

RETAIL FOR SALE

WATERFRONT 9,700SF COMM RETAIL/MIXED USE BLDG.
770 MARINA BAY DRIVE, CLEAR LAKE SHORES, TX 77565



FOR SALE

KW COMMERCIAL | HOUSTON MEMORIAL
1220 Augusta Drive Suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

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0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DISCLAIMER

770 MARINA BAY DRIVE



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EXECUTIVE SUMMARY

770 MARINA BAY DRIVE

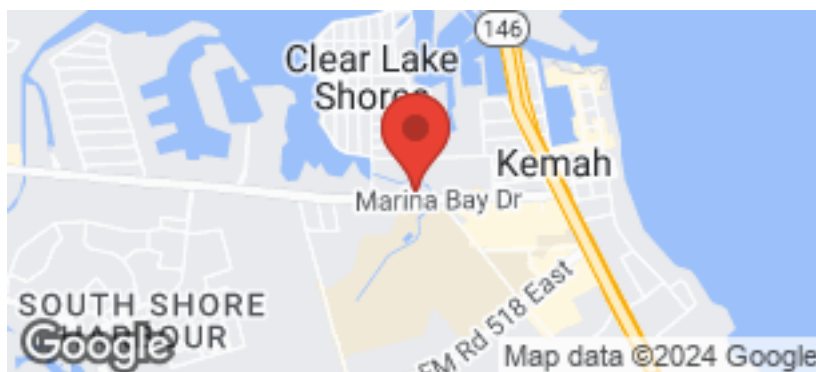


OFFERING SUMMARY

PRICE:	\$760,000
BUILDING SF:	9,700
PRICE / SF:	78.35
OCCUPANCY:	VACANT
AVAILABLE SF:	9,700
LOT SIZE:	28,250 SF
SIGNAGE:	BUILDING
FRONTAGE:	100'
YEAR BUILT:	2008
PARKING:	18+
ZONING:	COM'L BLDG

PROPERTY OVERVIEW

Waterfront 9,700SF Building/28,250SF Lot(s) Commercial Retail/Mixed Use Property with 2-Units in Clear Lake Shores, TX Close to major retailers including Home Depot, Walmart Supercenter, Office Depot, Whataburger, Chick-Fil-A, Chili's, numerous local spots. Near South Shore Harbour Country Club, Resort, & Marina. Unit #1- former Art Studio/Antique Store. Unit #2 - former Beauty Salon. Both units are currently vacant & separately metered. 18+parking spaces directly in front of the building, & a shared neighboring parking area on the west side with 12-spaces. Kemah is a major entertainment draw, poised for growth with the completion the SH-99 Grand Pkwy Project



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LOCATION & HIGHLIGHTS

770 MARINA BAY DRIVE



LOCATION INFORMATION

Building Name: Waterfront 9,700SF Comm Retail/Mixed Use Bldg, 2-Units
Street Address: 770 Marina Bay Dr.
City, State, Zip: Clear Lake Shores, TX, 77565
County: Galveston
Market: Clear Lake Shores/Kemah
Signal Intersection: Clear Lake Rd.



LOCATION OVERVIEW

Close to major retailers including The Home Depot, Walmart Supercenter, Office Depot. Restaurants: Whataburger, Chick-Fil-A, Chili's, and numerous local spots. Near South Shore Harbour Country Club, Resort, & Marina. Kemah & Clear Lake Shores are a major entertainment draw, poised for growth with the completion the SH-99 Grand Pkwy Project & widening of SH-146

PROPERTY HIGHLIGHTS

- Waterfront 9,700SF Building/28,250SF Lot(s) with 2-Units in Clear Lake Shores, TX
- Unit #1- former Art Studio/Antique Store. Unit #2 - former Beauty Salon. Both units are currently vacant and separately metered.
- 18-parking spaces directly in front of the building, and a shared neighboring parking area on the west side with 12-spaces.
- The rear of the property has a large, concrete patio courtyard with a pergola seating area and an unobstructed view of the water with a grass yard leading to the waterfront bulkhead allowing for possible boat access.
- The property was originally built up at a higher elevation than the neighboring lots when it was constructed and it did not flood during Hurricane Harvey.



