



4722 Caroline, El Jardin, Searock

UPDATES & FEATURES

- 2026 FRESH EXTERIOR PAINT, NEW PRIMARY BEDROOM DOOR & LAUNDRY ROOM DOOR, NEW PRIMARY SHOWER, DRIVEWAY, INTERIOR PAINT
- 2025 NEW STOVE, NEW WATER HEATER, REPLACE VINYL FLOORS
- 2024 NEW ROOF REPLACEMENT
- 2020 REPLACED FENCE
- 2019 UPDATED KITCHEN & LAUNDRY ROOM DOORS, REPLACED HORIZONTAL PIPES IN ATTIC
- 2017 EXTERIOR PAINT
- 2012 A.C UNIT REBUILT



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2011 NEW PATIO ROOF

2009 UPDATED KITCHEN COUNTERTOPS



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AROUND THE BAY AREA

Close to the places you love

APPROXIMATE DRIVING TIMES

El Jardin Beach / Pine Gully Park	2-5 min
Kemah Boardwalk	10-20 min
Old Seabrook / Main Street waterfront	10-15 min
Space Center Houston / NASA	15-25 min
Webster / Clear Lake medical district	20-30 min
Baybrook Mall	20-30 min
William P. Hobby Airport	30-45 min
Downtown Houston	35-55 min
Galveston / The Strand	40-55 min
Texas Medical Center	40-65 min

Planning estimates only; traffic, route, and destination can change travel times. Verify before commuting.



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COMMUNITY CALENDAR

There's always something happening

NOV 7 | Seabrook Fall Sweep

McHale Park • 9:30 AM-noon

NOV 11 | Honoring Our Veterans

Bay Area Veterans Memorial, 1106 Main St • 11 AM

DEC 3 | Seabrook Tree Lighting

Seabrook Community House • 6-8 PM

DEC 5 | Volunteer Fire Department Santa Run

Neighborhood visits beginning around 8 AM

MID-DEC (date TBA) | Christmas Boat Lane Parade

Kemah/Seabrook Channel • Evening

Events and times may change. Always confirm with the City of Seabrook calendar before attending.



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SEABROOK'S NEXT CHAPTER

01 The Edge at Seabrook Town Centre

Mixed-use project along SH 146 / Grand Parkway with about 320 apartments and roughly 19,000 sq ft of retail and restaurant space.

UNDER CONSTRUCTION | OPENING 2027-2028

02 Lakeside Circle

30+ acre master-planned mixed-use retail district between SH 146 and Lakeside Drive, also positioned as a relocation option for businesses displaced by the highway expansion.

MASTER-PLANNED DISTRICT

03 Bayside Park & Main St.

Former wastewater plant site at 715 Main St becoming a 2.35-acre public park designed for storm surge, plus Main Street streetscape upgrades such as wider sidewalks.

DEMOLITION UNDERWAY | DESIGN IN PROGRESS

04 Pelican Bay Pool

City pool closed in 2023 over aging infrastructure; the renovation is marked by a ribbon-cutting and preview swim ahead of the full 2027 swim season.

RENOVATED | FULL SEASON 2027

MORE ON THE NEXT PAGE • WATERFRONT ACCESS, OLD SEABROOK & LONG-TERM VISION

Project concepts and schedules may change. These improvements are citywide and are not amenities guaranteed to El Jardin property owners.



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SEABROOK'S NEXT CHAPTER

05 Public Boat Ramp

TxDOT is advertising a project to build new Seabrook and Kemah boat ramps to replace access lost to the SH 146 widening; estimated at about \$5.1M.

OUT FOR BID | BIDS DUE JAN 2027

06 Seabrook Plaza One

Proposed waterfront mixed-use project on Clear Lake; the original developer exited in 2025 and the city says it is pursuing a similar project with new partners.

CONCEPT | PARTNERS PENDING

07 The Point District

Long-term concept for walkable waterfront dining, unique local businesses and entertainment at Seabrook's southern tip, next to the planned boat ramp.

LONG-TERM VISION

08 Old Seabrook

City goals include preserving coastal character while enhancing sidewalks, landscaping, public spaces and local-business connections.

CITY PLANNING PRIORITIES

STAY CURRENT: OFFICIAL CITY RESOURCES

Developments • seabrooktx.gov/834/Developments

Bayside Park Expansion • seabrooktx.gov/944/Bayside-Park-Expansion

Annual events • seabrooktx.gov/94/Annual-Events

Prepared for general buyer information only. Conceptual plans, funding, operators, amenities and dates may change. Buyers should confirm project status with the City of Seabrook.



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