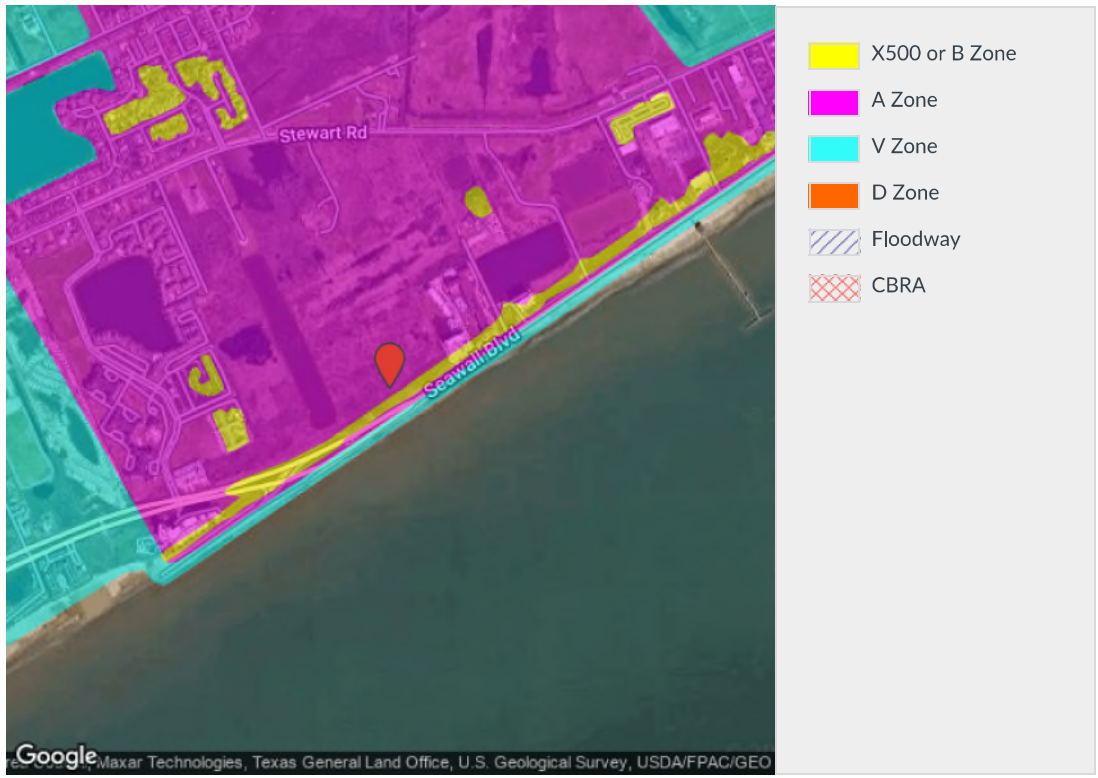
SEAWALL BLVD GALVESTON, TX 77554

LOCATION ACCURACY: *User-defined location*

**Flood Zone Determination Report**

**Flood Zone Determination: IN **

COMMUNITY	485469	PANEL	0526G
PANEL DATE	August 15, 2019	MAP NUMBER	48167C0526G





# Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

*CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.*

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)



# Executive Summary

Seawall Blvd, Galveston, Texas, 77554  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 29.24630  
 Longitude: -94.86158

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2010 Population	4,933	16,583	19,866
2020 Population	5,668	19,539	21,656
2023 Population	5,717	19,716	21,878
2028 Population	5,585	19,273	21,383
2010-2020 Annual Rate	1.40%	1.65%	0.87%
2020-2023 Annual Rate	0.27%	0.28%	0.31%
2023-2028 Annual Rate	-0.47%	-0.45%	-0.46%
2020 Male Population	47.6%	48.7%	51.6%
2020 Female Population	52.4%	51.3%	48.4%
2020 Median Age	45.6	41.5	45.4
2023 Male Population	49.2%	49.6%	53.5%
2023 Female Population	50.8%	50.4%	46.5%
2023 Median Age	41.9	41.8	40.8

In the identified area, the current year population is 21,878. In 2020, the Census count in the area was 21,656. The rate of change since 2020 was 0.31% annually. The five-year projection for the population in the area is 21,383 representing a change of -0.46% annually from 2023 to 2028. Currently, the population is 53.5% male and 46.5% female.