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PROPERTY PHOTOS

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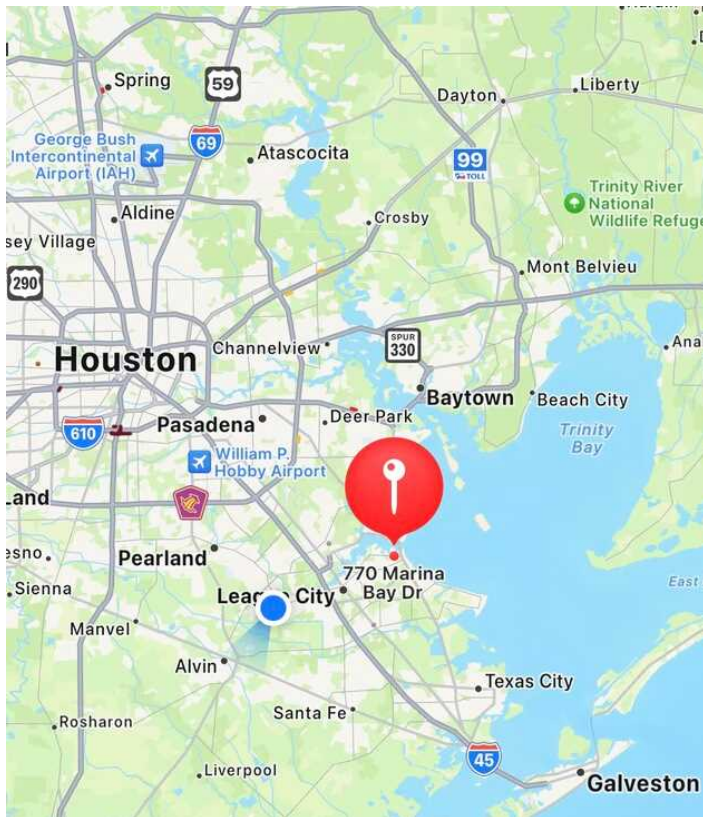


