

3401 Highway 6 Hitchcock, TX 77563



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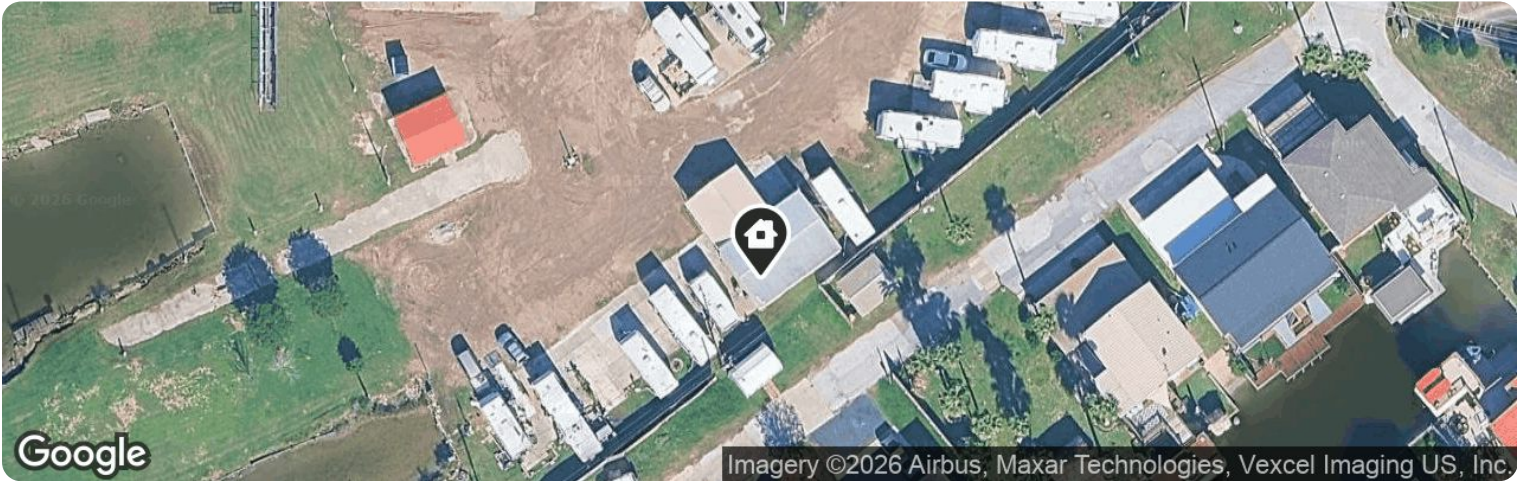


United Real Estate Houston

3131 Briarpark Drive, Suite 125

Houston, TX 77042





NEW Active / For Sale • New, Active: 5/15/2026

List Price

\$1,950,000

Active Date 5/15/2026 Listing ID 2514582

Price Per Sq Ft

\$2,257



Retail

Type



864

Sq Ft

Basic Facts

Type

Retail

Subtype

Miscellaneous

Days in RPR

3

Year Built

1991

Price by SqFt

\$2,257 per sq ft

Land Use

Commercial (General)

General Use

Vehicle Sales, Rentals

Property Use

Vehicle Sales, Rentals

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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Property Information

Description

Positioned along Highway 6 with valuable waterfront access this unique commercial property offers a rare blend of income potential flexibility and location. Spanning three lots the site is currently operating as an RV park featuring 14 hookups 12 with 30amp service and 2 with 50amp service making it ideal for continued use or expansion. The property includes a durable metal building equipped with two garage bays and dedicated workshop space perfect for a variety of commercial or service based operations. With a strong history of diverse uses including a bar used car dealership and vehicle inspection site this property is well suited for entrepreneurs and investors seeking a versatile space with proven adaptability. The waterfront setting adds an additional layer of appeal offering opportunities to enhance the current RV park model or reimagine the space for other commercial ventures. Whether you're looking to generate immediate income redevelop or create a mixed use concept this property delivers exceptional potential in a growing area of Galveston County.

Property Features

LISTING			
Stories	1	Total Number of Units in Complex	14
Building Sqft	864 sq ft		
PUBLIC			
Effective Year Built	2000	Storage Bldg.	000000124
Lot Size Sqft	50,399 sq ft	Lot Size Acres	1.16 acres
Building Sqft	864 sq ft	Neighborhood Code	RVP-S18
1st Floor	864	Canopy/Awning	750, 320

Location Details

Flood Zone AE

Legal Description

Parcel Number	2097-0000-0020-003	Tax ID	R141162
County	Galveston County	City/Municipality/Township	UNINCORPORATED AREA

Legal Description

Census Tract	481677238.003013	Carrier Route	R092
Abbreviated Description	CITY/MUNI/TWP:UNINCORPORATED AREA SUBD:BUNDICK S C (S/D OF SURVEY) ABST 7 S C BUNDICK SUR PT OF LOT 20 (20-3) S C BUNDICK SUB MAP REF:MP 307-D	FIPS Parcel Number	481672097-0000-0020-003
General Use	Vehicle Sales, Rentals	Property Use	Vehicle Sales, Rentals
Overall Use	RETAIL	Current Use	Retail

