SINGLE TENANT NET LEASE FOR SALE

11150 TERMINI-SAN LUIS PASS RD, GALVESTON, TX 77554

5353 West Alabama Street, Suite 200
Houston, Texas 77056
www.braunenterprises.com

FOR MORE INFORMATION:

SIMON HA, Director of Brokerage
simon@braunenterprises.com
713.541.0066

BRAUN ENTERPRISES
REAL ESTATE DEVELOPMENT

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Braun Enterprises and it should not be made available to any other person or entity without the written consent of Braun Enterprises. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Braun Enterprises.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun Enterprises has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Braun Enterprises has not verified, and will not verify, any of the information contained herein, nor has Braun Enterprises conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Braun Enterprises Real Estate Development (“Braun”) is pleased to offer for sale the fee-simple interest in 11150 San Luis Pass Road, a freestanding restaurant currently leased by Cooper’s Landing.

The Property is currelty on an absolute NNN lease to local favorite restaurant Cooper’s Landing and features a highly visible location just of the sea wall. The current lease has 9 years remaining with a strong operator in place.

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EXECUTIVE SUMMARY

ADDRESS
11150 Termini-San Luis Pass Rd,
Galveston, TEXAS 77554

BUILDING SIZE
3,600 SF

LAND SIZE
0.64 AC

YEAR BUILT/ RENOVATED
2001/2022

OCCUPANCY
100%

LEASE TYPE
Absolute NNN

CAP RATE
6.5%

ASKING PRICE
Contact Broker

TENANT
Cooper's Landing Galveston

TENANT Cooper's LANDING

TENANT PROFILE:
Copper's Landing - An upscale-casual steak and Gulf seafood restaurant on Galveston's West End, with a second location in Friendswood.

PROPERTY HIGHLIGHTS

Outstanding opportunity to acquire a highly visible restaurant property in one of Galveston's fastest-growing coastal corridors. Cooper's Landing offers an established waterfront dining destination with Gulf views, strong frontage along FM 3005 (Termini-San Luis Pass Road), ample parking, and excellent accessibility. Located amid expanding residential development and popular beach attractions, the property is well positioned to serve both the island's growing local population and the steady influx of tourists seeking an exceptional coastal dining experience.

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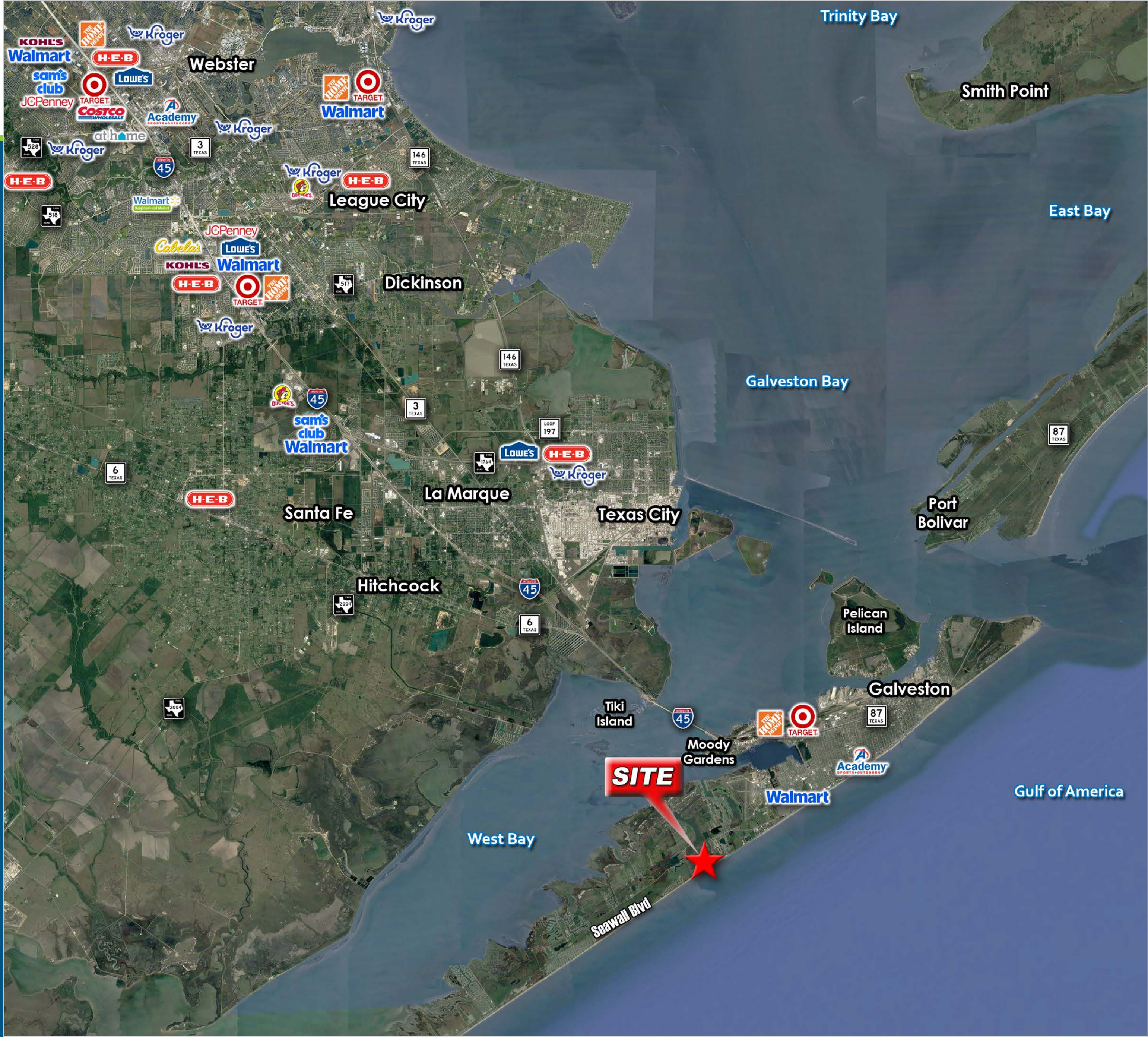
PROPERTY OVERVIEW