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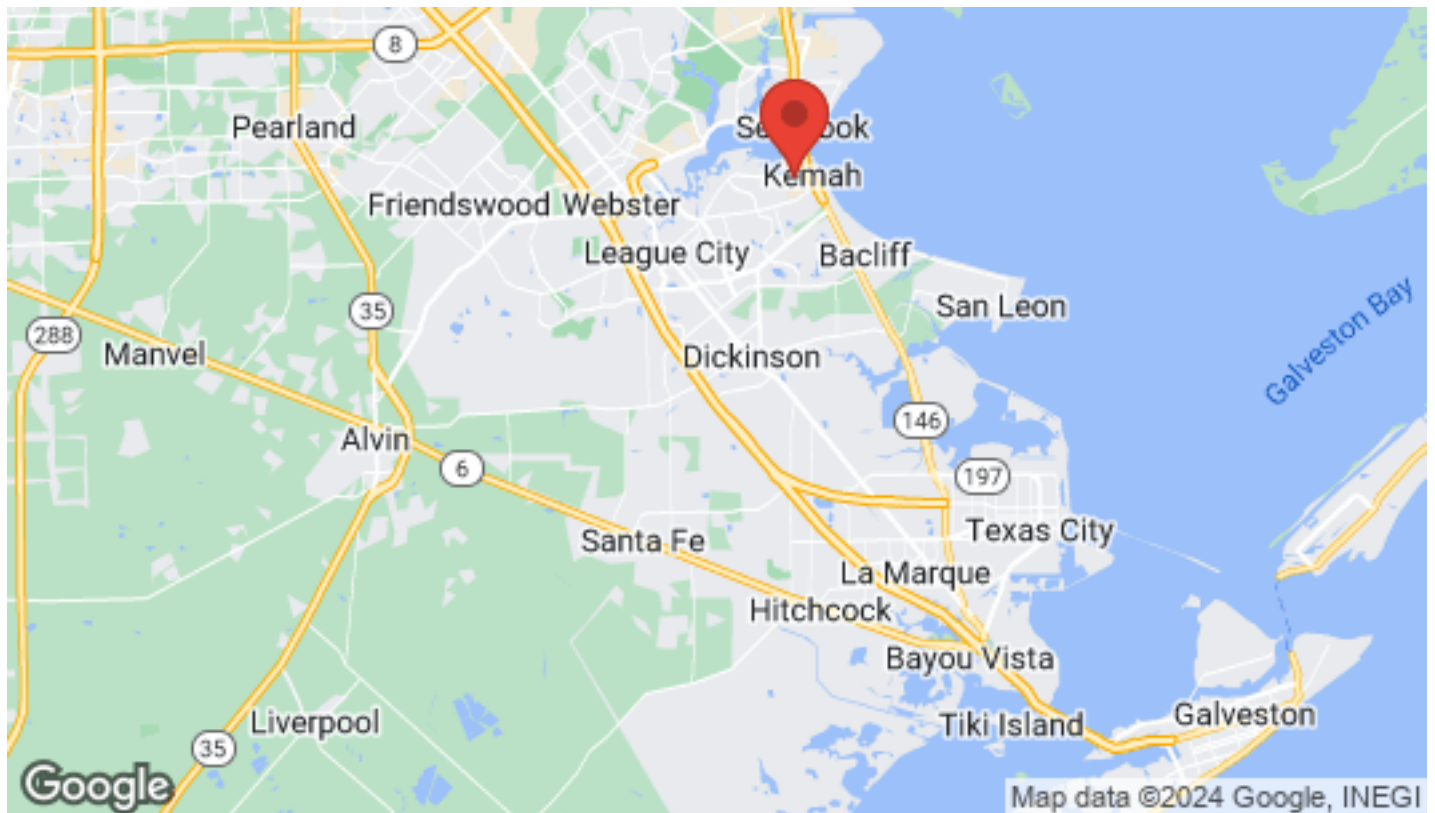
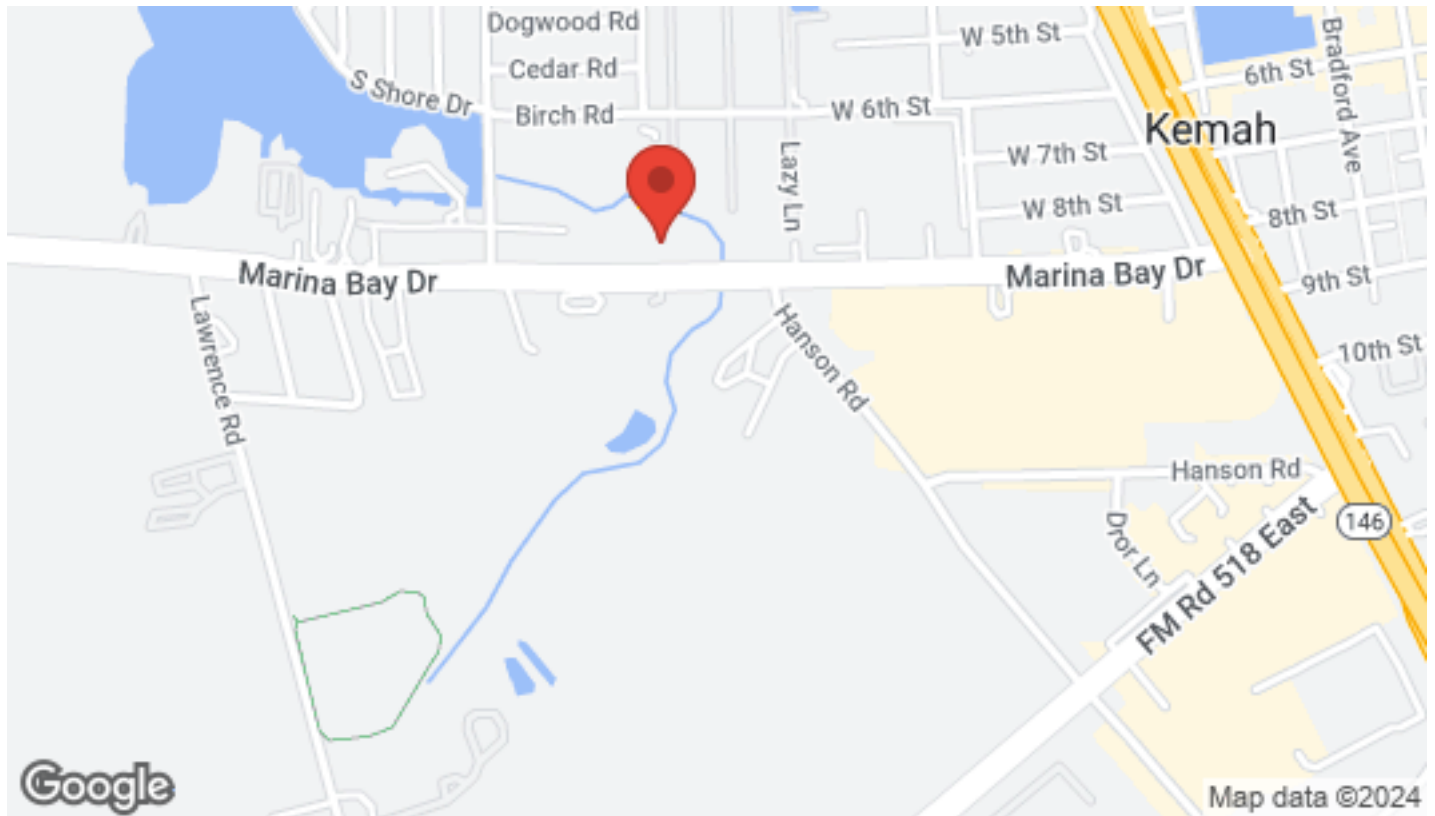


