

PRIME MULTI-TENANT OFFICE/RETAIL PROFESSIONAL CENTER

3707 FATTA DRIVE
DICKINSON, TX 77539



OFFERING MEMORANDUM

BAYOU PROPERTIES REALTY
17101 Mill Forest Ste 171
Webster, TX 77598



PRESENTED BY:

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President / Broker
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0519754, TX

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Property Description

Excellent opportunity on a high-visibility corner lot at FM 517 & Fatta Drive! This well-maintained Class B single-story commercial building offers 7,375 SF on a 0.55-acre site (23,827 SF lot). Built in 1986, it features multiple small suites ideal for medical, professional offices, or retail users.

Highlights include prominent monument signage, central HVAC, natural light, and flexible layouts. Strong location in growing Dickinson and has easy access to I-45, residential areas, and regional traffic.

Perfect for investors seeking stable multi-tenant income. Turnkey asset with upside in a dynamic Gulf Coast market.

Address1:	3707 Fatta Drive	Occupancy:	100%
Address2:	Dickinson, TX 77539	Office SF:	6912
Building SF:	7,375	Parking:	21 Spaces
County:	Galveston	Permitted Uses:	Retail / Office / Medical
Cross Streets:	FM 517 and I-45	Price / SF:	\$203.39
Floors:	1	Price:	\$1,500,000
Foundation:	Slab	Tenants/Units:	7
Frontage:	FM 517	Year Built:	1986
Lot Size:	0.55 Acres	Zoning:	Commercial
Parking:	21 Spaces		

PROPERTY SUMMARY

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Property Summary

Address1:	3707 Fatta Drive
Address2:	Dickinson, TX 77539
APN:	3015-0158-0000- 005
Price:	\$1,500,000
Building SF:	7,375
Price / SF:	203.39
NOI:	\$113,480
CAP Rate:	7.56%
Occupancy:	100%
Lot Size:	0.55 Acres
Frontage:	FM 517
Signage:	Monument
Parking:	21 Spaces
Year Built:	1986
Zoning:	Commercial

Property Overview

The property at 3707 Fatta Drive in Dickinson, Texas, is a well-maintained multi-tenant commercial office complex featuring 7 individual suites. Built in 1986, the 7,375-square-foot brick building offers tenants mature trees and a park-like setting with parking and timeless curb appeal.

Location Overview

3707 Fatta Drive is a well-maintained, traditional brick office/medical building ideally situated just off FM-517 East in Dickinson, Texas. The property enjoys excellent visibility and convenient access to I-45/Gulf Freeway, placing it minutes from League City, Texas City, and the broader Galveston County market.

