



FRONTS HWY 96

- 7.63 AC
- 332,363 SF
- Easy access to SH 96 and SH 146
- Suitable for hotel, restaurants, retail
- Shovel ready



NEGOTIABLE



7.63 ACRES



MIXED USE



KEMAH, TX

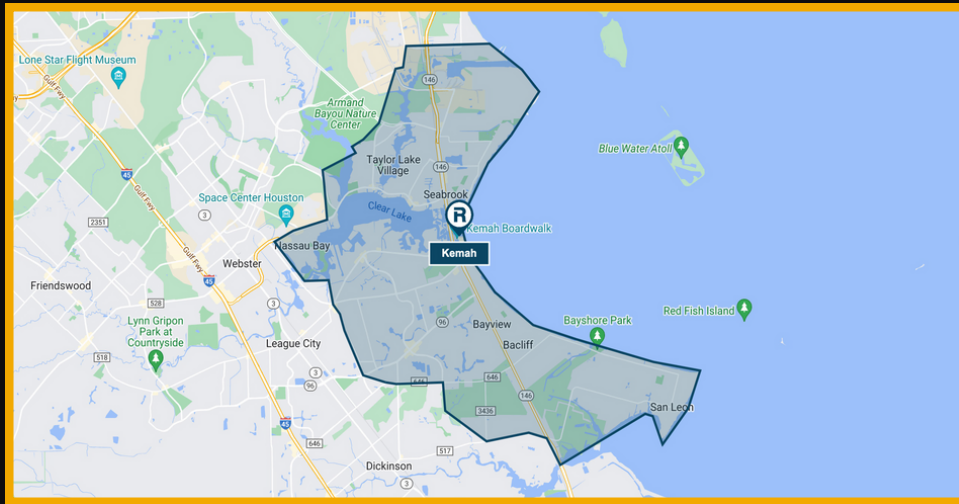
CONTACT:

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HIGHLIGHTS:

- High visibility, corner signal, easy ingress/egress
- Cars per Day approximately 24,000+
- 1,347 LF on HW 96

PRIMARY RETAIL TRADE AREA RETAIL MARKET PROFILE

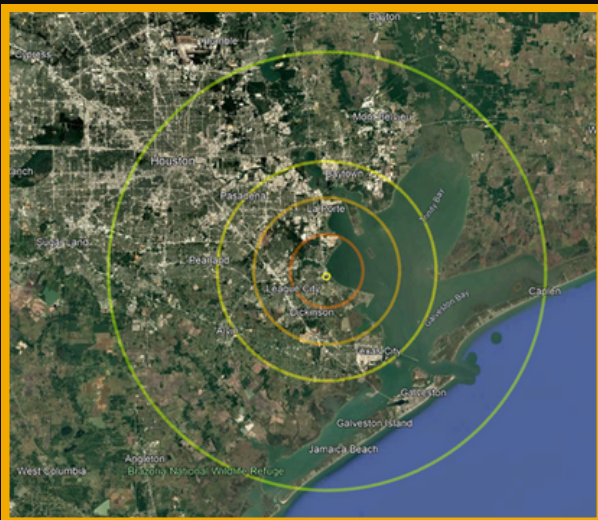


Walmart
Landry's
Starbucks (2)
Auto Zone
Aldis
Lupe Tortilla
Marshalls
T Mobile
**coming soon*

Target
Saltgrass Steakhouse
Petco
Courtyard by Marriott
Office Depot
NTB
Dennys
Little Caesars Pizza*

Home Depot
The Aquarium
Whataburger
Ross
Chic Fil A
Ulta
AT&T
Verizon*

DEMOGRAPHIC PROFILE WITHIN 30 MILES



Key Facts
Population 2,580,517
Households 944,894

Income
Median HH \$70,105
Per Capita \$39,125

Age
Median Age 35.1

Population
2020 94,403
2024 98,307
2029 102,847

Income
Average HH \$136,678
Median HH \$103,163
Per Capita \$54,883

