



**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 120 (1,100/SF) \$19.32/SF + \$6.00 NNN  
880 Lawrence Rd., Suite 182 (1,400/SF) \$19.32/SF + \$6.00 NNN  
840 Lawrence Rd., Suite A (3,000/SF) \$9.72/SF + \$6.00 NNN  
850 Lawrence Rd., (6,000/SF) available \$9.72/SF + \$6.00 NNN

**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.

