

320 MOODY AVENUE, GALVESTON, TEXAS

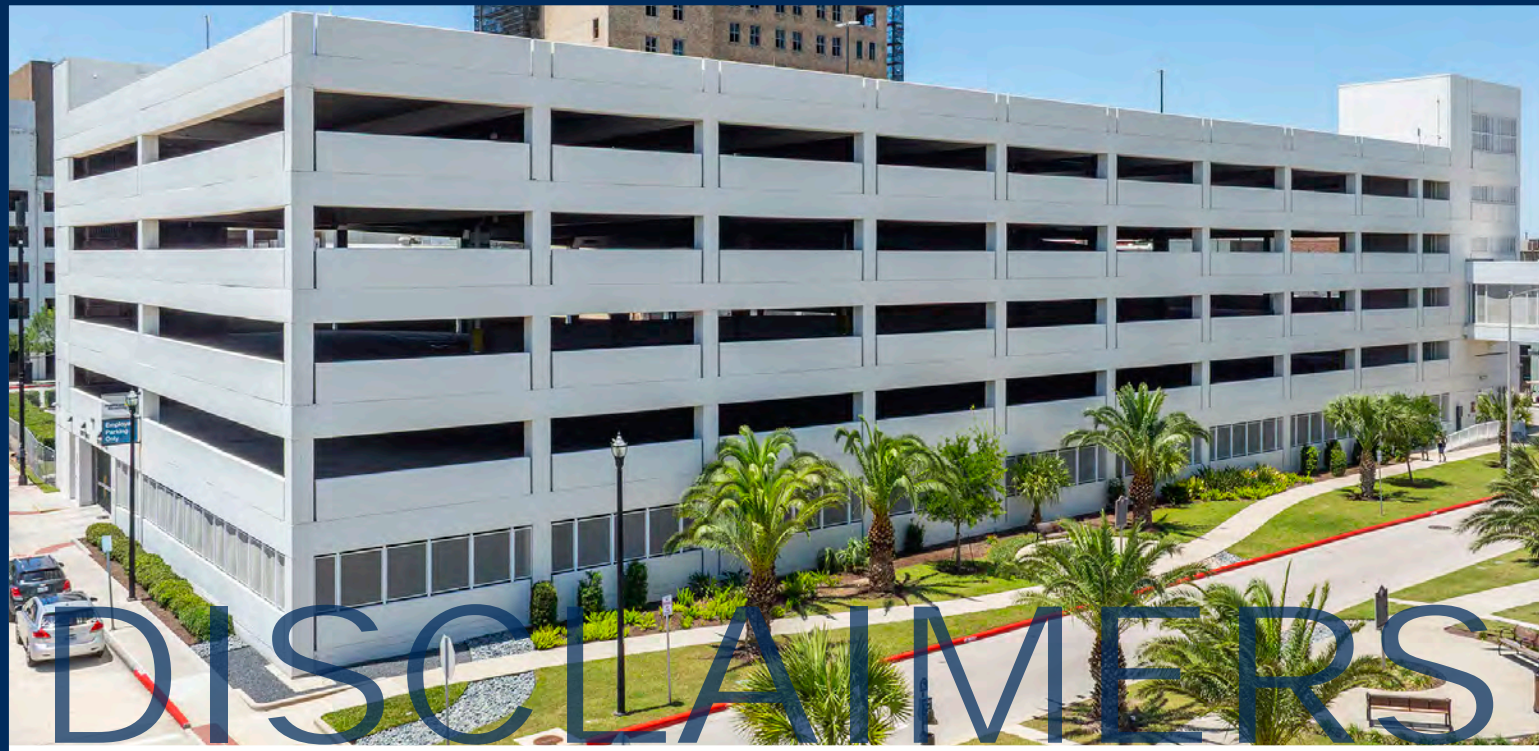
553 Space Structured Parking Garage on ±0.92 Acres



Marcus & Millichap

R MARKETPLACE

ONLINE AUCTION
JUNE 22-24, 2026
STARTING BID: \$1,250,000



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THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>).