### Median Age

The median age in this area is 40.8, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	66.0%	51.0%	49.3%
2023 Black Alone	9.6%	14.4%	24.5%
2023 American Indian/Alaska Native Alone	0.6%	1.1%	1.1%
2023 Asian Alone	4.8%	2.8%	1.5%
2023 Pacific Islander Alone	0.1%	0.0%	0.1%
2023 Other Race	7.2%	14.4%	11.0%
2023 Two or More Races	11.7%	16.3%	12.5%
2023 Hispanic Origin (Any Race)	22.1%	37.8%	27.9%

Persons of Hispanic origin represent 27.9% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.2 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	80	68	62
2010 Households	2,352	6,942	7,702
2020 Households	2,761	8,554	8,721
2023 Households	2,837	8,655	8,883
2028 Households	2,804	8,554	8,753
2010-2020 Annual Rate	1.62%	2.11%	1.25%
2020-2023 Annual Rate	0.84%	0.36%	0.57%
2023-2028 Annual Rate	-0.23%	-0.23%	-0.29%
2023 Average Household Size	1.99	2.27	2.21

The household count in this area has changed from 8,721 in 2020 to 8,883 in the current year, a change of 0.57% annually. The five-year projection of households is 8,753, a change of -0.29% annually from the current year total. Average household size is currently 2.21, compared to 2.22 in the year 2020. The number of families in the current year is 4,490 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	27.5%	29.6%	37.5%
<b>Median Household Income</b>			
2023 Median Household Income	\$67,967	\$60,363	\$51,226
2028 Median Household Income	\$75,126	\$67,347	\$56,438
2023-2028 Annual Rate	2.02%	2.21%	1.96%
<b>Average Household Income</b>			
2023 Average Household Income	\$93,425	\$85,343	\$79,050
2028 Average Household Income	\$101,956	\$94,866	\$87,859
2023-2028 Annual Rate	1.76%	2.14%	2.14%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$46,150	\$37,411	\$33,057
2028 Per Capita Income	\$50,929	\$42,044	\$36,989
2023-2028 Annual Rate	1.99%	2.36%	2.27%
<b>GINI Index</b>			
2023 Gini Index	39.7	43.0	46.4

### Households by Income

Current median household income is \$51,226 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$56,438 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$79,050 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$87,859 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,057 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$36,989 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	83	77	62
2010 Total Housing Units	4,247	10,603	12,194
2010 Owner Occupied Housing Units	903	3,748	3,729
2010 Renter Occupied Housing Units	1,449	3,193	3,973
2010 Vacant Housing Units	1,895	3,661	4,492
2020 Total Housing Units	4,156	11,478	12,816
2020 Owner Occupied Housing Units	1,115	4,089	4,024
2020 Renter Occupied Housing Units	1,646	4,465	4,697
2020 Vacant Housing Units	1,346	2,813	4,122
2023 Total Housing Units	4,230	11,643	12,973
2023 Owner Occupied Housing Units	1,054	4,113	4,471
2023 Renter Occupied Housing Units	1,783	4,542	4,412
2023 Vacant Housing Units	1,393	2,988	4,090
2028 Total Housing Units	4,235	11,677	12,981
2028 Owner Occupied Housing Units	1,054	4,138	4,482
2028 Renter Occupied Housing Units	1,750	4,415	4,272
2028 Vacant Housing Units	1,431	3,123	4,228

### Socioeconomic Status Index

2023 Socioeconomic Status Index	50.8	46.1	41.5
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Currently, 34.5% of the 12,973 housing units in the area are owner occupied; 34.0%, renter occupied; and 31.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 12,816 housing units in the area and 32.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.38%. Median home value in the area is \$320,044, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.14% annually to \$355,849.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

