

6100 & 0 Terrebonne Rd, Hitchcock, TX 77563

31.62 AC Assemblage Land Development Opportunity

FOR SALE



Offering Memorandum:

Stylish Turnkey Creative Loft-Style Office Space

22.15 ACRES



6100 & 0 Terrebonne Rd, Hitchcock, TX 77563
I. EXECUTIVE SUMMARY



High Potential Land Development Build To Rent Play – Offered at \$1.8m Total Cost

A 31.62-acre waterfront assemblage with ~1,000 ft along Highland Bayou as a premium amenity, within 100-year floodplain, 10 minutes from I-45 and 25 minutes from Galveston Island. With 30% detention conservative budgeted, this site supports 90–130 residential units and can be positioned as a build-to-rent lakefront community or small-lot subdivision comparable to Borondo Pines, La Marque. 22 AC + 10 AC size assemblage allows efficient detention and infrastructure economies. BTR/townhome model delivers stronger ROI than for-sale due to flood costs. Nearby subdivision shows substantial absorption.

The property also features:

- Terrebonne Rd Frontage
- ~1000 ft Highland Bayou Frontage
- Public water and sewer connection
- Electric utility nearby





6100 Terrebonne Rd, Hitchcock, TX 77563

II. PROPERTY OVERVIEW



Feature	Detail
Land Area	Lot size: 31.62 AC Assemblage
Waterfront	~1000 ft Highland Bayou
Floodplain	100- year Zone AE
Access	Terrebonne frontage
Jurisdiction	Hitchcock
Utilities	Electric nearby, public sewer & water connection
Zoning	Unrestricted, city approval



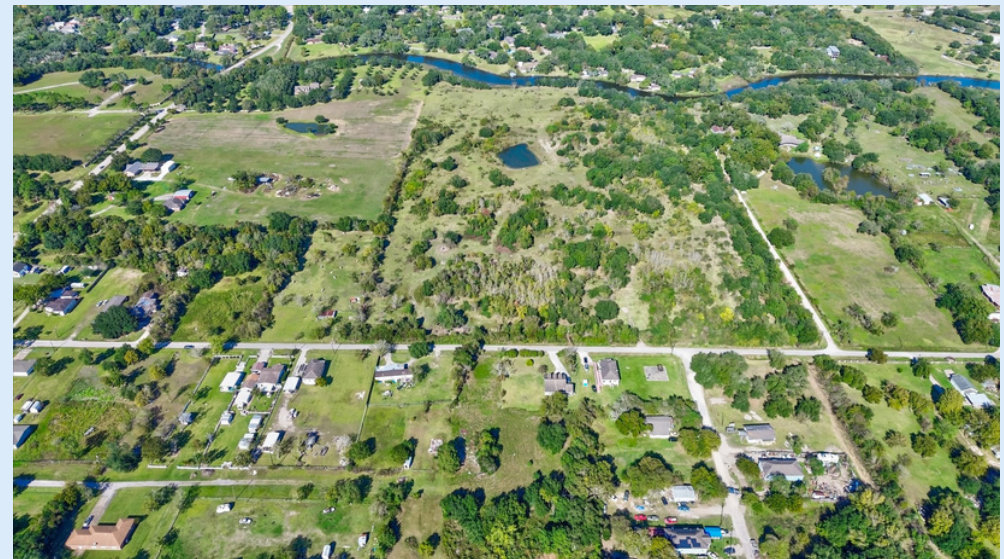


6100 & 0 Terrebonne Rd, Hitchcock, TX 77563

II. Property Overview (cont.)



A. 6100 Terrebonne Site Pictures





6100 & 0 Terrebonne Rd, Hitchcock, TX 77563
II. Property Overview (cont.)



A. 6100 Terrebonne Site Pictures





6100 & 0 Terrebonne Rd, Hitchcock, TX 77563

II. Property Overview (cont.)



B. 0 Terrebonne Site Pictures





6100 & 0 Terrebonne Rd, Hitchcock, TX 77563

II. Property Overview (cont.)



B. 0 Terrebonne Site Pictures





III. Location & Accessibility



Positioning:

Hitchcock Submarket – Surrounded by residential communities, industrial employers, and growing development.