PROPERTY TOURS

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DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for JUNE 22-24, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

Marcus & Millichap

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Activity ID: ZAH1240xxx

STARTING BID \$1,250,000
AUCTION DATES: JUNE 22-24, 2026
CLICK TO VIEW AUCTION WEBSITE

ONLINE
AUCTION

TREC DISCLAIMER

Marcus & Millichap



Information About Brokerage Services

11-2-2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer;
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____	_____	_____	_____
Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-0

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320 MOODY AVENUE GALVESTON, TEXAS

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**ONLINE
AUCTION**
Marcus & Millichap



PROPERTY OVERVIEW

INSTITUTIONAL-GRADE GARAGE IN THE HEART OF GALVESTON

LANDMARK DOWNTOWN PARKING ASSET

INVESTMENT OVERVIEW

PROPERTY TYPE	Institutional-Grade Parking Garage
OWNERSHIP	Fee Simple
ADDRESS	320 Moody Avenue, Galveston, TX 77550
PARCEL NUMBER	742962
LOT SIZE	±0.92 Acres
YEAR BUILT	2021
# OF BUILDINGS	One (1)
STORIES	Six (6) Total Levels
BUILDING SIZE	±187,200 SF (per Galveston County Appraisal District)
PARKING	±553 total spaces including 10 ADA-accessible and 2 van-accessible spaces
ELEVATOR(S)	Two (2) Elevators complimented by Two (2) Stairwells
FEATURES	Enclosed Pedestrian Skybridge to One Moody Plaza; Landscaped Garden Plaza with Walkways & Seating
OCCUPANCY	Vacant; Originally Developed to Serve One Moody Plaza / Former American National Insurance Company HQ
PROPERTY TAXES	\$136,659.47 (2025 Taxes)