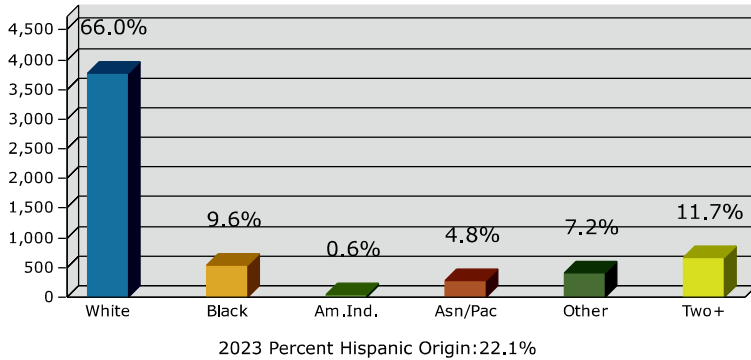


# Graphic Profile

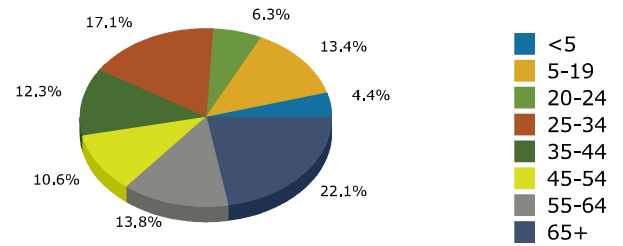
Seawall Blvd, Galveston, Texas, 77554  
 Drive time band: 0 - 5 minute radius