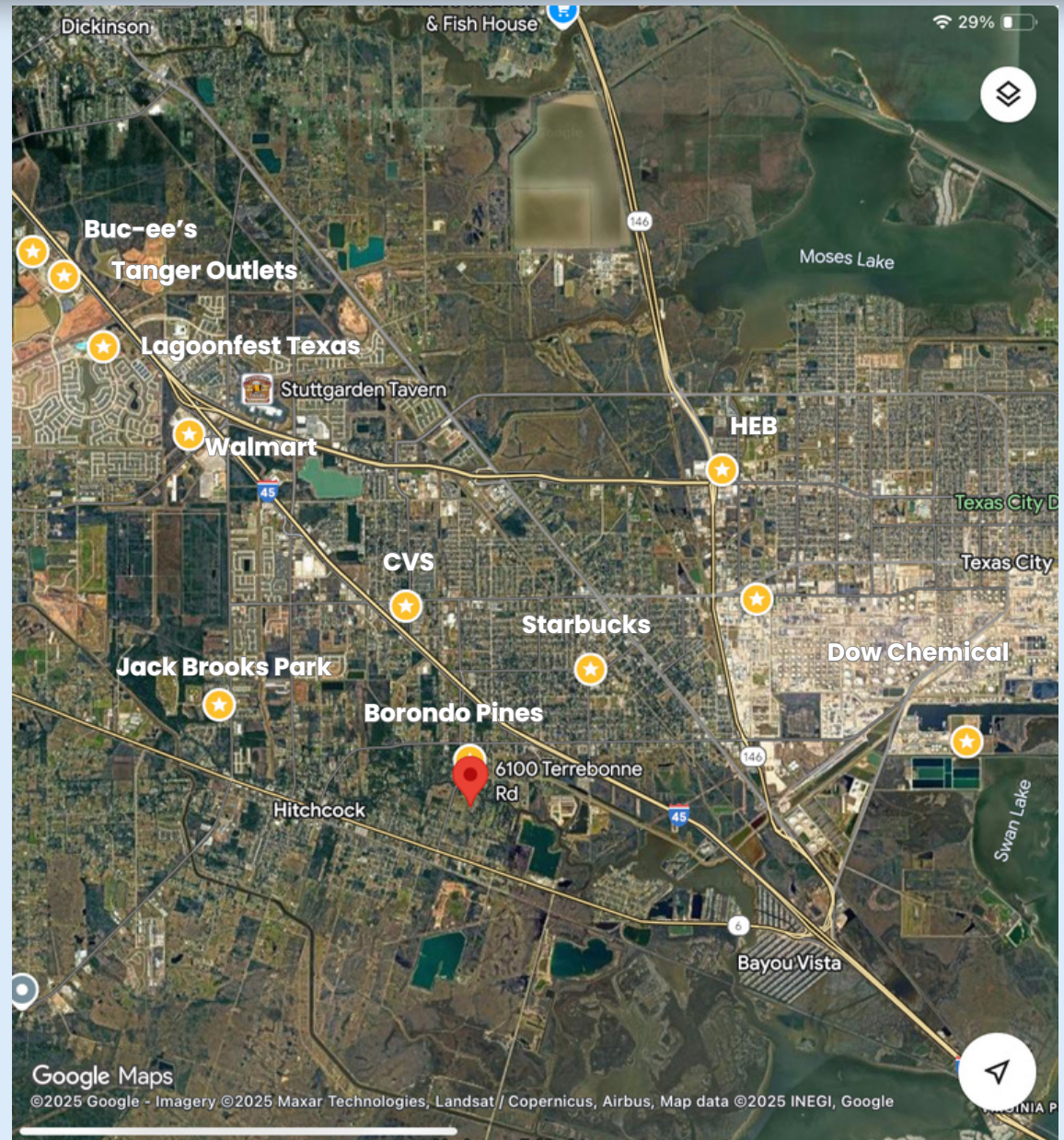
Amtrak Station (~43 min) Airports – William P. Hobby (~37 min), George Bush Intercontinental (~60 min)

Nearby:

Hotels: Best Western Texas City, Various Motels

Retail & Services: HEB, Outlet Mall, Target, Walmart, Buc-ee's, Sam's Club, Texas First Banks and medical services

Industrial: Dow Chemical



6100 & 0 Terrebonne Rd, Hitchcock, TX 77563

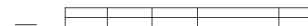
TERREBONNE ROAD

N 76°28'40" W 613.20'

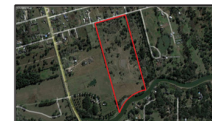
FAIRWOOD ROAD

N 13°31'20" E 1790.00'

S 13°31'20" W 1500.00'



LEGEND



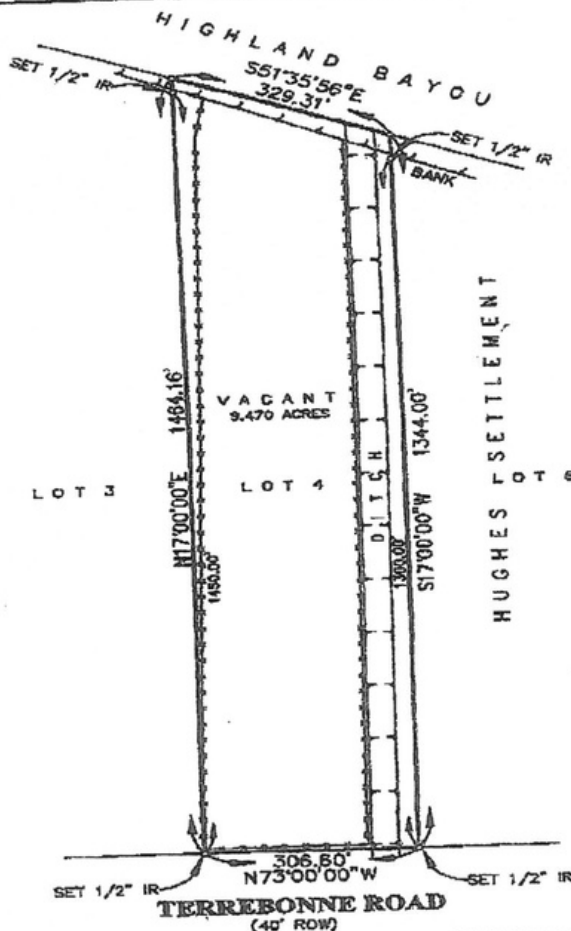
First American Title



[Handwritten signature]