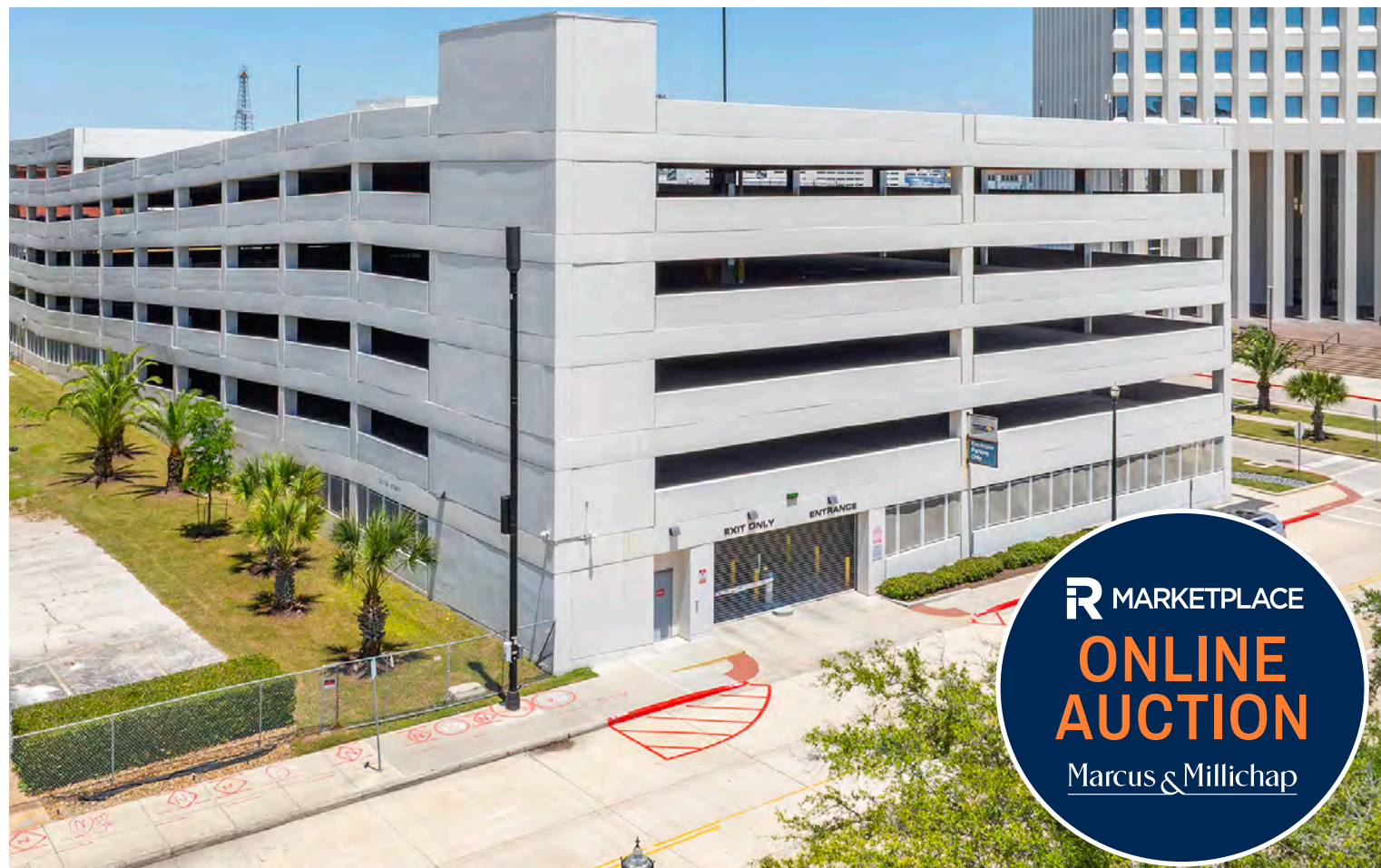
INVESTMENT SUMMARY

Marcus & Millichap, in collaboration with RI Marketplace, is pleased to exclusively present for sale the fee simple interest in 320 Moody Avenue (the "Property"), a six-story, ±553-space institutional-grade parking garage located in the heart of Downtown Galveston, Texas. Constructed in 2021 by Gilbane Building Company, the Property represents a rare opportunity to acquire a modern, purpose-built parking asset within one of Texas' premier coastal tourism, employment, and healthcare destinations. **WITH A STARTING BID OF \$1,250,000, THE PROPERTY IS OFFERED SUBSTANTIALLY BELOW REPLACEMENT COST.**

Originally developed to serve the adjacent One Moody Plaza office tower, the Property is connected via an enclosed pedestrian skybridge engineered to provide above-grade, weather-protected connectivity across Galveston's flood-prone downtown corridor. The garage includes 553 total parking spaces, including 10 ADA-accessible spaces and two van-accessible spaces, and was designed to accommodate efficient vehicular circulation and institutional-grade functionality. The Property offers secured access points along Mechanic Street and Market Street with excellent frontage and visibility along three surrounding roadways. The Property also features two elevators and a professionally landscaped public garden and pedestrian amenity area along the eastern elevation, incorporating walkways, seating areas, and enhanced streetscape elements that contribute to the surrounding downtown environment and overall user experience.

Located within Galveston's historic downtown corridor, the Property is ±0.5-Mi from the Port of Galveston, one of the nation's busiest cruise ports with 4M+ annual passengers, ±1-Mi from the University of Texas Medical Branch (UTMB), a major regional healthcare and employment anchor with 11,000+ employees, and ±3.5-Mi from Texas A&M University at Galveston, serving ±2,300 students. The Property also benefits from proximity to the Historic Strand District, waterfront attractions, hospitality destinations, and major downtown employment centers. Galveston continues to attract millions of annual visitors while supporting a growing tourism, healthcare, maritime, and commercial employment base, driving long-term parking demand throughout the downtown core. Additionally, the Property is situated within a dense trade area serving more than 47,000 residents within a 5-Mi radius with average household incomes exceeding \$81,750. As one of the few recently constructed institutional parking facilities in Downtown Galveston, 320 Moody Avenue presents investors with a highly functional, modern asset offering long-term utility and strategic positioning within a supply-constrained coastal market.





VALUE-ADD WITH LONG-TERM OPERATIONAL FLEXIBILITY

INVESTMENT HIGHLIGHTS



553-Space Institutional-Grade Parking Facility

Completed in 2021, the Property is a six-level, ±553-space institutional-quality parking garage designed to support Downtown Galveston's office, tourism, healthcare, and demand drivers.



Offered Below Replacement Cost via Online Auction

Starting bid of \$1,250,000 presents an exceptional basis for investors and developers to capitalize on significant value creation potential relative to replacement cost.