PROPERTY PHOTOS

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PROPERTY PHOTOS

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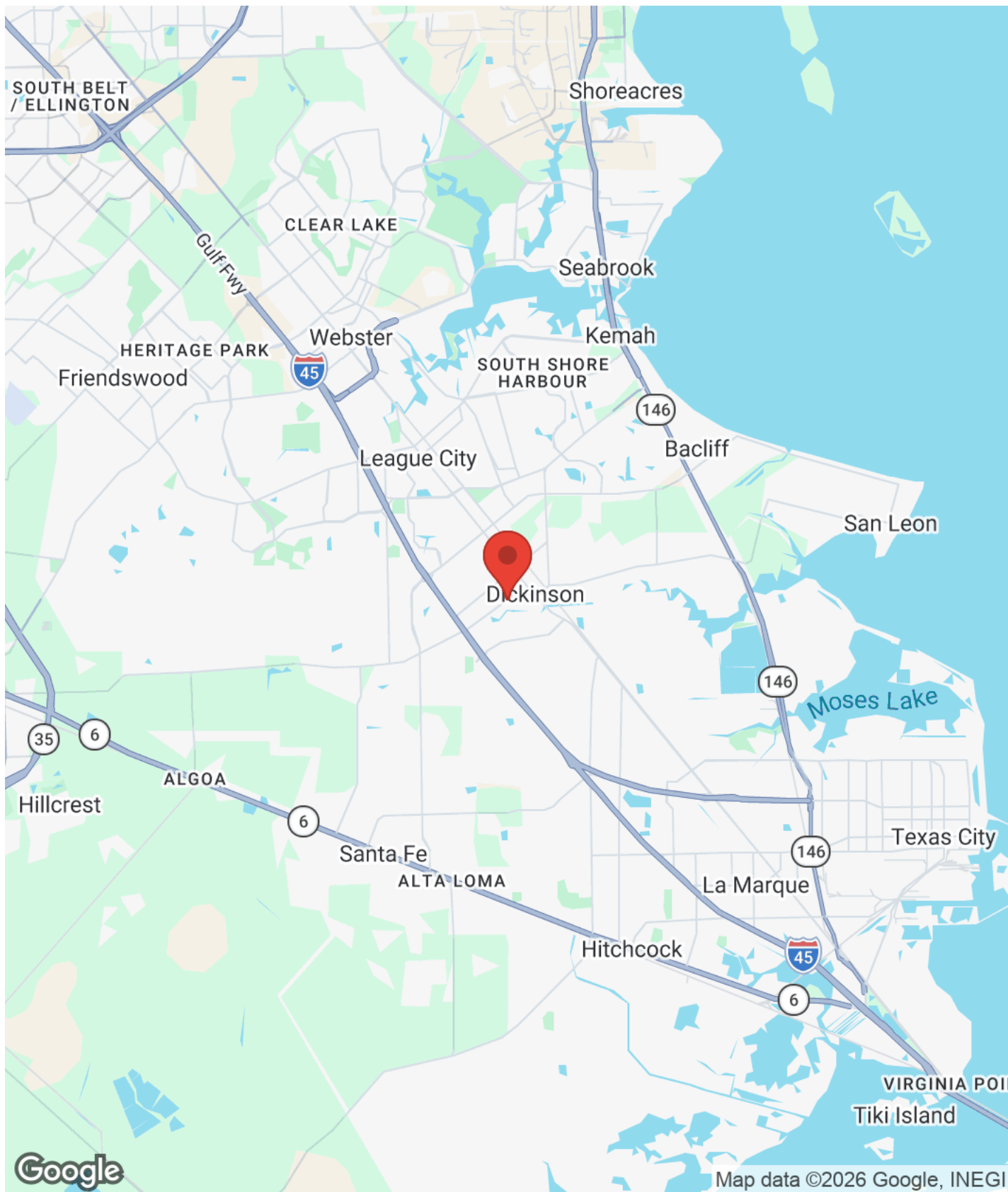
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REGIONAL MAP

