

LAND FOR SALE



Holland Rd & Lago Mar Blvd, Texas City, TX 77591



OFFERING SUMMARY

SALE PRICE: \$1,700,000

LOT SIZE: 4.3 Acres

PRICE / SF: \$9.08

PROPERTY OVERVIEW

2.5 acre corner lot with 1.8 acre off-site detention that is Perfect for Restaurant, Retail, Car Wash, Self Storage or Car Repair. Located 1 block from I-45 directly behind the infamous Buc-ee's and Tanger Outlets Mall, right off of the second busiest highway in Texas. Texas City is seeing extensive growth in residential and commercial development in this area, all drawing higher traffics to this site over time. Recent developments near the site include: Tanger Outlets Mall expansion, Springhill Suites hotel site, expanding Catalon Luxury Apartments, and Lago Mar Residential Community where more than 4,500 homes are planned on 2,000+ acres. Lago Mar features the LARGEST Crystal Clear Lagoon in the United States, which is open to the public.

The Lagoon is Complete - Check out the website <https://lagomarintexascity.com/>

PROPERTY HIGHLIGHTS

- Flood Zone: X, Outside of Floodplains
- Great Exposure Directly behind Buc-ee's
- 1 Block from Tanger Outlet Mall
- 1 Block from I-45 South
- Secondary Road will Extend to Lago Mar Community
- 2.6 miles from Lago Mar Crystal Clear Lagoon

KW COMMERCIAL
18050 Saturn Lane., Ste. 100
Houston, TX 77058

JEFF GEORGE
Agent
O: 281.336.3121
jgeorge@kw.com
TX #0463308

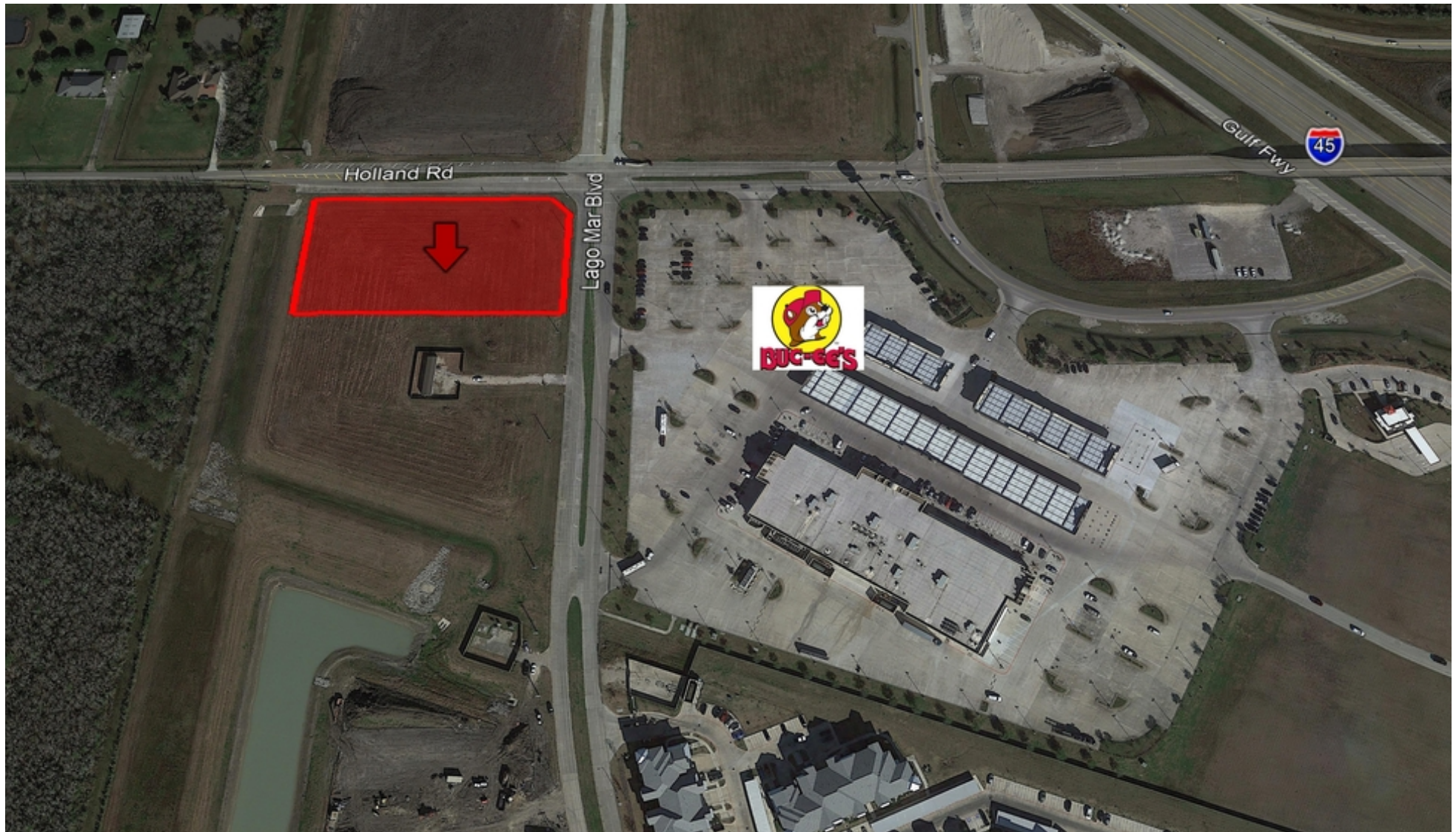
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LOCATION

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LOCATION OVERVIEW

Located 1 block from I-45 S, and the Tanger Outlet Mall. Secondary road will extend to Lago Mar community which will include approximately 4,000 homes which will house over 14,000 residents across 2,033 acres. The Lago Mar community also includes the largest crystal clear lagoon in Texas. The 12-acre Lagoon has become a popular tourist attraction, and will continue to grow with plans of a hotel going up next to the lagoon.

Located just behind the World Famous Buc-ees, which sees hundreds of visitors a day. The Buc-ees convenience store spans over 60,000 square feet and includes a sporting goods store, Texas boutique, toy store, surf shop, deli and a mini grocery store, with 56 fueling stations on the property as well.

Subject property is also located only a 0.7 miles from Tanger Outlets. Tanger Outlets includes over 80 outlet stores. The new apartment complex, Catalon at Lago Mar, is only 0.3 miles away and just finished construction on all of the complexes. The Catalon contains 400 luxury apartments and townhomes just feet away from the subject property.



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