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LOCATION MAPS

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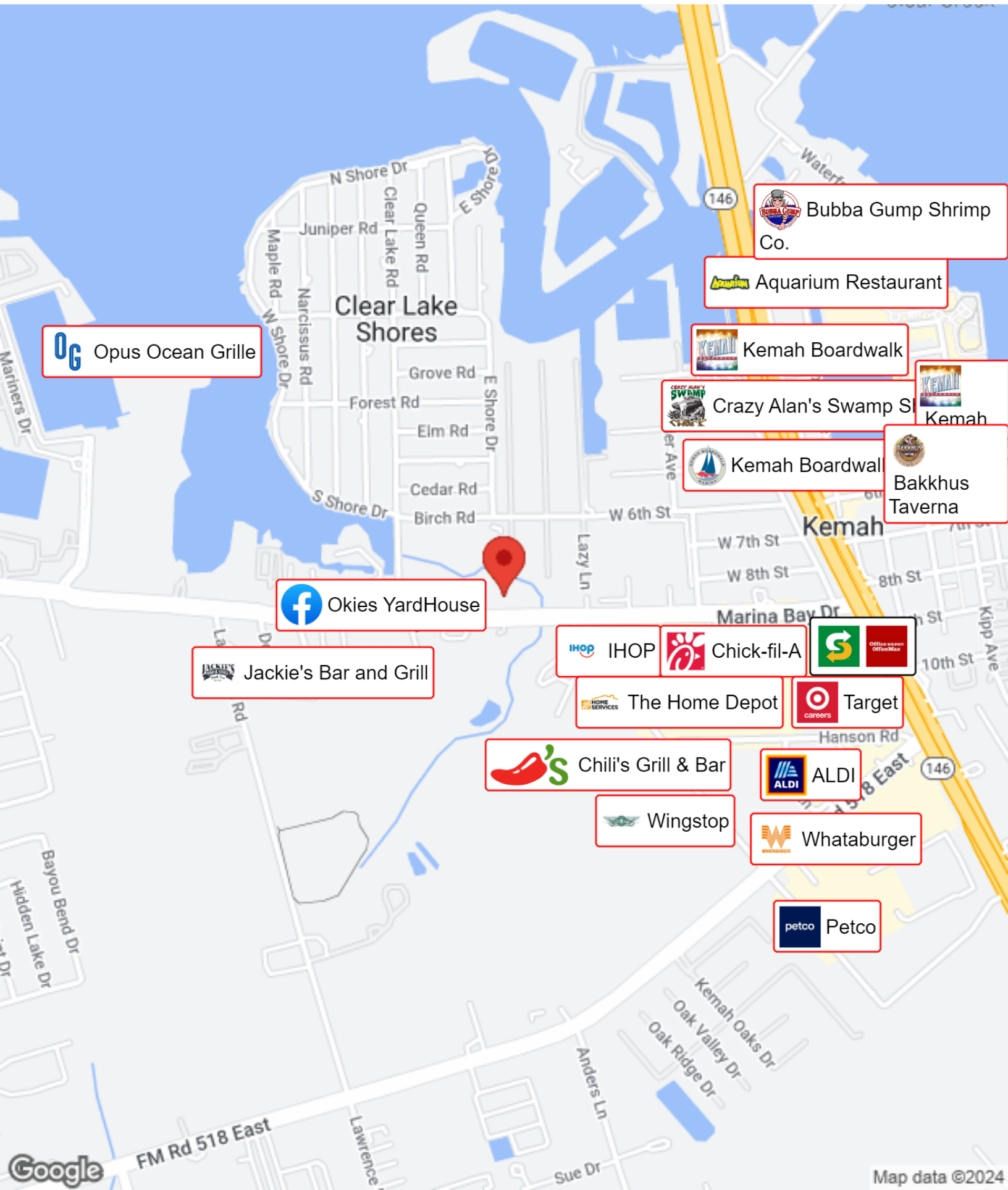