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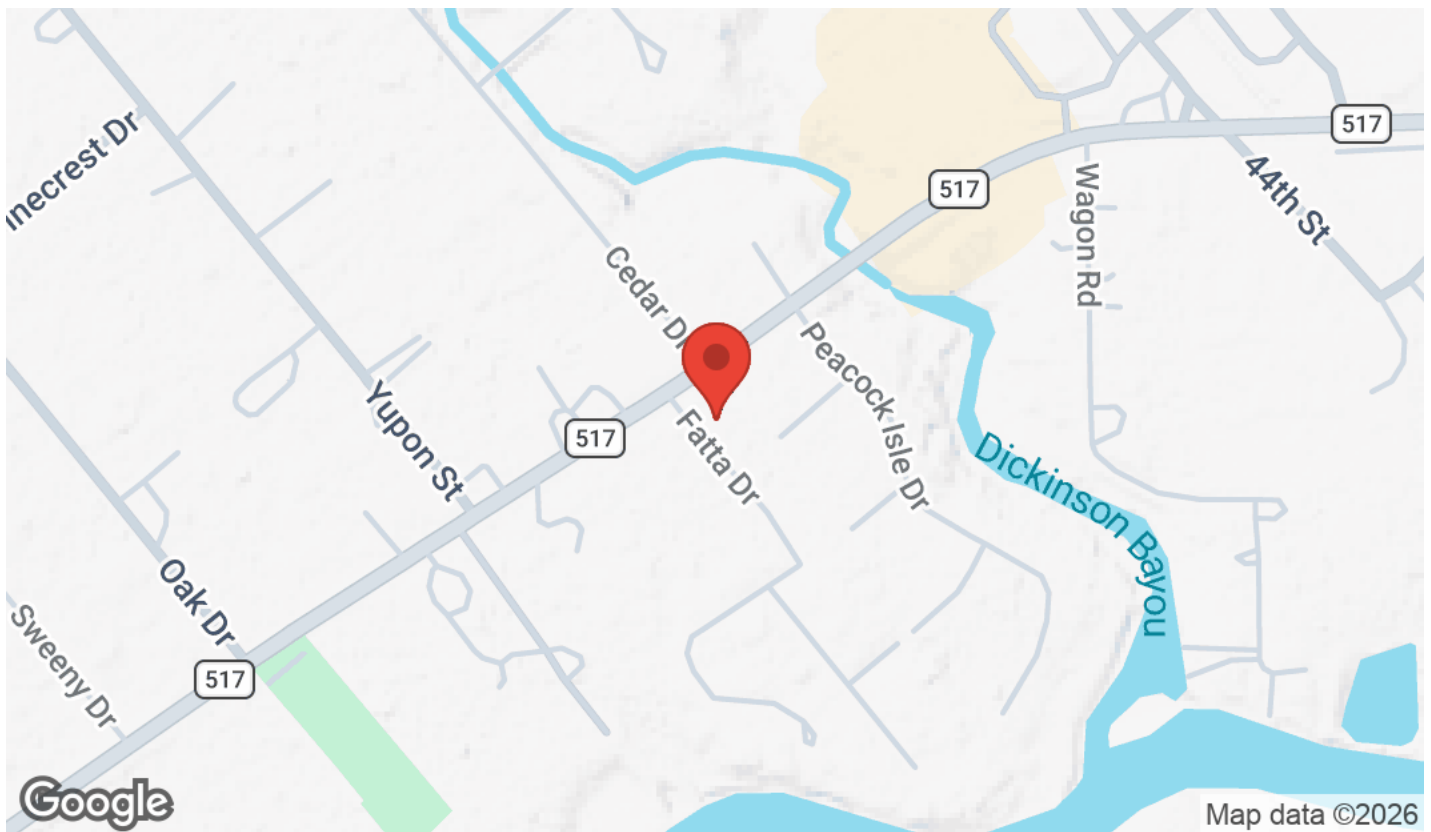
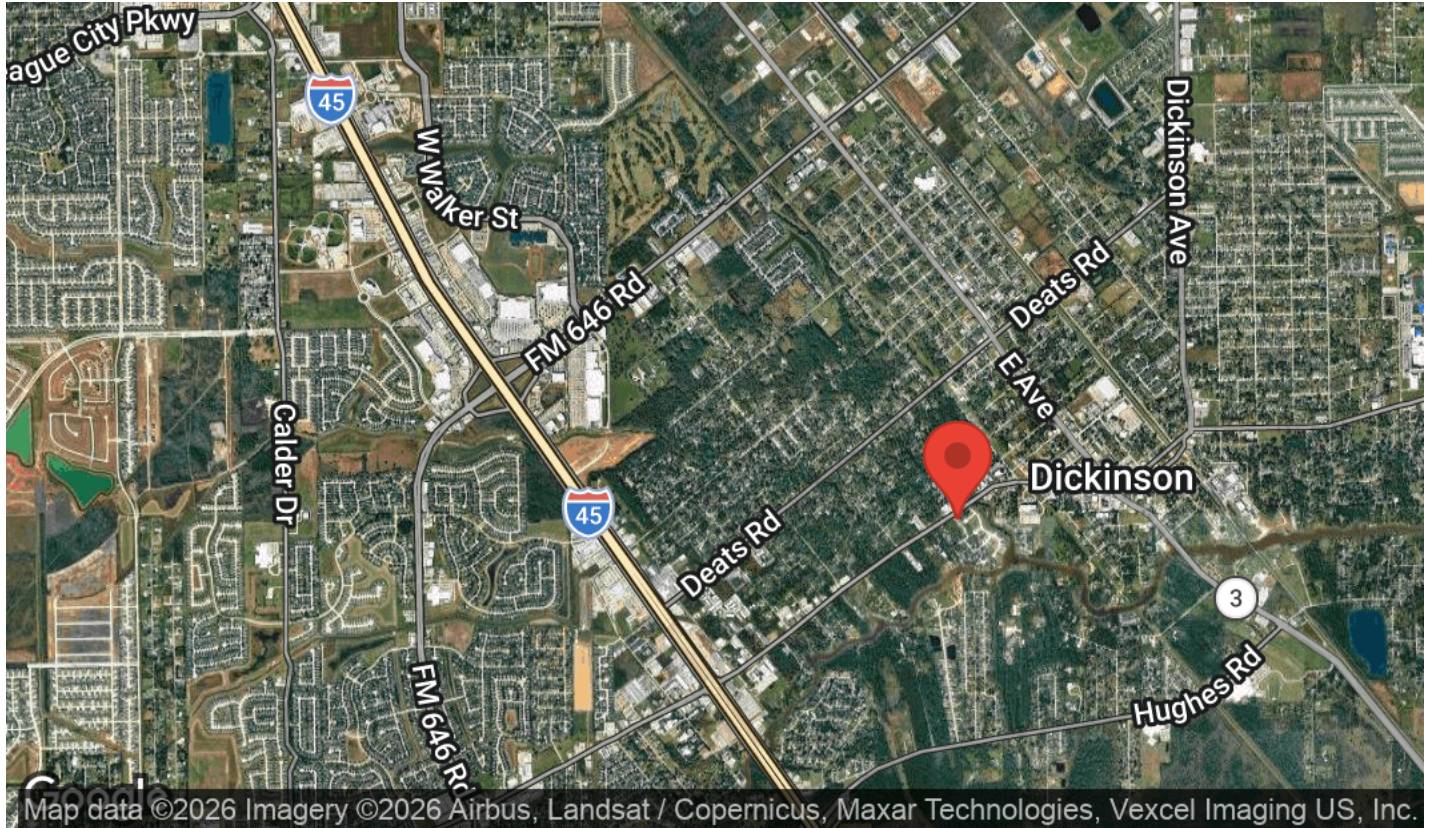