Strategic Value-Add Opportunity with Operational Flexibility

The currently vacant facility presents investors and operators with the ability to implement a variety of parking management, leasing, hospitality support, event parking, or operational strategies within Galveston's active downtown environment.



Enclosed Skybridge Connection To One Moody Plaza

The Property is connected to the adjacent One Moody Plaza office tower through an enclosed pedestrian skybridge providing seamless, weather-protected access between the two properties.



±0.92-AC Site With Prominent Downtown CBD Presence

Fronting three streets within the downtown core, the Property offers rare land coverage, strong identity, and dual accessibility within a supply-constrained coastal market.



Recently Constructed Institutional Asset

Constructed by Gilbane Building Company in 2021, the Property is one of the few modern institutional parking facilities delivered within Downtown Galveston in recent years.



Landscaped Public Amenity & Streetscape Improvements

The Property features a landscaped garden plaza with walkways, seating areas, and enhanced streetscape elements contributing to the surrounding downtown pedestrian environment.



Strategic Location Near Major Economic Drivers Including Port of Galveston and UTMB

Located ±0.5-Mi from the Port of Galveston, one of the nation's top cruise ports with millions of passengers annually, and ±1-Mi from UTMB, a major regional employer with 11,000+ employees.



Strong Tourism & Employment Fundamentals

Galveston draws millions of annual visitors through its cruise industry, beaches, tourism destinations, and historic downtown attractions while supporting a growing healthcare, maritime, tourism, and commercial employment base.



Connectivity to the Houston MSA (7M+ Population)

Located ±50-Mi southeast of Downtown Houston, the Property benefits from access to one of the fastest-growing MSAs in the U.S., with a population exceeding 7.9M residents.



Dense Trade Area with Strong Demographics and Tourism-Driven Demand

Serving over 47k residents within a 5-mile radius and average household incomes exceeding \$81,750, the Property is further supported by Galveston's 7M+ annual visitors fueled by cruise traffic, beachfront tourism, and historic downtown attractions, driving consistent demand.

BUILDING PHOTOS



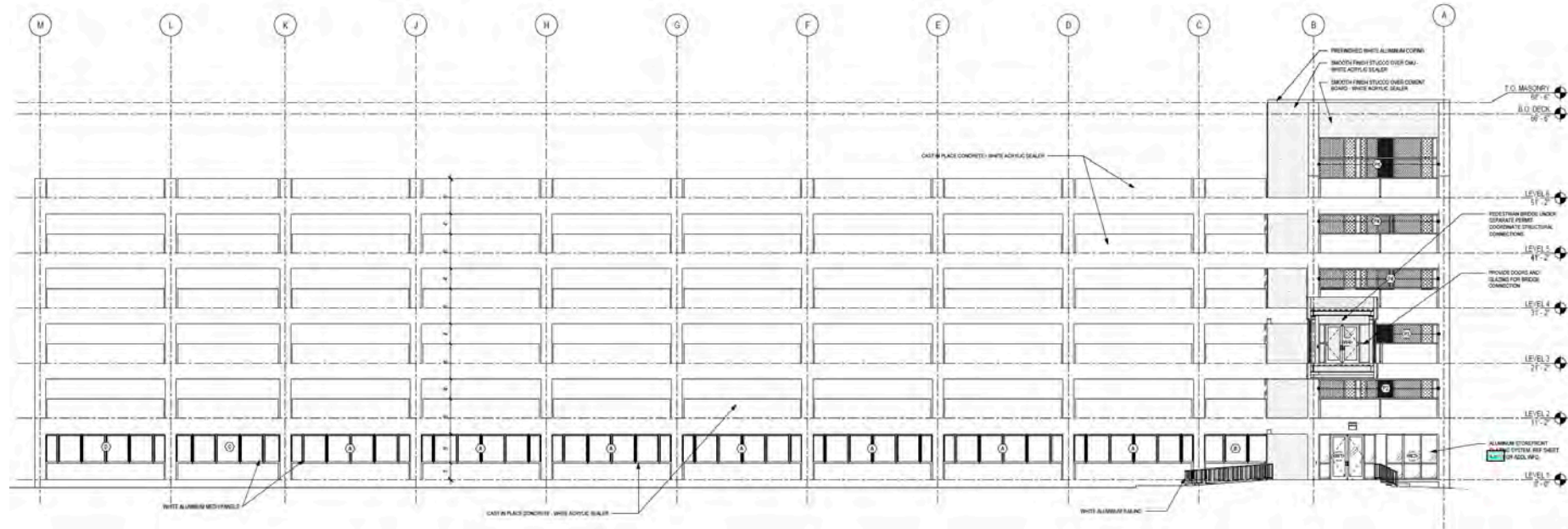
THE PROPERTY FEATURES A ±553-SPACE INSTITUTIONAL PARKING GARAGE WITH MODERN INFRASTRUCTURE, EFFICIENT VEHICULAR CIRCULATION, AND ENCLOSED SKYBRIDGE CONNECTIVITY IN THE HEART OF DOWNTOWN GALVESTON



