

# FM-3005

## GALVESTON, TX

### 77554

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63 ACRES OF COMMERCIAL LAND  
IN GALVESTON'S WEST END



## FM-3005 GALVESTON, TX 77554

### Prime Land Near West Bay

Approximately 63 acres of undeveloped bayfront land on Galveston Island's West End. The tract extends from FM 3005 to Galveston Bay, with approximately 493 feet of frontage on FM 3005 and approximately 869 feet of frontage along the bay. The land is in its natural state, with native coastal vegetation throughout, and its position between FM 3005 and the bay places it a short distance from Gulf beach access. The dual frontage and acreage offer potential for a range of uses, including residential development, a private estate, recreational use, or long-term land investment, subject to applicable regulations and buyer's due diligence. Established residential communities are located nearby.



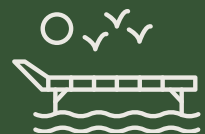
## PROPERTY INFORMATION



3 minutes away  
from Galveston  
Island Koa Holiday



63 Acres available to  
develop



Right next to  
Half Moon Beach and  
Stavanger Beach



Bay Front on  
Galveston Island  
and by the coast



Beach & Club  
Development or  
Conservation  
Easement Strategy



Open Ranchland for  
wildlife habitat



## ADDITIONAL HIGHLIGHTS

- *Panoramic Sunsets over West Bay, Private Dockage, & Open Ranch Land for Recreation and Wildlife*
- *Able to be subdivided and categorized as a waterfront property*
- *Ideal uses: Low-Density Beach Club Development, Recreational Usage, Private Estate, Ranch Compound*

# HIGHLIGHTS



Part Of A Vibrant  
Galveston Community



Large Plot Of Land  
Ensures Long-Term  
Value Potential For  
Investing



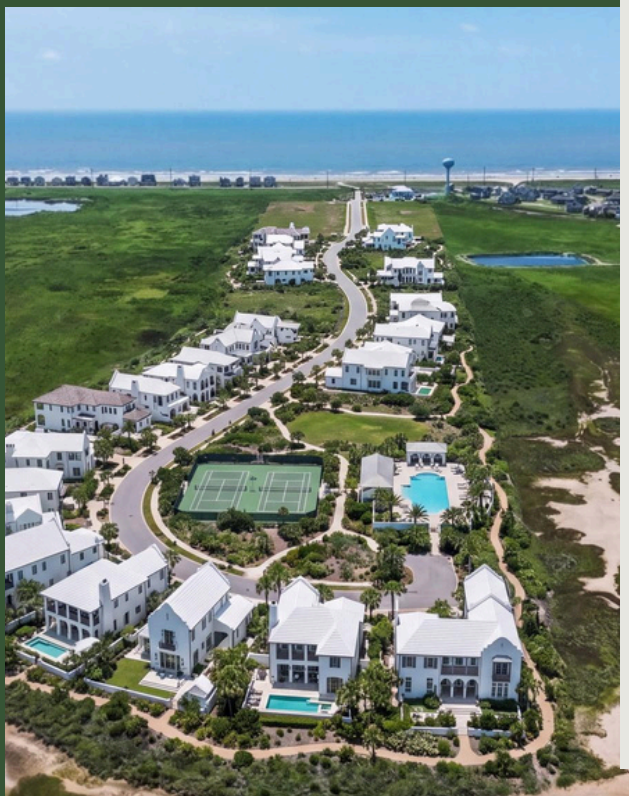
Ideal For Residential  
Family Compound  
Or Mixed-Use  
Community