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LOCATION MAPS

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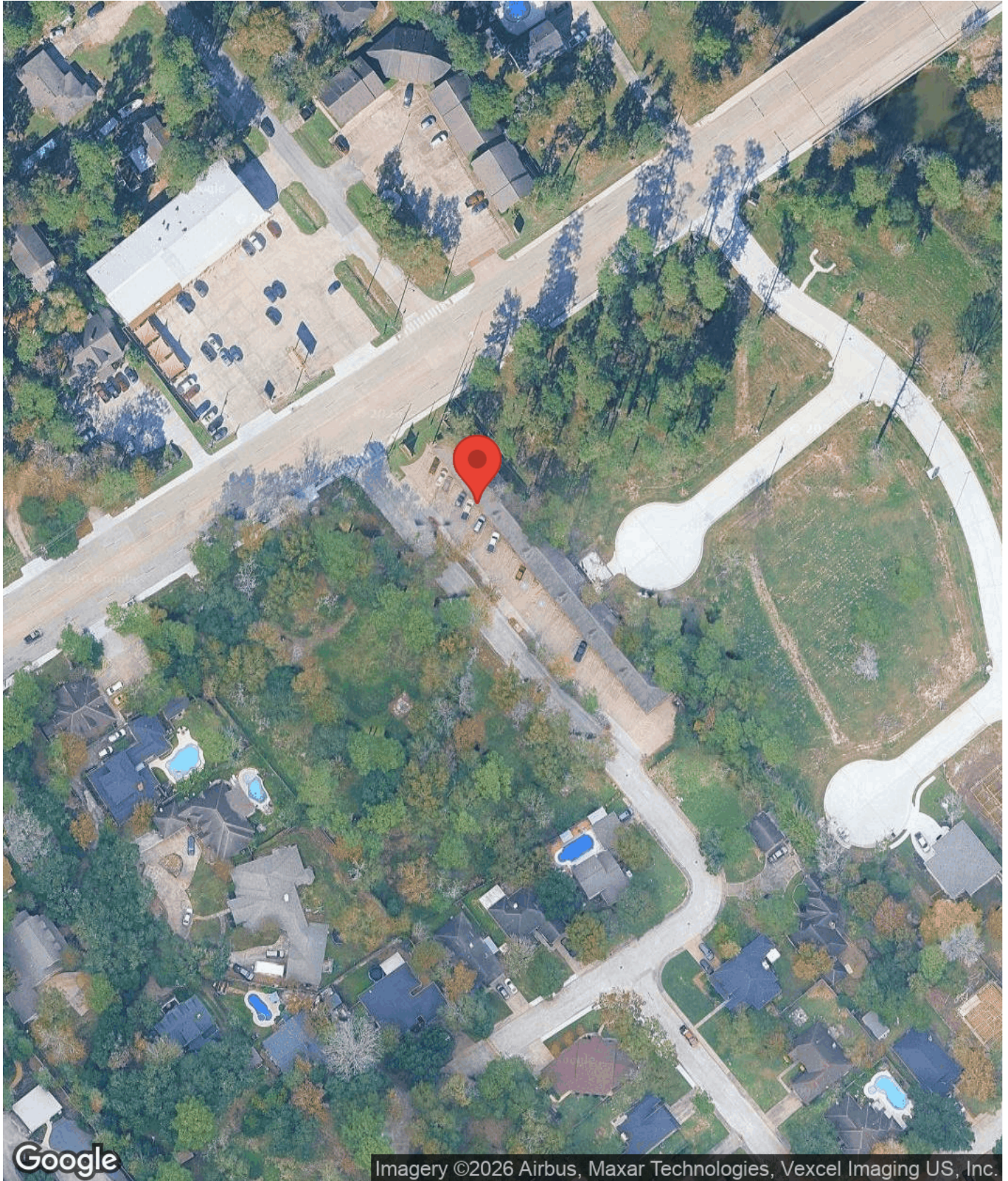
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AERIAL MAP