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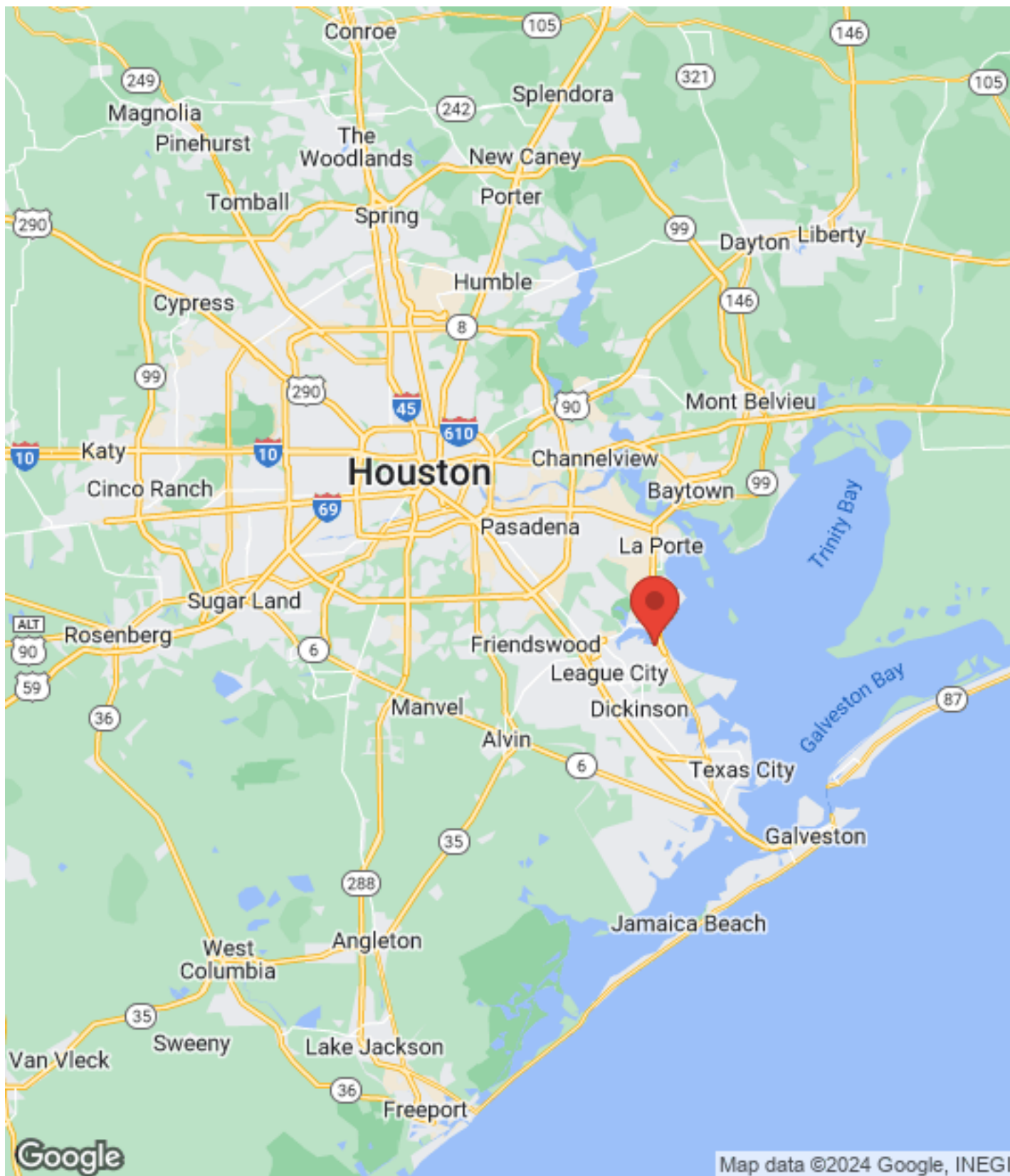
BUSINESS MAP

