



GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

**COASTAL CHARM
IN SAN LEON FOR SALE**

202 DEBBIE LANE | SAN LEON, TX 77539



OFFERING SUMMARY

SALE PRICE

\$589,000

NUMBER OF UNITS

1

PROPERTY TYPE

SPECIAL PURPOSE

BUILDING SIZE

2,937 SF

PROPERTY HIGHLIGHTS

Enjoy breathtaking views of the bay from this stunning home, tucked into a private enclave just minutes from Kemah and Galveston. Entertain on the spacious outdoor patios, enhanced by the mosquito misting system. The main floor features open living with high quality Cali Bamboo LVP flooring throughout.

The property is gated and fenced for privacy and comes equipped with a whole house generator, hurricane fabric for all windows, Ring security cameras, in ground sprinkler system, twice weekly trash pickup, washer, dryer, refrigerator, and freshly painted stucco. Kitchen appliances were replaced in late 2020.

Survey



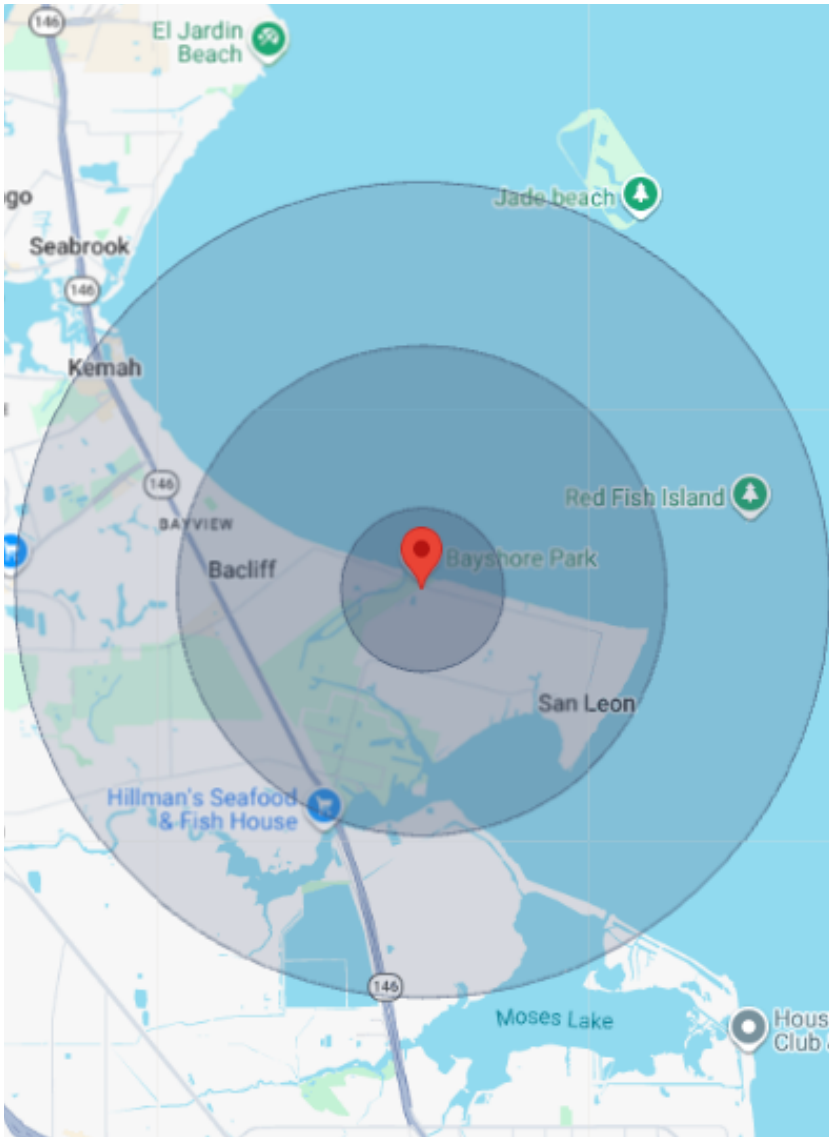
Aerial Map



Property Photos



Demographics



From I-45 S take exit 20 and turn left on FM 646. Then take a right onto Bayshore Dr. Next turn right onto Debbie Lane into bay casa. Once into gated entrance home is the first one on the right

	1 Mile	3 Miles	5 Miles
Total population	1,299	16,027	36,662
Workday Population	775	8,217	18,421
Total household	573	6,333	13,707
Average household income	\$95,647	\$85,005	\$114,370
Average age	41.8	38.4	37
Male Population	745	8,220	18,431
Female Population	555	7,810	18,241

Demographics data derived from AlphaMap

Market Overview

San Leon, Texas is a coastal community located in Galveston County along Galveston Bay, positioned within the southeastern portion of the Greater Houston metropolitan area. Its waterfront setting, proximity to major population centers, and access to nearby employment hubs such as Texas City, League City, and Houston support a unique blend of residential, recreational, and commercial activity. The area continues to attract residents, visitors, and businesses seeking a coastal lifestyle with regional connectivity.

The San Leon area benefits from steady demand driven by waterfront housing, tourism, and local service businesses that cater to both full-time residents and seasonal visitors. Its location near popular boating and fishing destinations contributes to ongoing activity in hospitality, retail, and marine-related services. Residential interest in bayfront and nearby housing has also supported gradual development and reinvestment throughout the community.

From a real estate perspective, San Leon offers opportunities supported by its waterfront location, limited land availability in certain areas, and continued interest in coastal residential and commercial uses. Properties in the market may appeal to investors and owner-users seeking hospitality, retail, residential, or mixed-use opportunities tied to the area's recreational and lifestyle appeal. As growth and reinvestment continue across coastal Galveston County, San Leon remains well-positioned for long-term value creation and stable investment potential.



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