Owner Facts

Owner Name (Public)	ENCORE MOTORS INC	Owner Name (Listing)	ENCORE MOTORS INC
Mailing Address	3399 Highway 6 Hitchcock TX 77563-2509	Mail Care-Of Name	Paul Patrick
Vesting	Company/Corporation		

Listing History

Current Records

Change Date	Description	Price	Change %
5/17/2026	New Listing	\$1,950,000	

Listing Agent

Agent	Christy Realtor
Website	www.crexix.com/properties/2514582?utm_source=RPR_web&utm_medium=api_partner&utm_campaign=NAR_tech

Listing Details

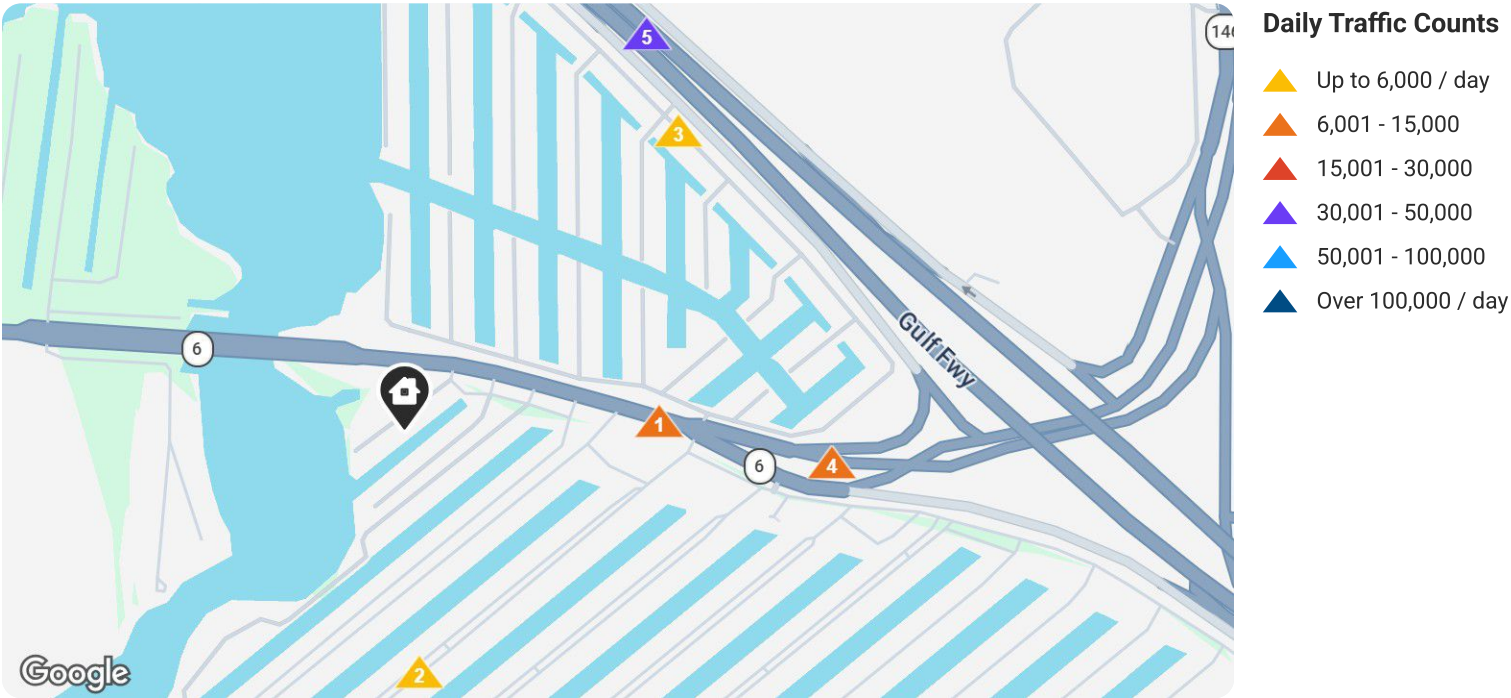
Listing ID	2514582	Listing Source	CREXi
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Listing Details

Legal

CITY/MUNI/TWP:UNINCORPORAT
ED AREA SUBD:BUNDICK S C (S/D
OF SURVEY) ABST 7 S C BUNDICK
SUR PT OF LOT 20 (20-3) S C
BUNDICK SUB MAP REF:MP 307-D

Traffic Counts



Traffic Counts within 1 mile by Proximity

1

10,240

Highway 6

2025 Est. daily traffic counts

Cross: Dolphin Dr

Cross Dir: W

Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2022	▲	11,325	AADT
2021	▲	9,756	AADT
2020	▲	9,393	AADT
2019	▲	11,051	AADT
2018	▲	11,051	AADT