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REGIONAL MAP

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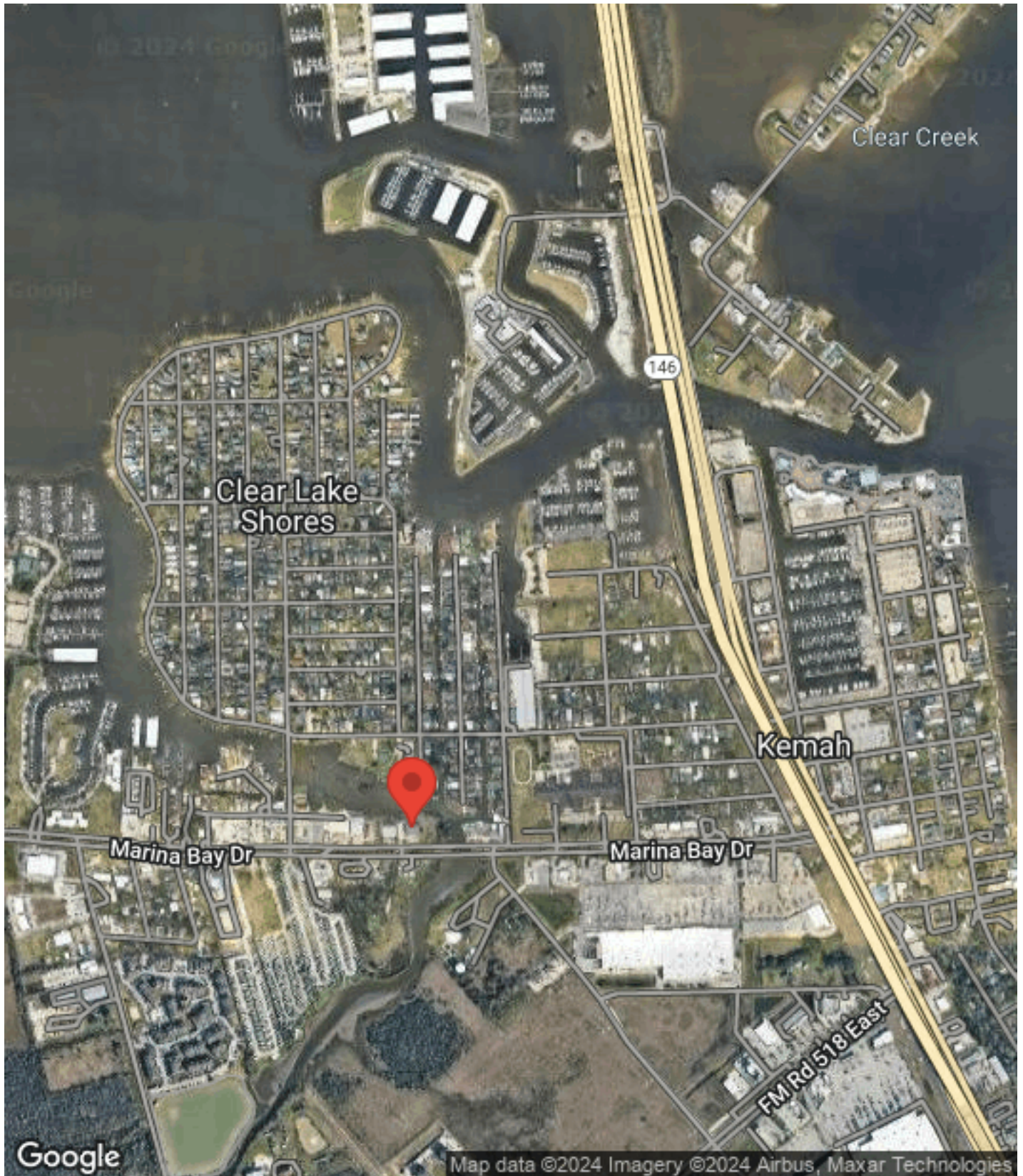