Remote With Easy  
Access To Galveston  
Amenities



Affordable Compared To  
Other Coastal Cities

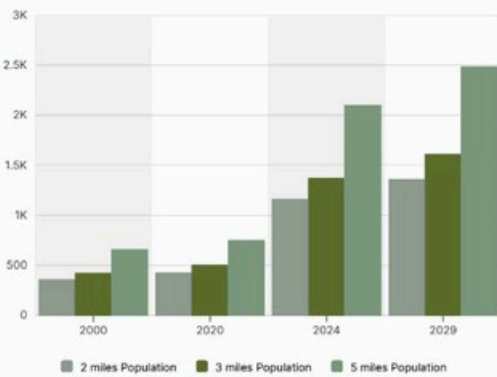


\*representative rendering of land developed

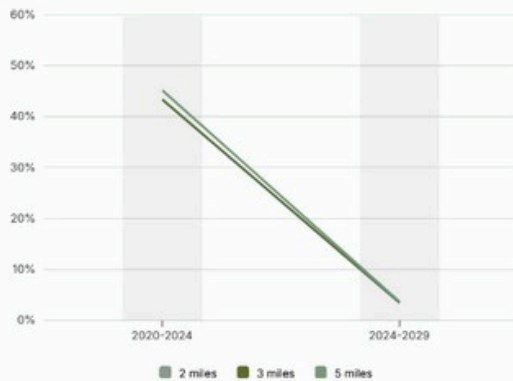
# GENERAL MARKET DATA

## POPULATION

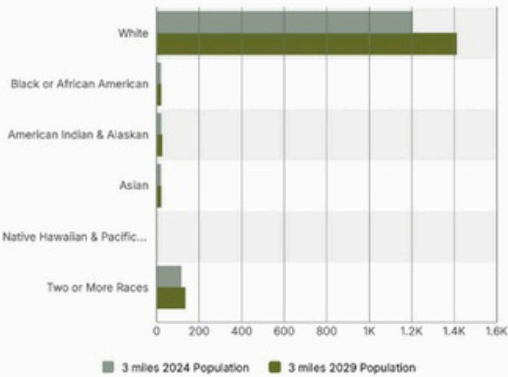
Population



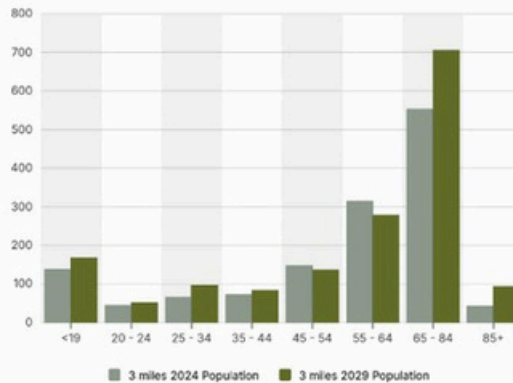
Annual Population Growth



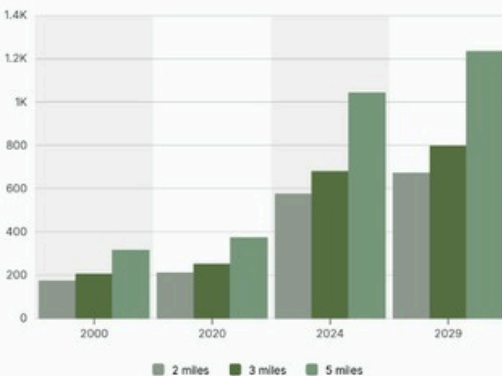
Population By Race



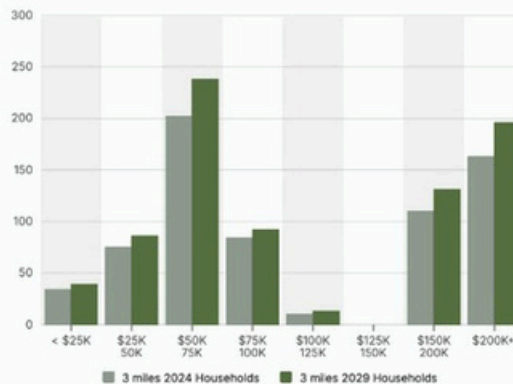
Population By Age



Households



Household Income



# GENERAL MARKET DATA

## POPULATION

### Population

|                             | 2 miles | 3 miles | 5 miles |
|-----------------------------|---------|---------|---------|
| 2020 Population             | 424     | 502     | 748     |
| 2024 Population             | 1,159   | 1,372   | 2,099   |
| 2029 Population Projection  | 1,359   | 1,610   | 2,484   |
| Annual Growth 2020-2024     | 43.3%   | 43.3%   | 45.2%   |
| Annual Growth 2024-2029     | 3.5%    | 3.5%    | 3.7%    |
| Median Age                  | 62.5    | 62.5    | 61.8    |
| Bachelor's Degree or Higher | 31%     | 31%     | 31%     |
| U.S. Armed Forces           | 0       | 0       | 0       |

