NewQuest PROPERTIES

6600 BROADWAY STREET

6600 BROADWAY ST. | GALVESTON, TEXAS

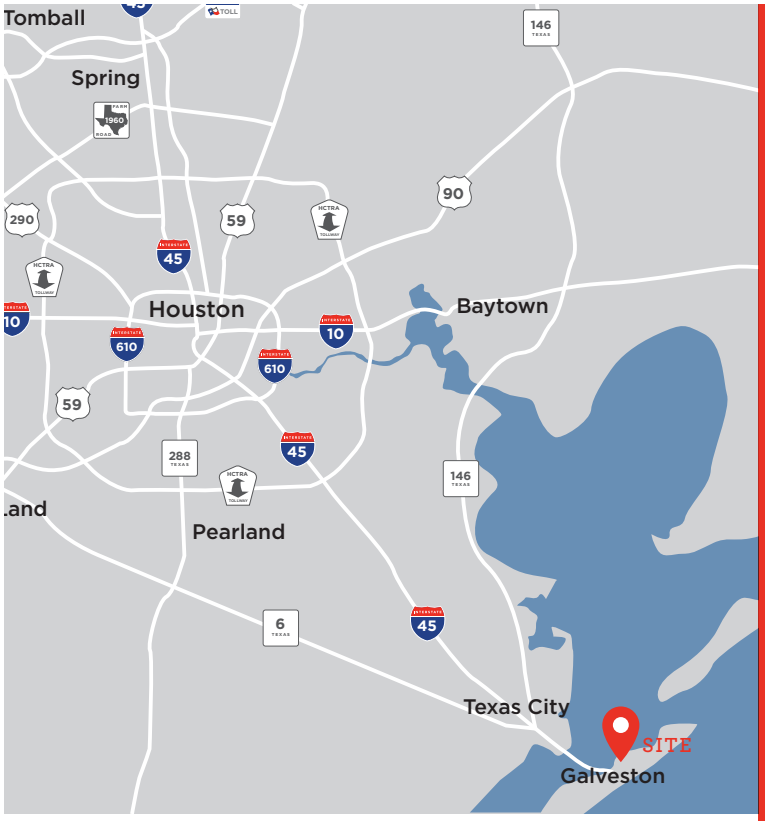
PRIME I-45 FRONTAGE IN GALVESTON

NEAL THOMSON | 281.477.4300

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.