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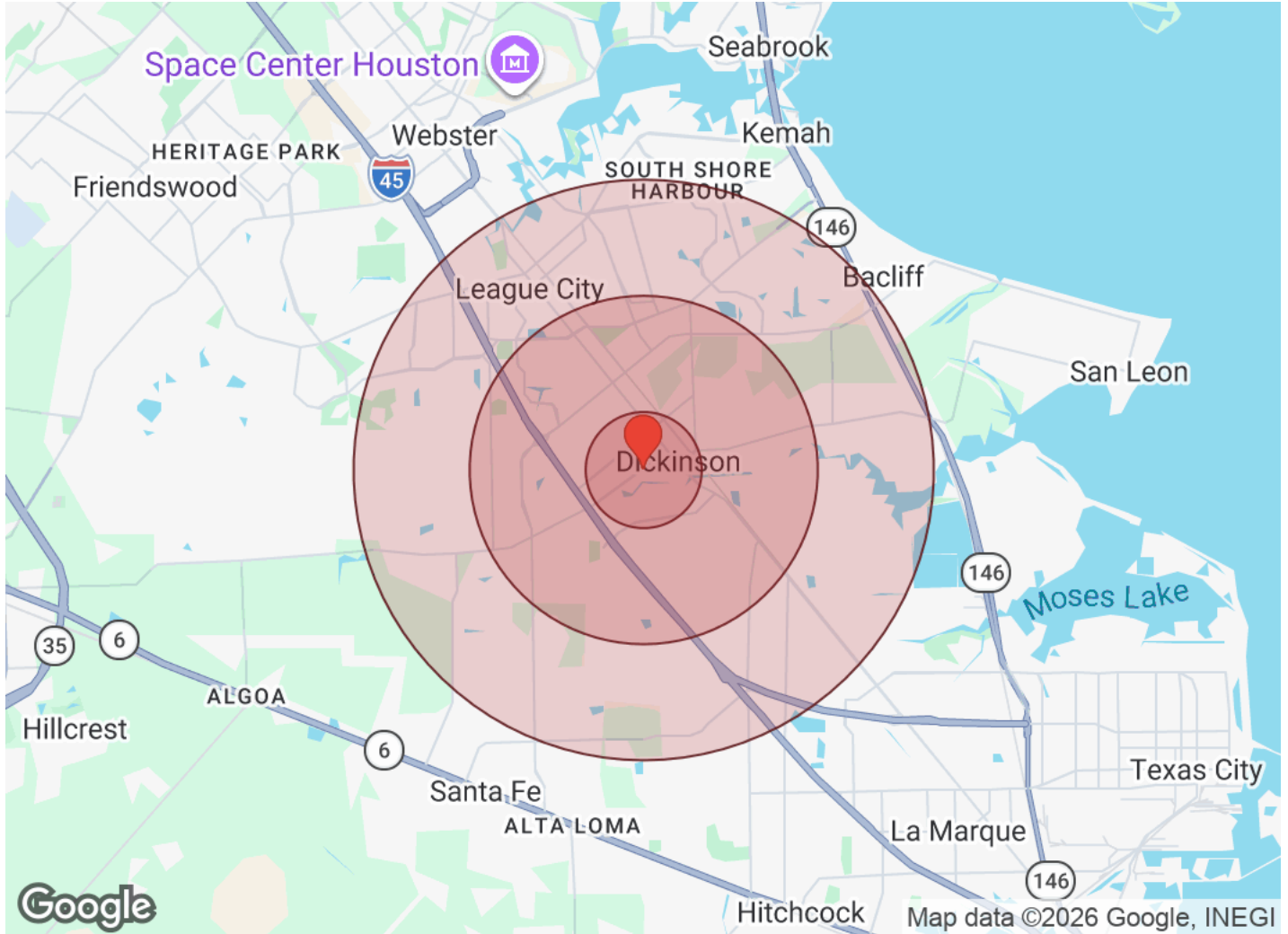
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	3,396	23,709	60,974	Median	\$80,240	\$93,950	\$108,242
Female	3,593	24,860	63,217	Under \$15k	365	1,185	2,222
Total Population	6,989	48,569	124,191	\$15k - \$25k	141	782	1,632
				\$25k - \$35k	159	887	1,624
Housing				\$35k - \$50k	233	1,097	2,646
Total Units	3,140	20,708	50,781	\$50k - \$75k	295	2,719	6,022
Occupied	2,489	17,759	44,155	\$75k - \$100k	258	2,917	6,089
Owner Occupied	1,592	11,524	31,492	\$100k - \$150k	634	4,153	9,855
Renter Occupied	897	6,235	12,663	\$150k - \$200k	190	2,010	6,241
Vacant	651	2,949	6,626	Over \$200k	216	2,012	7,824
Age							
Ages 0 - 14	1,465	10,103	25,932				
Ages 15 - 24	1,004	6,444	16,240				
Ages 25 - 54	2,757	21,079	53,019				
Ages 55 - 64	777	4,830	12,818				
Ages 65+	987	6,111	16,182				