### Income

|                         | 2 miles   | 3 miles   | 5 miles   |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income    | \$140,788 | \$141,261 | \$134,150 |
| Median Household Income | \$83,098  | \$83,333  | \$83,365  |
| < \$25,000              | 29        | 34        | 67        |
| \$25,000 - 50,000       | 64        | 75        | 120       |
| \$50,000 - 75,000       | 171       | 202       | 291       |
| \$75,000 - 100,000      | 71        | 84        | 130       |
| \$100,000 - 125,000     | 9         | 10        | 37        |
| \$125,000 - 150,000     | 0         | 0         | 16        |
| \$150,000 - 200,000     | 93        | 110       | 161       |
| \$200,000+              | 137       | 163       | 221       |

### Housing

|                   | 2 miles   | 3 miles   | 5 miles   |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$588,889 | \$588,558 | \$510,442 |
| Median Year Built | 1996      | 1996      | 1995      |

### Households

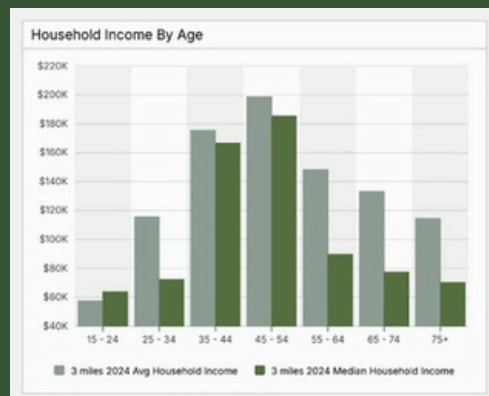
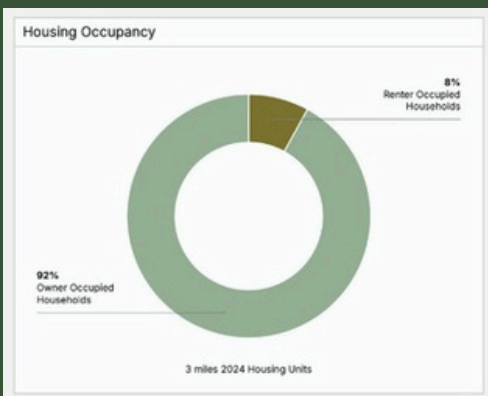
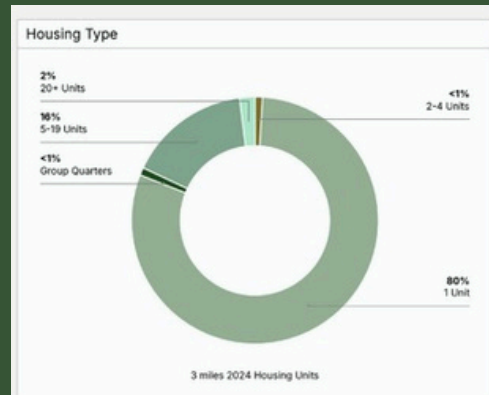
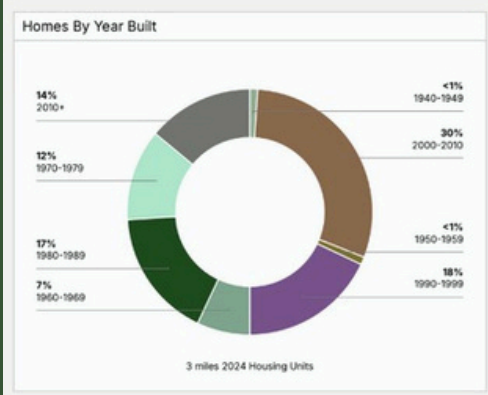
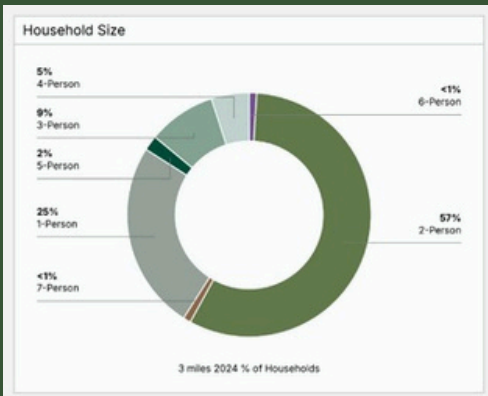
|                                  | 2 miles | 3 miles | 5 miles |
|----------------------------------|---------|---------|---------|
| 2020 Households                  | 211     | 250     | 373     |
| 2024 Households                  | 573     | 678     | 1,042   |
| 2029 Household Projection        | 672     | 796     | 1,234   |
| Annual Growth 2020-2024          | 2.7%    | 2.7%    | 2.5%    |
| Annual Growth 2024-2029          | 3.5%    | 3.5%    | 3.7%    |
| Owner Occupied Households        | 620     | 734     | 1,116   |
| Renter Occupied Households       | 52      | 62      | 118     |
| Avg Household Size               | 2       | 2       | 2       |
| Avg Household Vehicles           | 2       | 2       | 2       |
| Total Specified Consumer Spen... | \$20.9M | \$24.8M | \$37M   |