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AERIAL MAP

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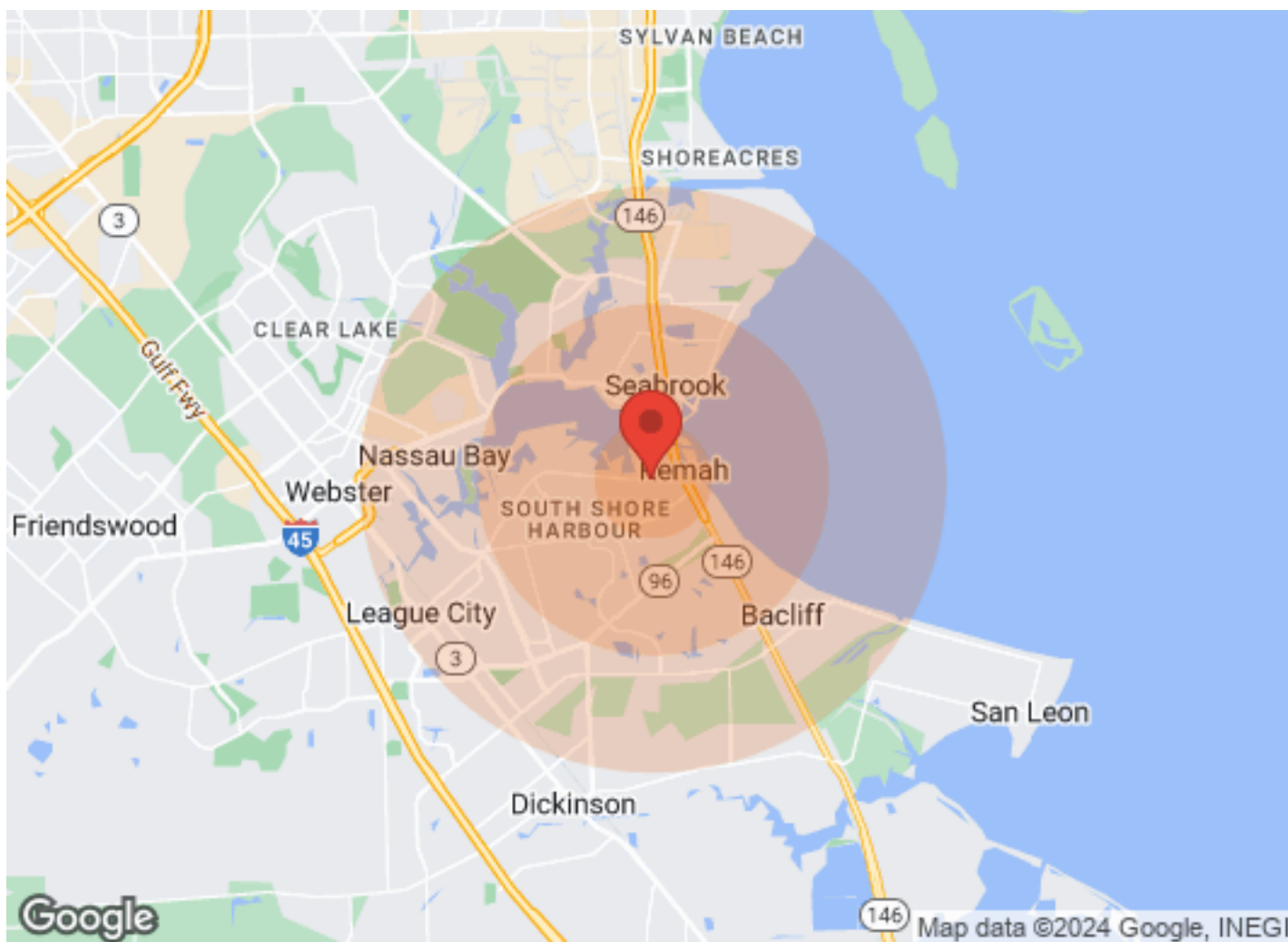


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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,684	26,996	49,899	Median	\$80,715	\$87,677	\$68,588
Female	2,668	26,366	48,699	< \$15,000	69	1,164	2,849
Total Population	5,352	53,362	98,598	\$15,000-\$24,999	140	1,022	2,825
				\$25,000-\$34,999	80	1,240	2,996
Age				\$35,000-\$49,999	328	2,453	5,414
Ages 0-14	906	10,625	19,728	\$50,000-\$74,999	382	3,113	6,941
Ages 15-24	690	7,352	13,176	\$75,000-\$99,999	355	3,536	5,919
Ages 25-54	2,039	20,713	39,224	\$100,000-\$149,999	477	4,649	7,597
Ages 55-64	912	7,412	12,775	\$150,000-\$199,999	216	1,934	2,635
Ages 65+	805	7,260	13,695	> \$200,000	241	1,679	2,259
				Housing			
Race				Total Units	2,740	24,171	45,492
White	5,038	47,513	81,800	Occupied	2,470	21,743	40,937
Black	118	1,746	4,732	Owner Occupied	1,685	15,386	25,580
Am In/AK Nat	5	28	107	Renter Occupied	785	6,357	15,357
Hawaiian	N/A	N/A	8	Vacant	270	2,428	4,555
Hispanic	508	6,960	19,662				
Multi-Racial	296	4,800	17,088				