www.survey1inc.com
survey1@survey1.com
Survey1, Inc.
Your Land Survey Company

SCALE
1"=200'



Note: State of Texas easement as set forth in instrument recorded in V-1423, P-55 in the office of the County Clerk of Galveston County, Texas.

BUYER: Terrebonne Road

DESCRIBED PROPERTY:
Lot 4, of FOUNTAINEBLEAU, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 119, Page 27 in the office of the County Clerk of Galveston County, Texas.



LAND SURVEYORS, INC.
1810 South Gordon - Alvin, Texas 77511
(281) 388-1159 • Fax: (281) 388-0317

C.F. 00000
Date: 05/27/05
Job: 31285



Registered Professional Land Surveyor
Texas Registration No. 4801

I, Steven M. Stafford, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above Plat represents an actual survey made on the ground on this day under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachments, or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Note: There are no natural drainage courses on this property. No artificial property does not lie in a flood hazard zone according to FEMA.

480228 0270 J 1/13/97 Zone "X"



ERIC CHIANG

Real Estate Agent, WinHill Advisors - Kirby

 832-208-3265

 ERChiang@WinHillAdvisorskirby.com

Eric Chiang is a Houston-based Realtor with Winhill Advisors – Kirby, specializing in luxury, investment, and land development properties across Greater Houston. Known for a data-driven and strategic approach, he combines deep market insight with innovative marketing to position listings for maximum exposure and return. With a background in real estate investment and property analysis, Eric approaches every sale like a business plan — optimizing pricing, presentation, and negotiation to outperform market averages. His reputation is built on transparency, precision, and results that speak for themselves. Sellers value his professionalism and proven ability to deliver exceptional outcomes, regardless of market conditions.

CHARLIE KRIEGEL

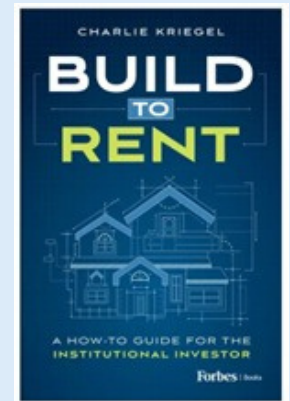
**Broker Owner | CEO, WinHill Advisors-Kirby
Realtor of the Year Nominee, GHBA 2017**

 832-496-2614

 charlie@winhilladvisorskirby.com

With over two decades of experience in the real estate industry, Charlie exemplifies expertise and innovation. As the co-founder and CEO, he has successfully guided the company through various market landscapes, ranging from luxury residential projects to complex commercial investments.

His strategic focus on pioneering **Build-to-Rent (BTR)** developments has positioned the company as a leader in the field.



IMPORTANT NOTICE

This offering memorandum is intended solely for informational purposes. The content, including any forward-looking statements or projections, should not be construed as definitive assessments of investment performance. While we have made every effort to ensure that the information provided herein is accurate and reliable, please be aware that all real estate investments carry inherent risks and uncertainties. WinHill Advisors and its agents do not provide any guarantees regarding returns or timelines based on the information presented in this document



By reviewing this memorandum, you acknowledge and accept that WinHill Advisors and its representatives cannot be held liable for any losses or damages resulting from the use of this information, including any inaccuracies or omissions, regardless of the cause. Investors are strongly encouraged to undertake their own research and due diligence. We advise consulting with qualified professionals—such as lawyers, accountants, or financial advisors—regarding any questions about taxes, legal matters, or other specific concerns. Under no circumstances shall WinHill Advisors or its agents be liable for any direct, indirect, incidental, or consequential damage arising from the use of this memorandum or the information it contains. We expressly disclaim any guarantees or promise related to potential profits, returns, or investment timelines discussed herein.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Winhill Advisors - Kirby

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Charlie Kriegal

Designated Broker of Firm

Charlie Kriegal

Licensed Supervisor of Sales Agent/
Associate

Eric Chiang

Sales Agent/Associate's Name

0578262

License No.

info@winhilladvisorskirby.com

Email

(713)574-3141

Phone

0520642

License No.

Charlie@winhilladvisorskirby.com

Email

(832)496-2614

Phone

0520642

License No.

Charlie@winhilladvisorskirby.com

Email

(832)496-2614

Phone

0724336

License No.

Eric@winhilladvisorskirby.com

Email

(832)208-3265

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date