### Population By Race

|                                | 2 miles | 3 miles | 5 miles |
|--------------------------------|---------|---------|---------|
| White                          | 1,015   | 1,202   | 1,812   |
| Black                          | 14      | 17      | 30      |
| American Indian/Alaskan Native | 20      | 23      | 30      |
| Asian                          | 14      | 17      | 27      |
| Hawaiian & Pacific Islander    | 0       | 0       | 0       |
| Two or More Races              | 96      | 114     | 201     |
| Hispanic Origin                | 103     | 122     | 191     |

# GENERAL MARKET DATA

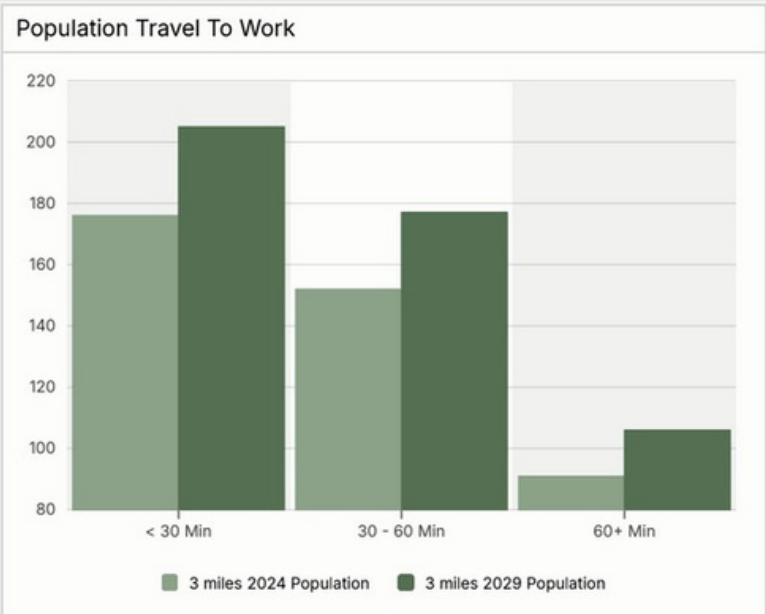
## HOUSING



# GENERAL MARKET DATA

## TRAFFIC

| Traffic            |                     |                |            |                        |
|--------------------|---------------------|----------------|------------|------------------------|
| Collection Street  | Cross Street        | Traffic Volume | Count Year | Distance from Property |
| San Luis Pass Rd   | 7th St SW           | 1,042          | 2025       | 0.65 miles             |
| Vida St            | Laguna Dr NE        | 222            | 2025       | 1.64 miles             |
| San Luis Pass Rd   | Monterrey Dr NE     | 1,200          | 2025       | 2.23 miles             |
| Zachary Dr         | Ector Dr NW         | 414            | 2025       | 2.26 miles             |
| San Luis Pass Road | Bay Water Dr S      | 1,679          | 2025       | 2.44 miles             |
| San Luis Pass Road | Monterrey Dr NE     | 1,454          | 2021       | 2.44 miles             |
| Liberty Dr         | Shelby Dr S NW      | 61             | 2025       | 2.56 miles             |
| Shelby Dr S        | Mason Dr NE         | 162            | 2025       | 2.60 miles             |
| Panola Dr          | E Taylor Dr SE      | 81             | 2025       | 2.73 miles             |
| San Jacinto Dr     | San Luis Pass Rd SE | 17,366         | 2025       | 2.80 miles             |



# MEET THE SALES TEAM



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