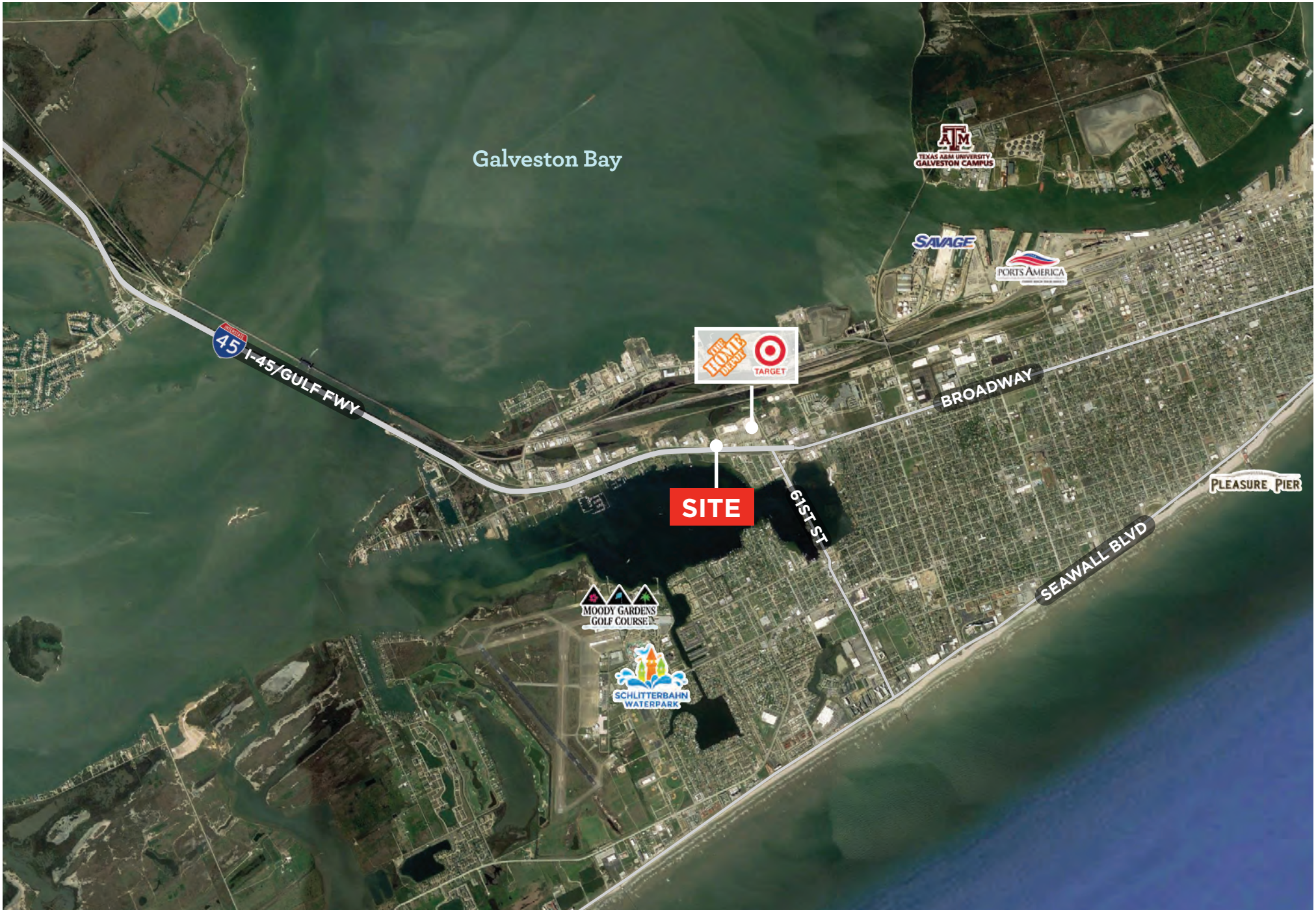
PROPERTY HIGHLIGHTS

- 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. 65,247 VPD on I-45/Gulf Fwy.

56,812
Current Population Within 5-Mile Radius

132.35%
Population Growth Within a 1-mile Radius from 2010 to 2021

$80,878
Average HHI Within 3-Mile Radius



AERIALS + ACREAGE

DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 04/2021

POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Current Households	2,310	16,763	25,249
Current Population	5,445	40,260	56,812
2010 Census Average Persons per Household	2.36	2.40	2.25
2010 Census Population	2,406	30,940	44,998
Population Growth 2010 to 2021	132.35%	38.28%	33.48%
CENSUS HOUSEHOLDS			
1 Person Household	23.86%	32.97%	36.86%
2 Person Households	31.01%	31.36%	31.93%
3+ Person Households	45.13%	35.67%	31.21%
Owner-Occupied Housing Units	60.13%	49.99%	46.22%
Renter-Occupied Housing Units	39.87%	50.01%	53.78%
RACE AND ETHNICITY			
2021 Estimated White	56.59%	56.77%	58.22%
2021 Estimated Black or African American	22.58%	22.02%	20.66%
2021 Estimated Asian or Pacific Islander	5.05%	2.91%	4.23%
2021 Estimated Other Races	15.20%	17.43%	16.03%
2021 Estimated Hispanic	36.26%	39.22%	35.44%
INCOME			
2021 Estimated Average Household Income	$73,530	$80,878	$79,528
2021 Estimated Median Household Income	$44,318	$51,907	$52,705
2021 Estimated Per Capita Income	$24,700	$32,479	$34,356
EDUCATION (AGE 25+)			
2021 Estimated High School Graduate	28.56%	28.94%	24.97%
2021 Estimated Bachelors Degree	11.22%	14.83%	18.49%
2021 Estimated Graduate Degree	6.44%	9.31%	11.94%
AGE			
2021 Median Age	33.6	38.4	38.8

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 pro erty 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
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

EQUAL HOUSING OPPORTUNITY

NewQuest PROPERTIES®

8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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