Prepared by Esri  
 Latitude: 29.24630  
 Longitude: -94.86158

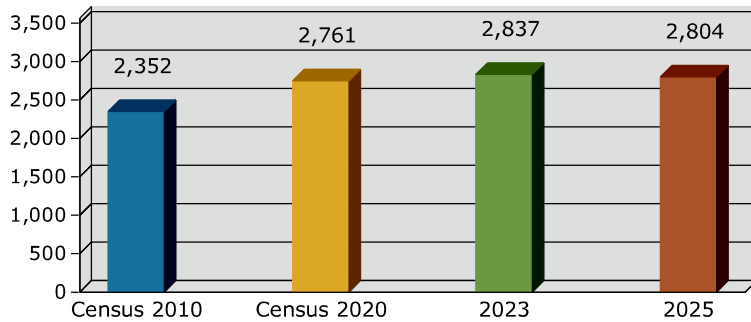
2023 Population by Race



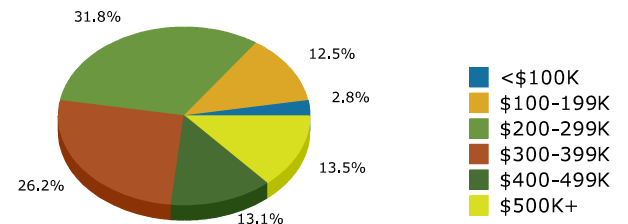
2023 Population by Age



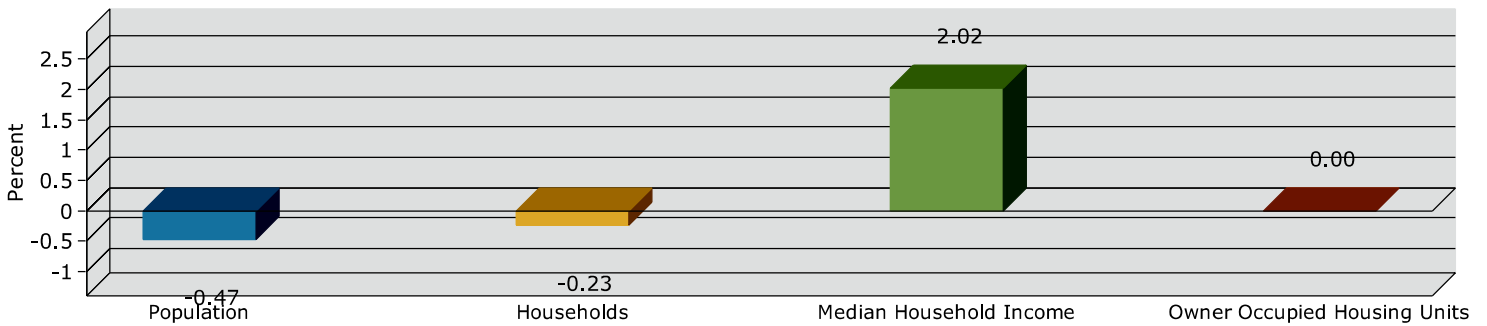
Households



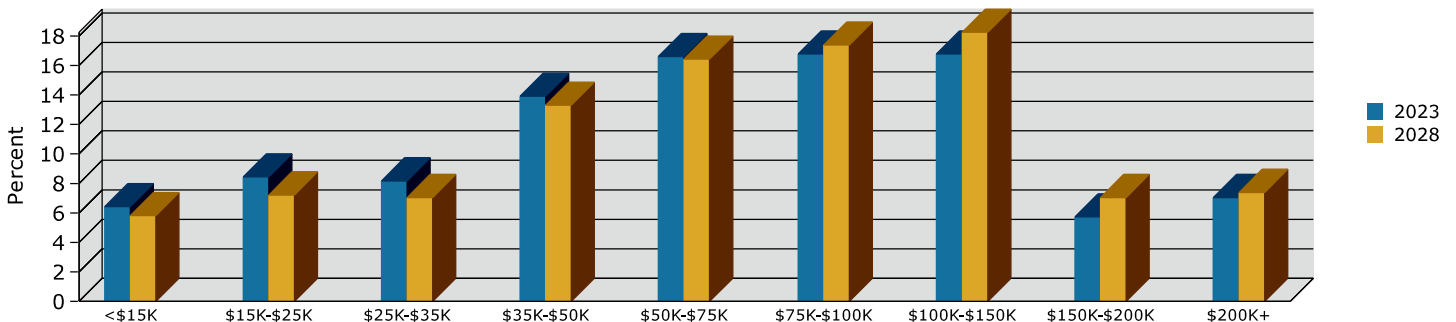
2023 Home Value



2023-2028 Annual Growth Rate

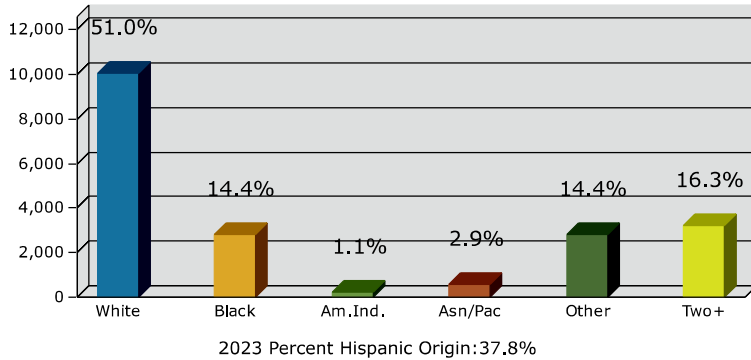


Household Income