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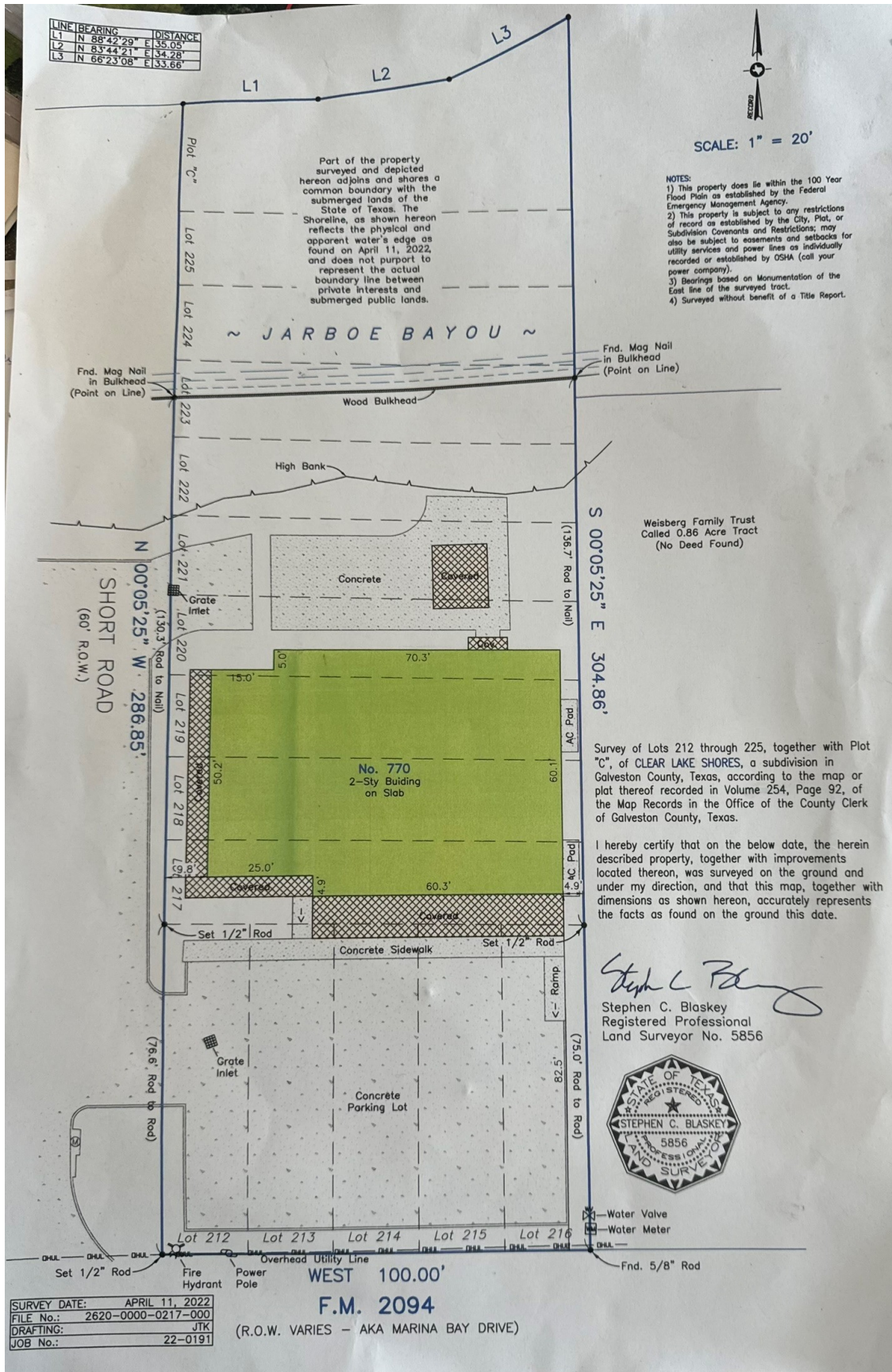


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SURVEY

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11/2/2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713)461-9393
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713)461-9393
Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@KWMemorial.com	(713)470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Larson	0695022	tlarson@kw.com	(281)508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Keller Williams Memorial/KW Commercial, 1220 Augusta Drive, Suite 300 Houston TX 77057
Timothy Larson

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