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PROFESSIONAL BIO

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Bayou Properties Realty
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After a distinguished service in the Marine Corps, John Braun, CCIM, CPM, TRLP, GRI, TRLS launched his real estate career in 2003 as a property manager and landlord leasing agent, overseeing a portfolio of office-warehouse, office, and retail spaces totaling approximately 500,000 square feet. In 2004, he expanded into sales and tenant/landlord representation for third-party clients. Throughout his career, John has closed lease transactions ranging from 1,000 square feet valued at \$6,800 to deals as large as 250,000 square feet totaling over \$12.3 million, spanning countless transactions of every scale in between.

John earned his CCIM designation in 2005 and CPM in 2006. He was elected to the Houston Association of Realtors (HAR) board of directors as one of only two commercial chairs, with re-elections for second and third terms. He has actively participated in multiple committees at HAR and the Texas Association of Realtors (TAR). Currently, he chairs the Bay Area PALS and Management Central committees at HAR, while serving on the commercial committee and professional standards at TAR. He has also served as a TAR director.

As an approved instructor for the Texas Association of Realtors, John teaches courses including Graduate REALTOR® Institute (GRI), Leasing, and Property Management. He holds a prestigious Dave Ramsey Endorsed Local Provider (ELP) designation for commercial real estate—one of just two such specialists in all of Houston. Additionally, HAR named John one of Houston's "20 Under 40 Rising Stars" in real estate.

With a proven track record of leadership, expertise, and commitment to excellence, John Braun continues to deliver exceptional results for clients across Houston's residential and commercial landscape.

DISCLAIMER

3707 FATTA DRIVE



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