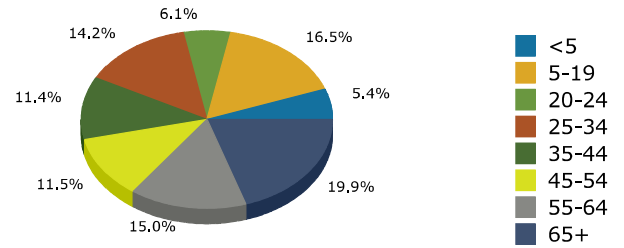


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

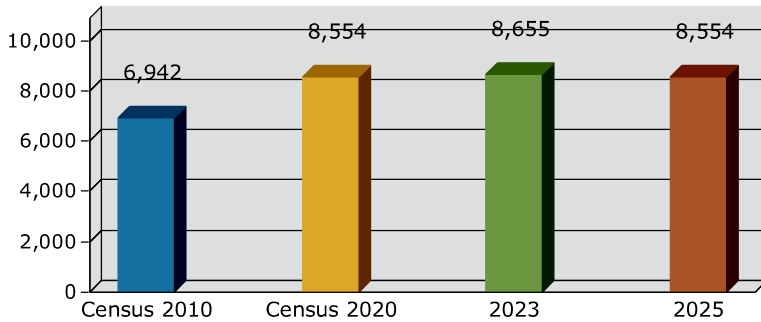
2023 Population by Race



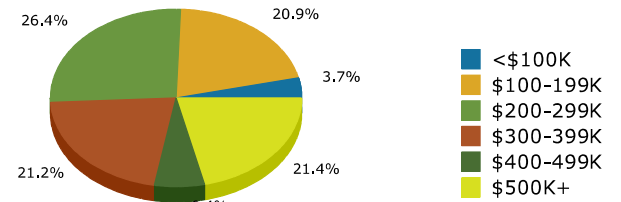
2023 Population by Age



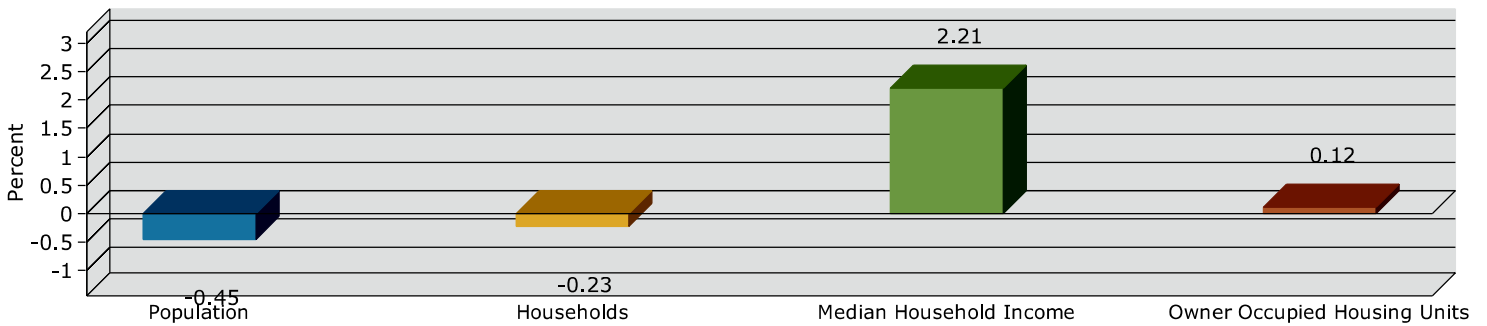
Households



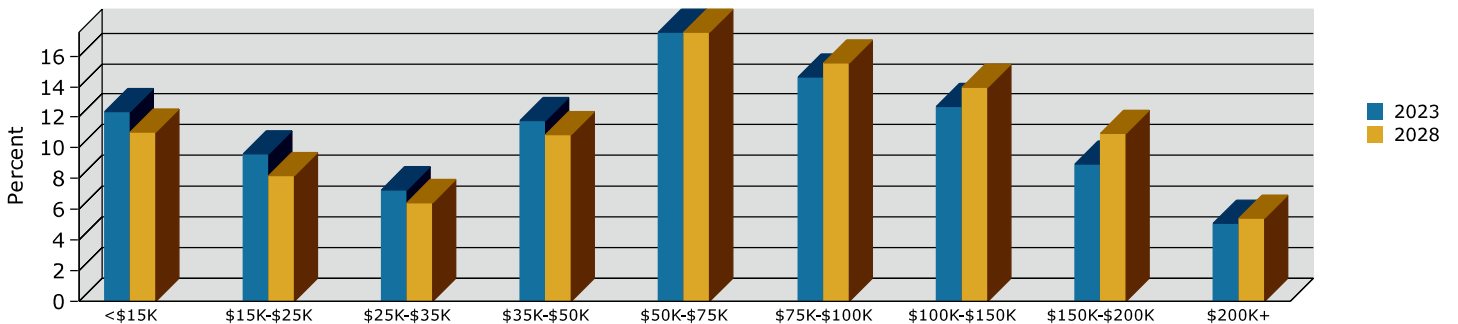
2023 Home Value



2023-2028 Annual Growth Rate

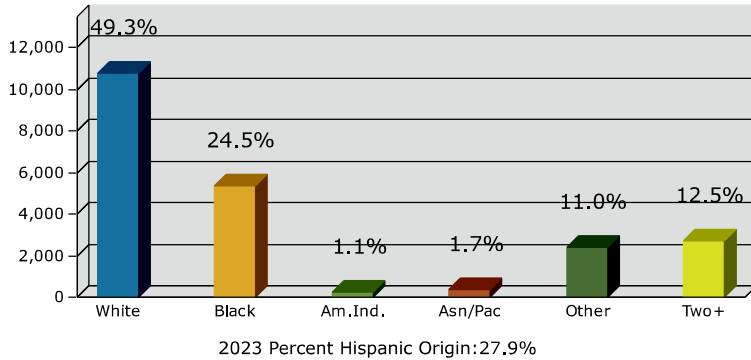


