



FOR LEASE

FOR SALE

LAWRENCE BUSINESS PARK

League City ETJ/Kemah, Galveston County, Texas

820-880 Lawrence Rd., Kemah, Texas 77565, near FM2094

LOCATION:

Midway between the **South Shore Harbour Resort** and the **Kemah Boardwalk**, one block south of the signaled FM2094 (Marina Bay Drive) intersection, west side of Lawrence Road, adjacent to the West Marine property and next to the Kennel.

SIZE:

5.28 ACRE TRACT OF LAND BEING ALL OF LOTS C1A, C1B, C1C, C1D & C1E IN BLOCK 1 OF THE REPLAT M. PECK SUBDIIVISION The total development is approved for 7 individual free standing buildings upon completion.

FLOOD PLAIN:

The property is in excess of 14' above mean sea level and out of the 100-year flood plain.

RESTRICTIONS:

The property is zoned C-1 for commercial usage.

UTILITIES:

All utilities are available through the City of League City, AT&T, Comcast internet/telephone and CenterPoint Energy.

COMMENTS:

There are no easements or restrictions that would detrimentally affect future development of the property; on-site detention is in place and pad sites are ready for immediate construction.

CITY DEMOGRAPHICS:

2020 POPULATION = 99,186
MEDIAN INCOME = \$101,406

SALE PRICING:

820 Lawrence Rd., 4,800/SF Office Bldg. = \$1,500,000
830 Lawrence Rd., 6,000/SF Pad Site = \$500,000
840 Lawrence Rd., 6,000/SF Warehouse/Flex Bldg. = \$1,500,000
850 Lawrence Rd., 6,000/SF Warehouse/Flex Bldg. = \$1,500,000
860 Lawrence Rd., 6,000/SF Pad Site = \$500,000
870 Lawrence Rd., 4,800/SF Pad Site = \$500,000
880 Lawrence Rd., 4,800/SF Office Bldg. = \$1,500,000

LEASE PRICING:

820 Lawrence Rd. Suite 122 (1,400/SF) \$19.32/SF + \$6.00 NNN -AVAILABLE! 880
Lawrence Rd. Suites 186 & 188 (2400) \$19.32/SF + \$6.00 NNN-AVAILABLE
850 Lawrence Rd., (6,000/SF) \$9.72/SF + \$6.00 NNN- AVAILABLE

NEED MORE INFORMATION:

Call...Wayne Rutledge @ 832.875.2980

The information contained herein has been obtained from reliable sources; however, we do not guarantee it. Property submitted is subject to errors, omissions, change of price, prior lease, prior sale or withdrawal without notice.