DEMOGRAPHIC SNAPSHOT

Population	3 mile	7,688
	5 mile	28,545
	10 mile	61,434
Daytime Population	3 mile	6,137
	5 mile	24,606
	10 mile	100,964
Households	3 mile	3,827
	5 mile	12,510
	10 mile	27,937
Avg. HH Income	3 mile	$107,797
	5 mile	$101,466
	10 mile	$94,164



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MARKET OVERVIEW

STRATEGIC LOCATION

Cooper's Landing occupies a premier coastal location just minutes from:

- Galveston Island beaches
- Jamaica Beach
- Pirates Beach
- Sea Isle
- Galveston Island State Park
- Moody Gardens
- San Luis Pass
- West End residential communities

This highly visible FM 3005 location captures both local and visitor traffic traveling between Galveston's beach communities and major island attractions.

Major Demand Drivers

- Beach tourism
- Vacation rental communities
- Waterfront recreation
- Fishing & boating
- Resort destinations
- Weekend Houston visitors
- Year-round coastal events

Galveston Island is one of Texas' premier coastal destinations, attracting millions of visitors annually while continuing to experience strong residential and commercial growth. The island offers a unique blend of beachfront living, tourism, entertainment, and year-round economic activity driven by hospitality, healthcare, education, and maritime industries. Located on Galveston's rapidly growing West End, **Cooper's Landing** benefits from exceptional visibility along **Termini-San Luis Pass Road (FM 3005)**—the primary corridor connecting beach communities, vacation rentals, and popular coastal attractions.

Demographics & Population

The West End of Galveston has experienced continued residential growth as new developments, second homes, and vacation properties expand throughout the area. Key demographic attributes include:

- **Population Growth:** Continued residential expansion fueled by new housing communities, vacation home development, and permanent residents relocating to the coast.
- **Strong Visitor Base:** Millions of annual visitors support a thriving hospitality and restaurant market, creating consistent demand throughout the year.
- **Household Composition:** A mix of full-time residents, second-home owners, retirees, and vacation travelers provides diverse spending patterns and strong discretionary income.
- **Tourism-Driven Economy:** Beaches, fishing, boating, and outdoor recreation generate sustained traffic for restaurants, retail, and entertainment venues.

Trade Area Insights

Galveston's West End benefits from a diverse customer base fueled by:

- Beachgoers and vacation travelers
- Local residents and second-home owners
- Resort and short-term rental guests
- Boating and fishing enthusiasts
- Weekend visitors from the Houston metropolitan area

This combination creates a resilient and expanding consumer base that supports hospitality, dining, entertainment, and service-oriented businesses throughout the year.