Household Income

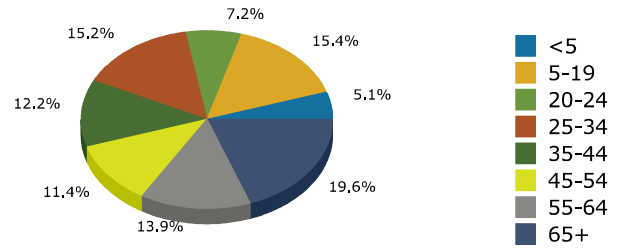


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

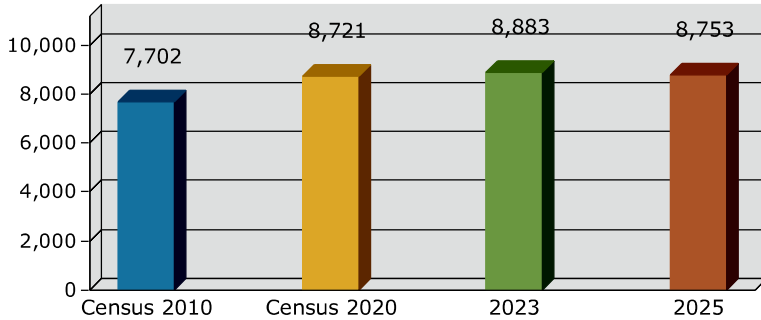
2023 Population by Race



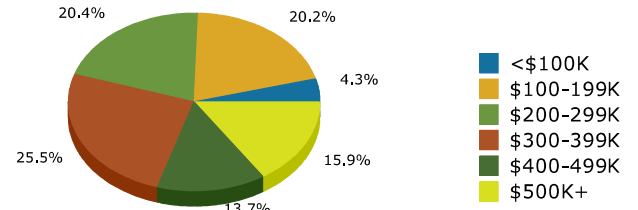
2023 Population by Age



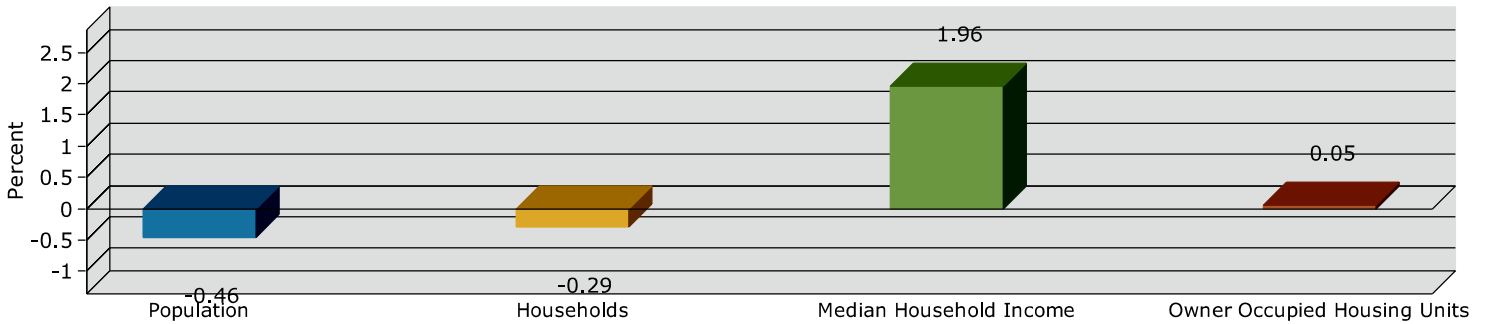
Households



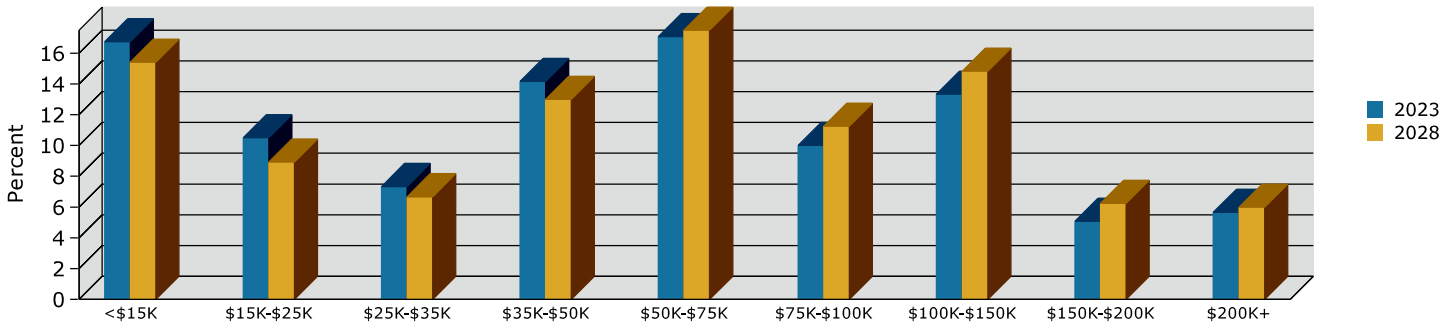
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

