Future Growth at the Texas City Wye

What the growth around 4415 Hwy 6 means for a General Commercial business

Address	4415 Hwy 6, Hitchcock, TX 77563
Zoning	General Commercial (GC), per the City of Hitchcock
Land	38.1 acres total: 1.5 ac frontage on Hwy 6 + 36.6 ac private lake (Galveston CAD ID 212629)
Location	Hwy 6 at the Texas City Wye, the junction of I-45, SH 146 and SH 6, next to Bayou Vista
Road project	TxDOT's $226 million I-45 widening between FM 519 and the Texas City Wye; expected completion 2030
Jurisdiction	Inside Hitchcock city limits; Hitchcock ISD

The Growth Driving This Corner

- **A rebuilt freeway at your door.** TxDOT is widening I-45 from six main lanes to **eight**, adding two-lane frontage roads on both sides, rebuilding the **I-45 / SH 146 / SH 6 interchange at the Texas City Wye**, and building six detention ponds. TxDOT's stated goals: safety, mobility, less congestion and better evacuation during floods and severe weather.
- **A booming cruise port down the road.** The Port of Galveston carried close to **4 million cruise passengers in 2025**. A fourth terminal ($156 million) opened in November 2025, and the port projects just under 4 million passenger movements in 2026. Royal Caribbean's *Icon of the Seas* arrives in August 2027, and Norwegian and Disney go year-round in 2027 and 2028. Every passenger who drives to the port on I-45 passes through the Wye.
- **Visitors who stay and spend.** More than a third of cruise passengers stay in local lodging before or after sailing, and historic downtown Galveston draws more than 9 million visitors a year.
- **A growing customer base.** Galveston County reached **372,207 residents** in July 2025, up **6.1%** since April 2020, with 2,525 building permits issued in 2025.
- **Hitchcock on the move.** Reported projects include KB Home's Sunset Grove South (100+ homes) and the Gulf Breeze master-planned community (up to 700 homes). The city has said it still needs a grocery store and everyday services, and has fielded hotel inquiries.

> **The bottom line:** more lanes, more frontage-road access, more cruise traffic and more rooftops, all converging on the one junction every I-45 driver to Galveston Island passes through. This property sits on Hwy 6 at that junction.

By the Numbers

~4 million
Galveston cruise passengers in 2025

6 → 8
I-45 main lanes after the expansion

372,207
Galveston County residents, July 2025 (+6.1% since 2020)

$226M
I-45 widening from FM 519 to the Texas City Wye

Growth Timeline

Nov 2025
Fourth cruise terminal opens

2026
~4 million cruise passenger movements projected

2026–2028
I-45 construction underway at the Wye

Aug 2027
Icon of the Seas sails from Galveston

2027–2028
Norwegian and Disney go year-round

2030
I-45 expansion expected complete

Laura Ward, Broker | Powerhouse Brokerage | 832-409-1908 | powerhousebrokerage@icloud.com

What It Means for Your Business

General Commercial uses that fit a highway-frontage site at a rebuilt interchange

Hitchcock's GC district is written for *"high-traffic areas adjacent to arterial streets and highways"* (City Code Sec. 156.74). Here is how the growth above lines up with businesses GC permits:

Business	Why this site, why now
Travel center / convenience store with fuel	Cruise, beach and commuter traffic on the widened I-45, with new frontage roads and a U-turn lane beneath I-45 at SH 6
Hotel or motel	Over a third of cruise passengers stay locally before or after sailing; the city has fielded hotel inquiries
Restaurant (drive-through or sit-down)	GC allows drive-through and on-premises alcohol; a 36-acre lake gives a dining room a view few highway sites can offer
Boat and RV storage, sales and service	Coastal recreation corridor on the way to Galveston, Tiki Island and the bay
Storage facilities	New subdivisions in Hitchcock and 2,525 county building permits in 2025 mean more households needing space
Grocery, retail and everyday services	The city has said it still needs a grocery store and services such as dry cleaning
Auto sales, service or car wash	GC permits auto sales, repair, parts and car washes, plus outdoor display of vehicles for sale

Site Advantages for a GC User

- **Zoned for it:** General Commercial, per the City of Hitchcock. GC lists 45 permitted uses, including everything allowed in Neighborhood Commercial.
- **Workable standards:** 9,000 sq ft minimum lot, buildings up to 45 ft (three stories), 25 ft front setback, 40% lot coverage.
- **Buy ahead of the finish line:** position now, open as the interchange delivers in 2030.
- **A setting that sells:** the private lake gives a hotel, restaurant or recreation business a waterfront backdrop at a highway exit.
- **Incentives to ask about:** Hitchcock has promoted property tax abatements, sales tax grants, a public improvement district and Texas Enterprise Zone support. Confirm current programs with the Hitchcock EDC.

Good to Know

- **Easements:** subject to recorded easements, including a 50-ft pipeline easement; plat and survey available on request.
- **Site work:** buildable area, frontage feet and driveway access to be confirmed by survey and TxDOT plans, which are preliminary and subject to change.
- **Flood:** coastal area; buyer to verify FEMA flood zone and elevation requirements.

Sources: TxDOT, I-45 from FM 1764 to the Galveston Causeway (CSJ 0500-04-103); KPRC Click2Houston, July 30, 2026; Cruise Industry News, Jan. 12, 2026; The Maritime Executive, Nov. 7, 2025; Houston First, June 12, 2025; U.S. Census Bureau QuickFacts, Galveston County (V2025); Business View Magazine, "Hitchcock, Texas" (undated); City of Hitchcock Code Sec. 156.74; Galveston CAD record 212629.

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