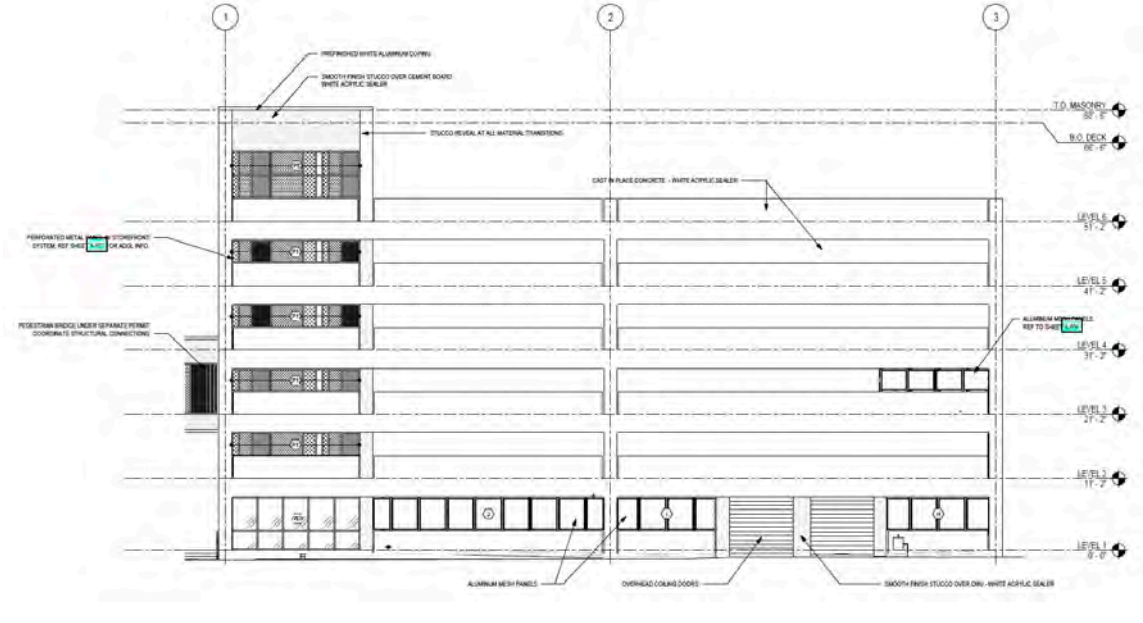
MODERN INFRASTRUCTURE ELEVATIONS



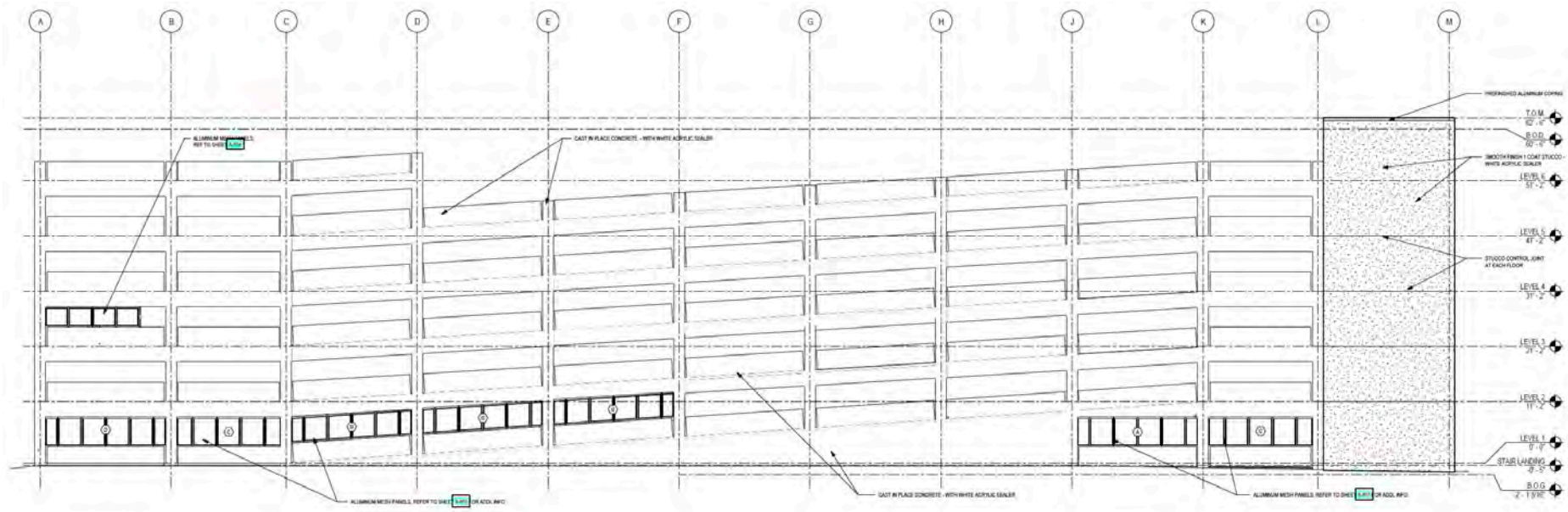