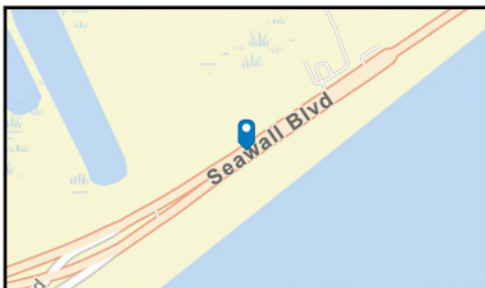
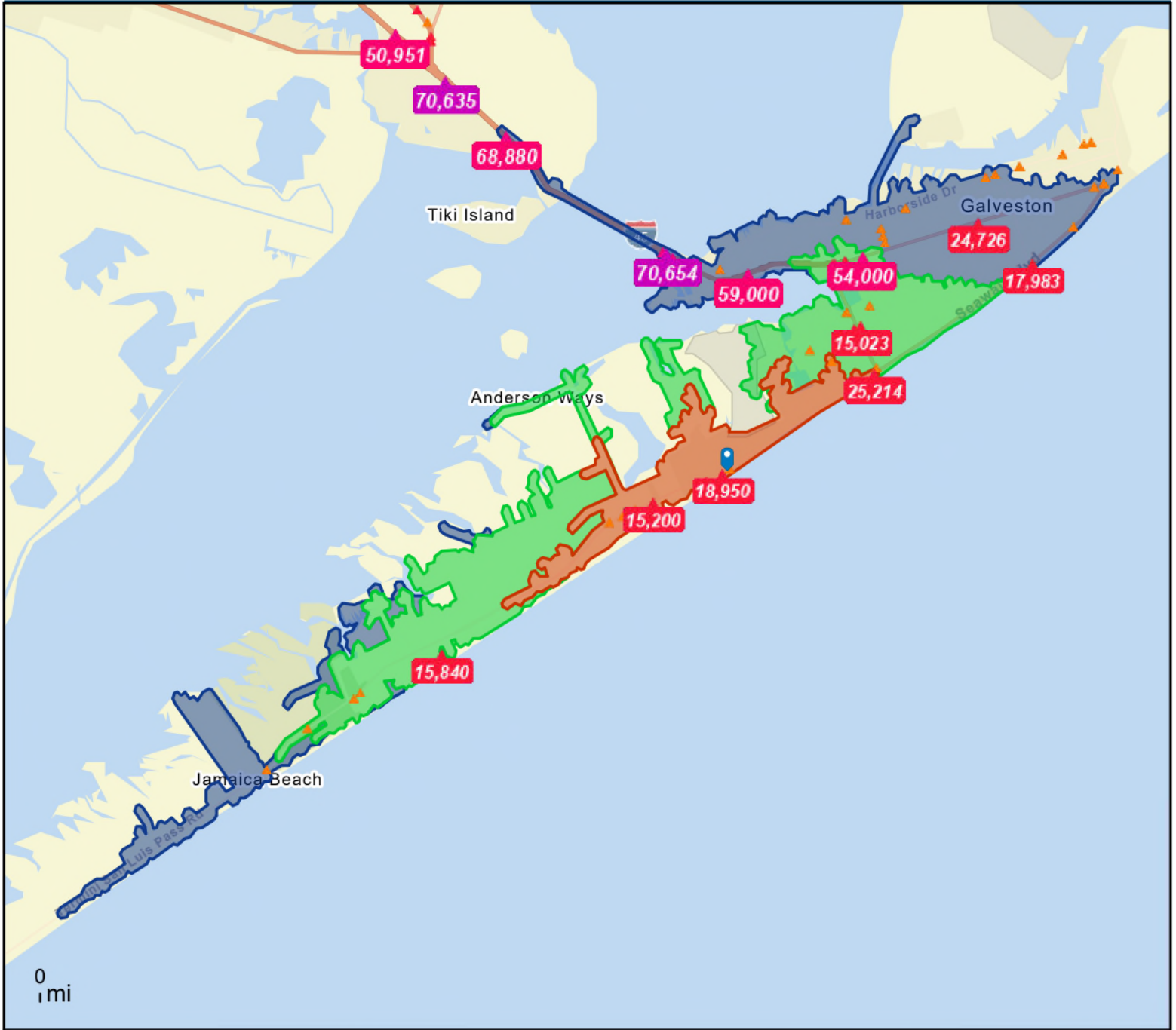


