



+/- 6.2 acres

For Sale &/or Lease | Excellent development opportunity

2904 Red Bluff Rd.
Seabrook, TX

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Rare opportunity to acquire a premier site

\$1,850,000 Sales Price / Negotiable Lease Rate

+/- 6.2 acres or +/- 270,072 square feet

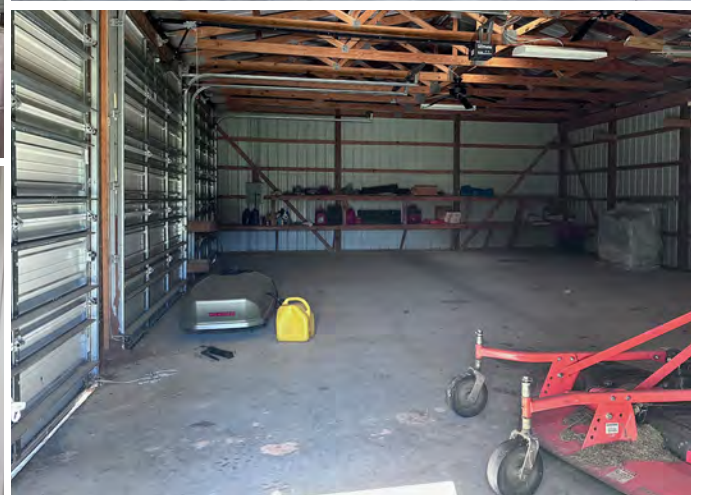
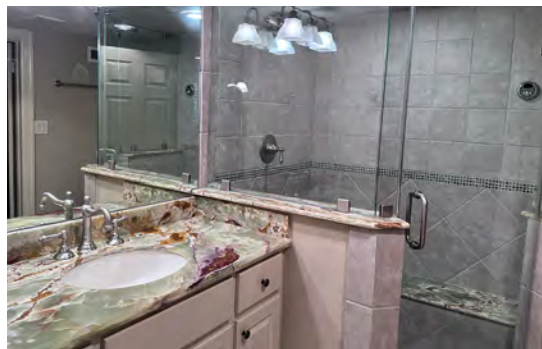
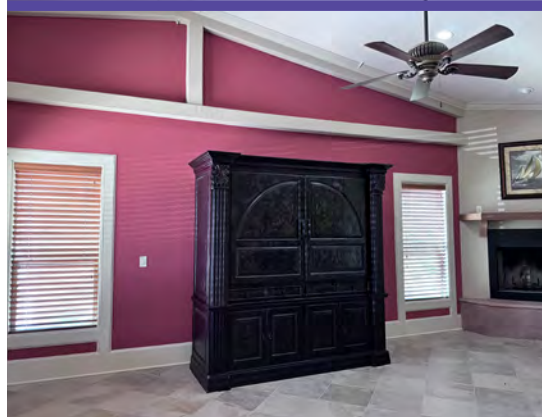
- Zoned for commercial and mixed-use
- All utilities are available to the site
- 160' of waterfrontage on Taylor Lake with pier & boat ramp
- Barndominium
- Parking for 10 vehicles
- Three guest casitas surrounding the swimming pool
- Over 650' of street frontage on Red Bluff Rd. with five access points.

Property Description

The property's gated driveway guides you through manicured grounds to the main building, the barndominium. The barndominium features a large porch, living/dining room with vaulted ceiling and a corner fireplace, large island kitchen with beautiful granite & six-burner gas range, two loft rooms with pressed tin ceilings, a beautiful full bathroom with a steam shower, mud room and parking for 7 vehicles. The second metal building offers storage and parking for a boat, RV or three additional vehicles. Three guest casitas offer two additional bedrooms & a full bath. The large patio with a bar area facing a beautiful pool with a tanning ledge and slide.



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Excellent development potential - Opportunity for mixed-use transformation with uses like an entertainment destination, a business or home business. Commercial and mixed-use zoning offers a multitude of development opportunities, rent as an entertainment paradise or make it your forever home.