2

440

Tarpon St

2025 Est. daily traffic counts

Cross: Herring Dr

Cross Dir: NE

Distance: 0.25 miles

Historical counts

Year	▲	Count	Type
2006	▲	430	ADT

3

2,454

2025 Est. daily traffic counts

Cross: –

Cross Dir: –

Distance: –

Historical counts

Year	▲	Count	Type
2022	▲	2,445	AADT

4

9,877

State Hwy 6

2025 Est. daily traffic counts

Cross: Ling St

Cross Dir: SE

Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2005	▲	9,560	AADT
2002	▲	9,700	AADT
2000	▲	8,100	AADT
1997	▲	8,700	AADT
1996	▲	10,530	ADT

5

51,421

Gulf Freeway

2025 Est. daily traffic counts

Cross: Texas City Wye

Cross Dir: SE

Distance: 1.05 miles

Historical counts

Year	▲	Count	Type
2020	▲	45,402	AADT
2018	▲	50,258	AADT
2013	▲	50,506	AADT
2011	▲	47,000	AADT
2010	▲	49,000	AADT

AADT - Annual Average Daily Traffic

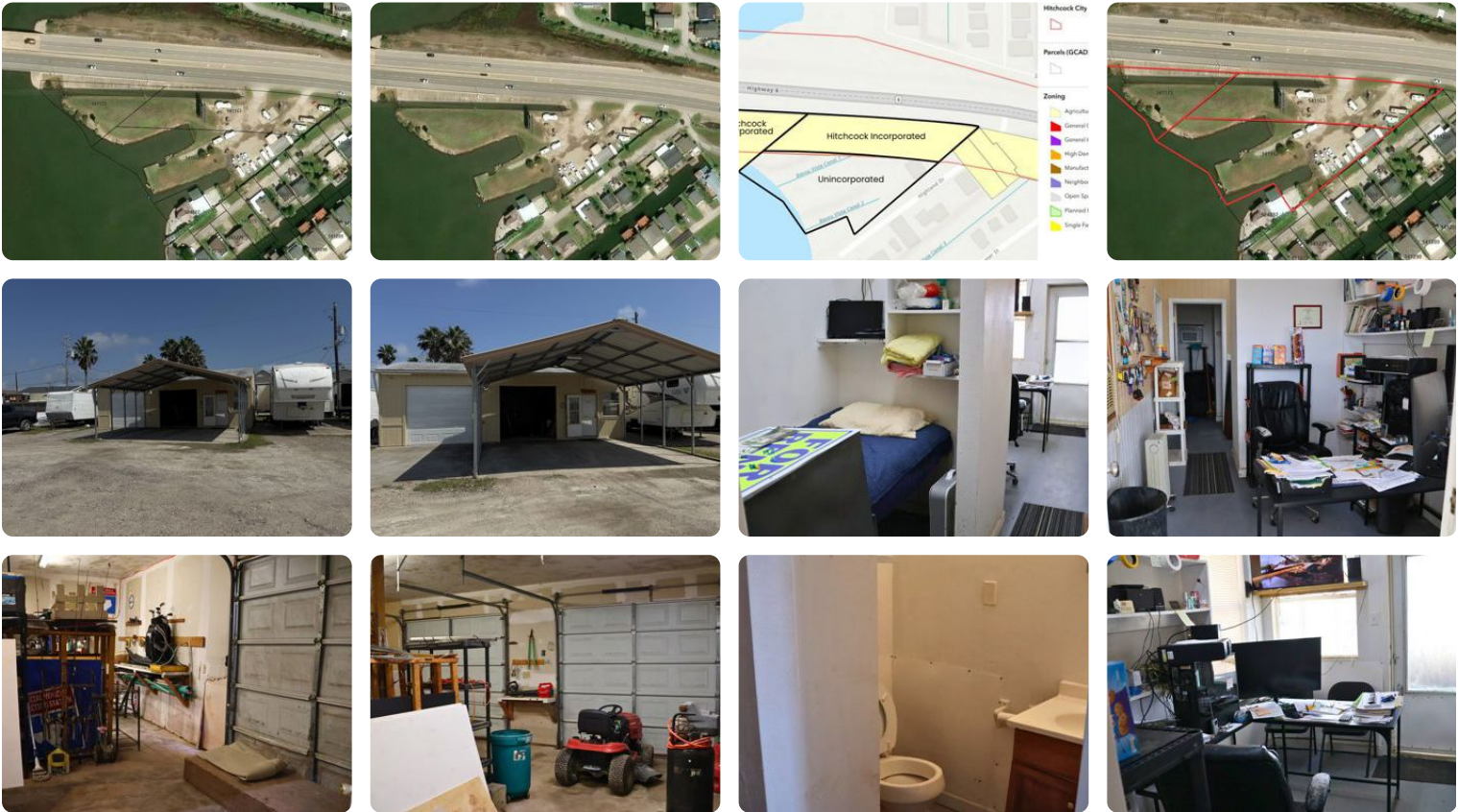
ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos

Listing Photos



Photos

Listing Photos



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