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

# Traffic Count Map

Seawall Blvd, Galveston, Texas, 77554  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 29.24630  
 Longitude: -94.86158



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

# Traffic Count Map - Close Up

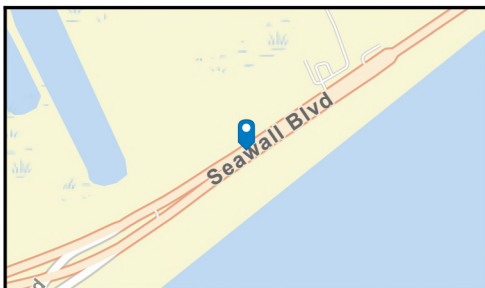
Seawall Blvd, Galveston, Texas, 77554

Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri

Latitude: 29.24630

Longitude: -94.86158



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



# Traffic Count Profile

Seawall Blvd, Galveston, Texas, 77554  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.24630  
Longitude: -94.86158

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	Seawall Blvd	Termini-San Luis Pass Rd (0.13 miles SW)	2013	13,168
0.09	Seawall Boulevard	Termini San Luis Pass Rd (0.01 miles SE)	2021	18,950
0.34	Termini San Luis Pass Rd	(0.0 miles )	2002	19,800
0.43	Cove View Blvd	Cove View Cir (0.06 miles NE)	2011	2,800
0.54	Stewart Rd	Campeche Cir (0.0 miles )	2011	3,250
0.56	99th St	Stewart Rd (0.03 miles SE)	2011	2,200
0.66	89th St	Seawall Blvd (0.04 miles SE)	2011	1,490
0.71	7 Mile Road	Termini-San Luis Pass Rd (0.13 miles SE)	2021	549
0.75	Stewart Rd	89th St (0.05 miles SW)	2011	5,080
0.80	Schaper Rd	99th St (0.06 miles NE)	2011	710
0.81	Stewart Rd	7 Mile Rd (0.08 miles SE)	2001	2,020
0.81	87th St	Stewart Rd (0.06 miles NW)	2011	30
0.97	103rd St	Wern Rd (0.11 miles NW)	2011	400
1.11	83rd St	Stewart Rd (0.06 miles SE)	2011	1,360
1.15	103rd St	Wern Rd (0.08 miles SE)	2011	350
1.15	Termini San Luis Pass Rd	(0.0 miles )	2010	15,200
1.15	83rd St	Beluche Dr (0.05 miles NW)	2011	1,320
1.20	81st St	Stewart Rd (0.06 miles NW)	2011	2,230
1.22	Seawall Blvd	81st St (0.02 miles SW)	2001	3,220
1.23	81st St	Kleinmann Ave (0.02 miles NW)	2011	3,090
1.24	Stewart Rd	81st St (0.02 miles SW)	2006	5,890
1.30	Kleinmann Ave	Beluche Dr (0.09 miles NW)	2011	110
1.34	79th St	Seawall Blvd (0.04 miles SE)	2011	480
1.37	80th St	Beluche Dr (0.05 miles NW)	2011	150
1.40	83rd St	Beacon Dr (0.02 miles NW)	2011	530
1.41	79th St	Beluche Dr (0.06 miles NW)	2011	300
1.43	Stewart Road	8 Mile Rd (0.08 miles SW)	2020	1,816
1.43	Termini San Luis Pass Rd	(0.0 miles )	2013	9,902
1.43	San Luis Pass Road	E Gafftoppers (0.05 miles NW)	2021	11,176
1.46	Cessna Dr	Lockheed Rd (0.02 miles NE)	2001	220

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2023 Kalibrate Technologies (Q3 2023).



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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