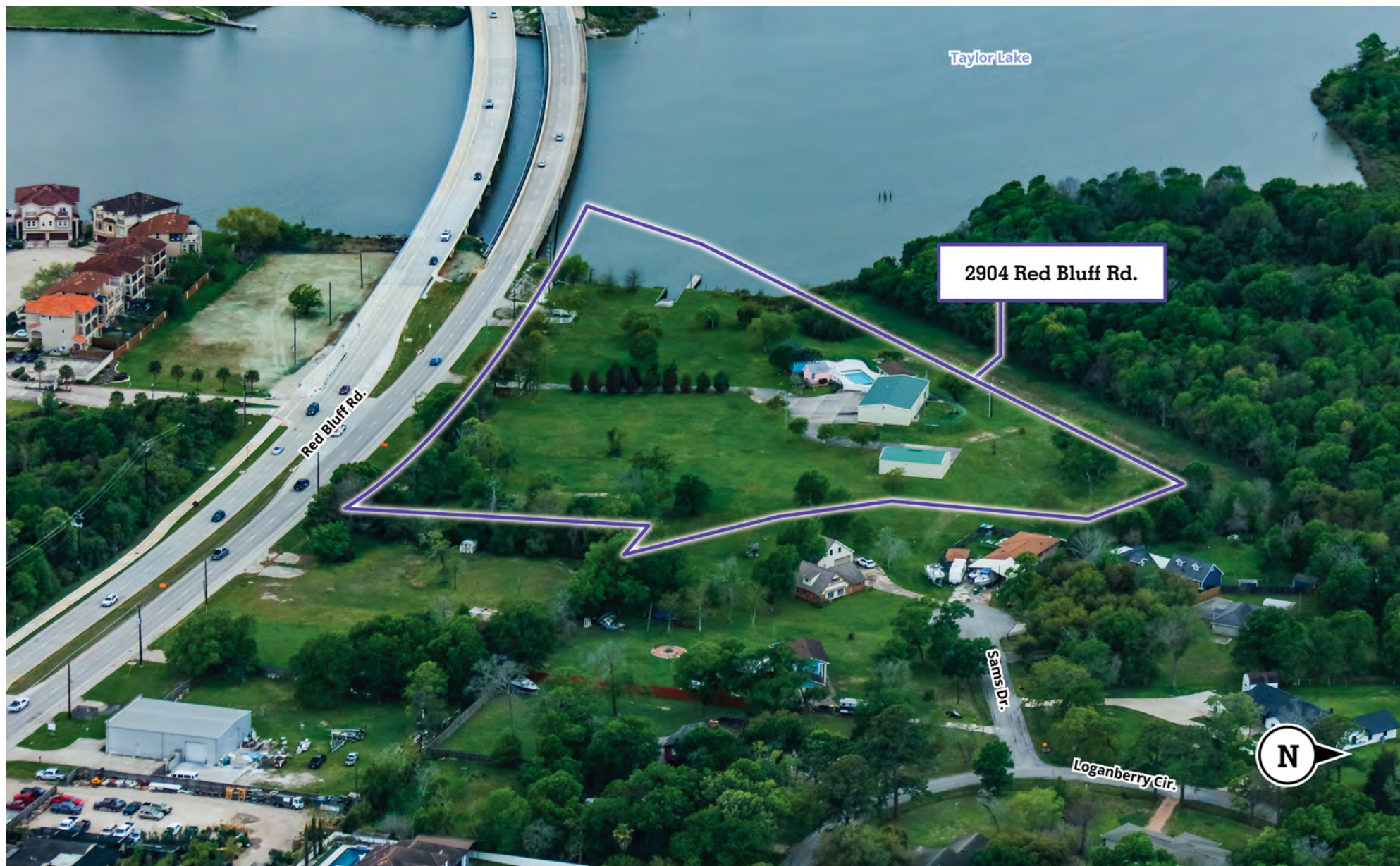
Superior location – Two and a half miles to Highway 146, less than ten miles to Highway 225 (Pasadena Freeway), less than fourteen miles to the major junction of Beltway 8 and Highway 225, four and a half miles to Kemah Boardwalk and five miles to Johnson Space Center.

Prime site nestled between Houston & Galveston - Ideally located +/- 30 minutes southeast of Houston and +/- 30 minutes north of Galveston, just off the intersection of State Highway 146 and Red Bluff Rd., only three minutes from the Galveston Bay, 30 minutes to Hobby Airport and 21 minutes to Ellington Airport, home to Houston Spaceport, the U.S. military and NASA.

Improved access and mobility underway - State Highway 146 is currently being widened and Red Bluff Rd. was recently widened. About 1.5 miles of Red Bluff Rd., between State Highway 146 and Kirby Blvd. are under expansion from three lanes to five. The existing road was recently converted to one-way westbound traffic, and two new one-way eastbound lanes. A new bridge over Taylor Lake was recently completed south of the existing one to allow for more traffic to create an alternative evacuation route. The State Highway 146 will widen from 4 lanes to up to 12 main elevated lanes. The Kemah bridge, recently completed, will have 3 lanes in each direction, including a 4-lane express bridge that will run along the west side. The East Beltway 8 (Sam Houston Tollway) from I-45 to I-10 is also being widened. The size of the toll road from South of Genoa Red Bluff all the way to the ship channel bridge will be doubled.

Vibrant coastal community - Seabrook, Texas - the name alone beckons visitors. Residents and visitors alike treasure this vibrant coastal community for its resort-style experiences along Clear Lake and Galveston Bay. The city offers many shopping, dining and recreational opportunities including boating, hiking, biking and fishing. It also boasts the largest classic car and wooden boat show in the United States, Keels & Wheels which attracts over 15,000 visitors to view more than 300 classic cars and boats from around the nation. Just 6 miles away is University of Houston-Clear Lake, a 4-year university with more than 90 undergraduate and graduate degree programs. San Jacinto Community College Central Campus is also nearby in Pasadena.

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DEMOGRAPHIC SNAPSHOT	3 Mile	5 Mile	10 Mile
2024 Est. Population	30,216	96,111	429,233
2029 Population Projection	32,051	99,083	434,997
2024 Avg. Household Income	\$140,042	\$152,4791	\$137,080

