

SH 96 FRONTAGE

- ± 1.47 acres
- $\pm 12,000$ sq building plan
- Easy access to sh 96 and sh 146
- Next to Lupe tortilla, with easy access to Walmart, The Home Depot, Target, and more
- Perfect for restaurant or retail
- ± 79 parking spaces



CALL FOR INFO



GROWING
LOCATION



KEMAH, TX

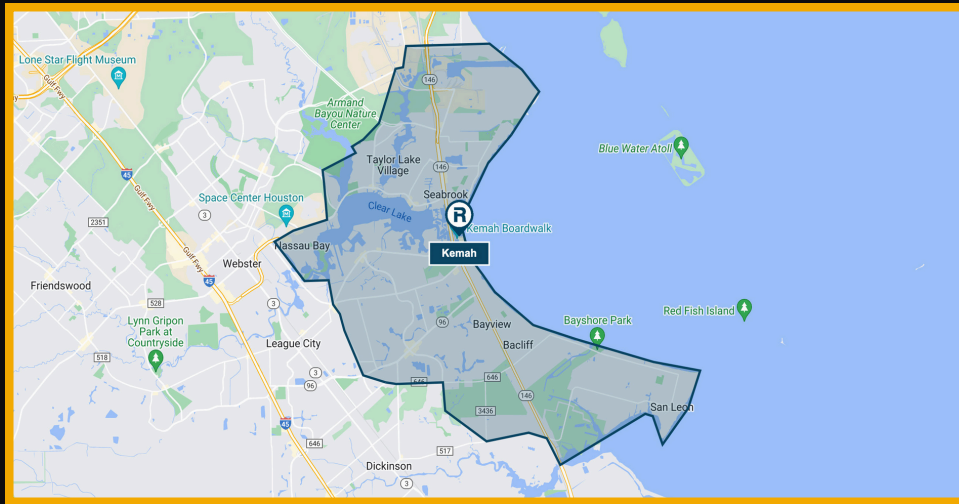
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HIGHLIGHTS:

- Prime location intersection of SH 146 SH 96
- Minutes from Boardwalk and Lighthouse Entertainment District, city parks and visitors center

PRIMARY RETAIL TRADE AREA RETAIL MARKET PROFILE

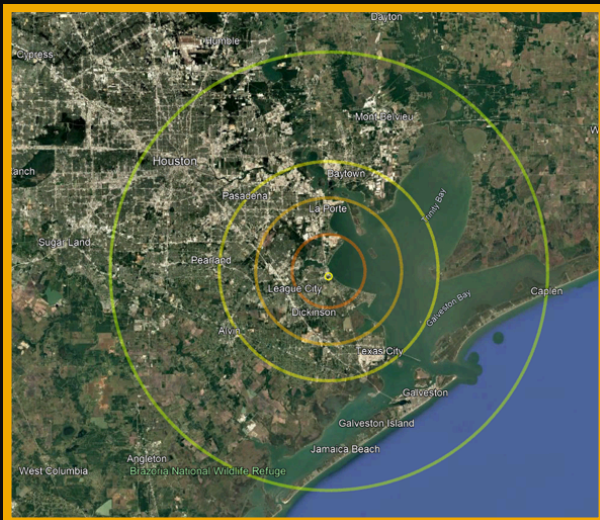


Walmart
Landry's
Starbucks (2)
Auto Zone
Aldis
Lupe Tortilla
Marshalls
T Mobile
**coming soon*

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