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TENANT PROFILE

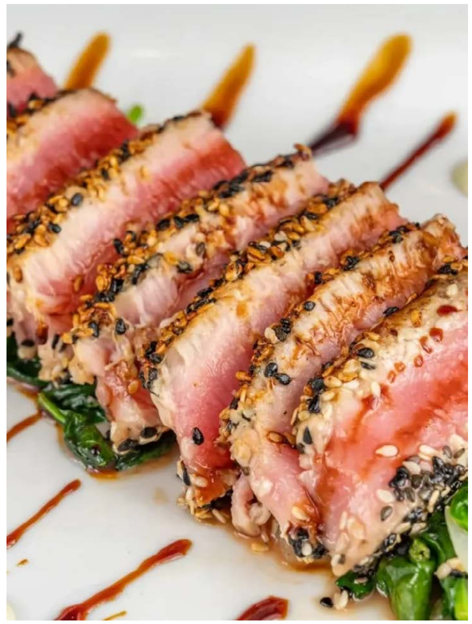
Cooper's LANDING

PROPERTY HIGHLIGHTS

www.cooperslandingtx.com

Cooper's Landing is a casually elegant coastal restaurant on Galveston's West End, built around premium steak and Gulf seafood with ocean views and year-round indoor/outdoor dining. The menu changes regularly, and the bar program pairs handcrafted cocktails with a wine list developed alongside regional sommeliers. A second location opened in Friendswood in mid-2025, trading the water views for a polished interior and patio while keeping the same upscale-but-relaxed feel.

The operator opened Cooper's Landing in 2022 and has been active in Galveston-area hospitality for years, with interests spanning bar, beach-recreation, and concession operations on the island alongside the restaurant business.



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SURROUNDING NEIGHBORHOODS

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PROPERTY AERIAL

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PROPERTY PHOTOS

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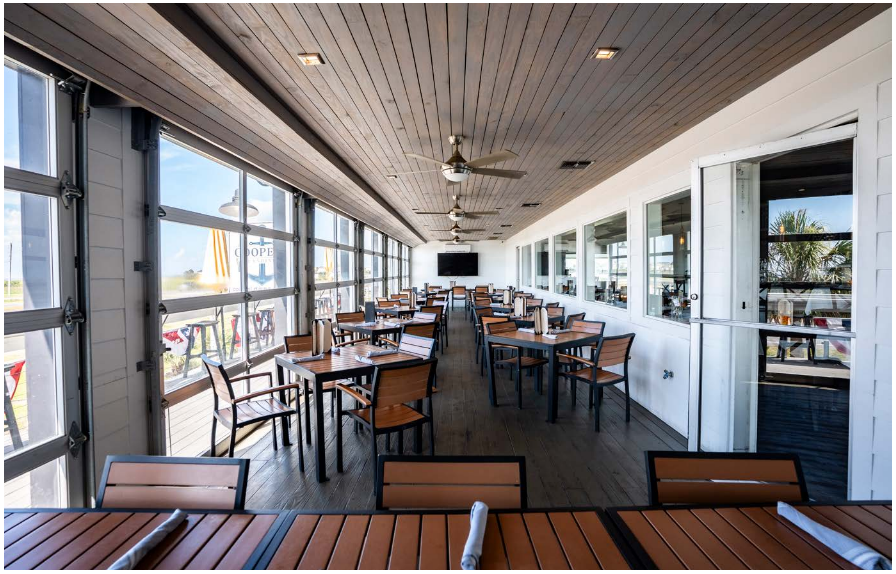
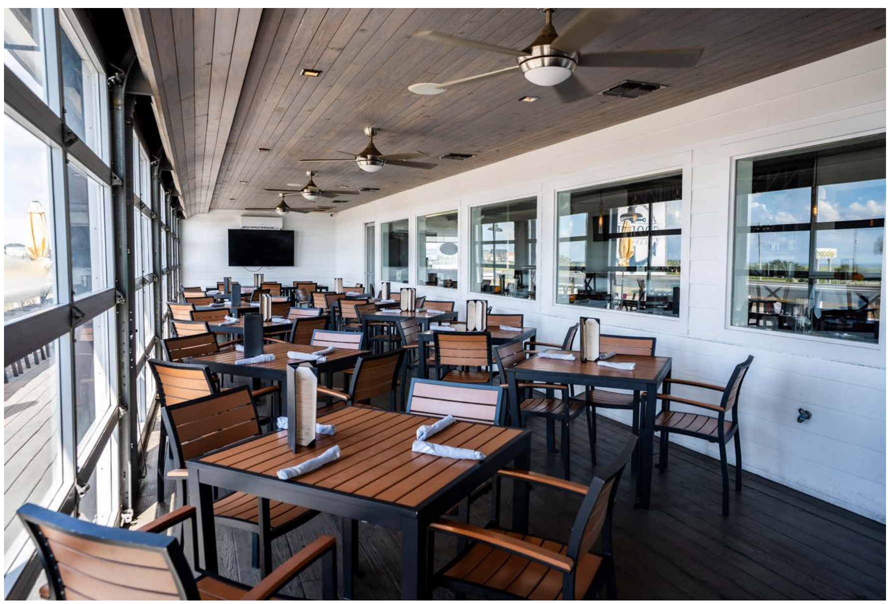
PROPERTY PHOTOS





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INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License

Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on August 8, 2016.