EAST ELEVATION



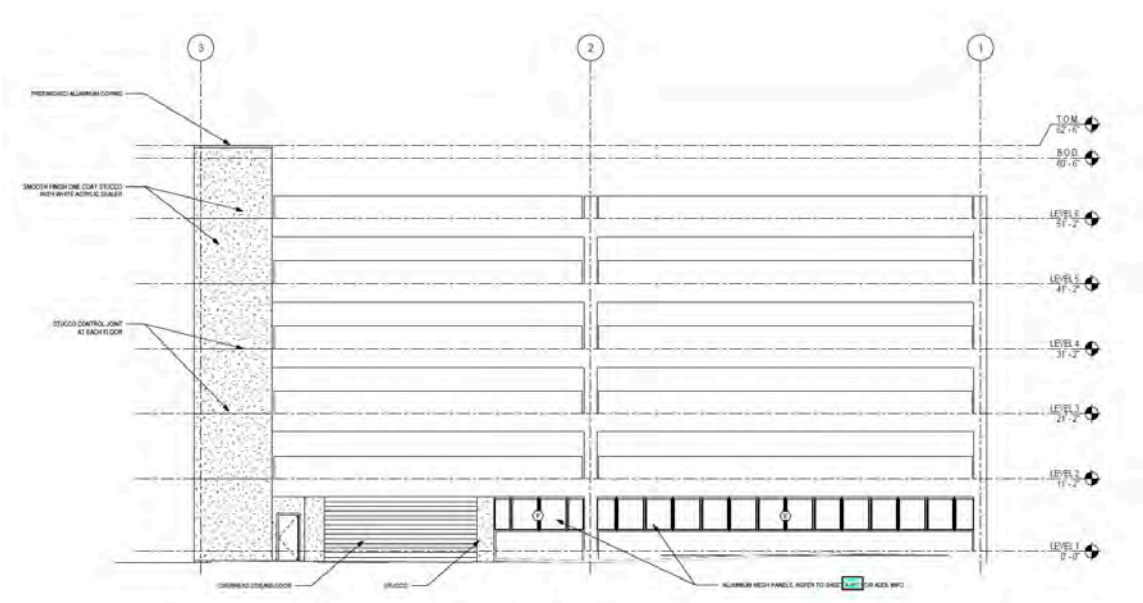
NORTH ELEVATION



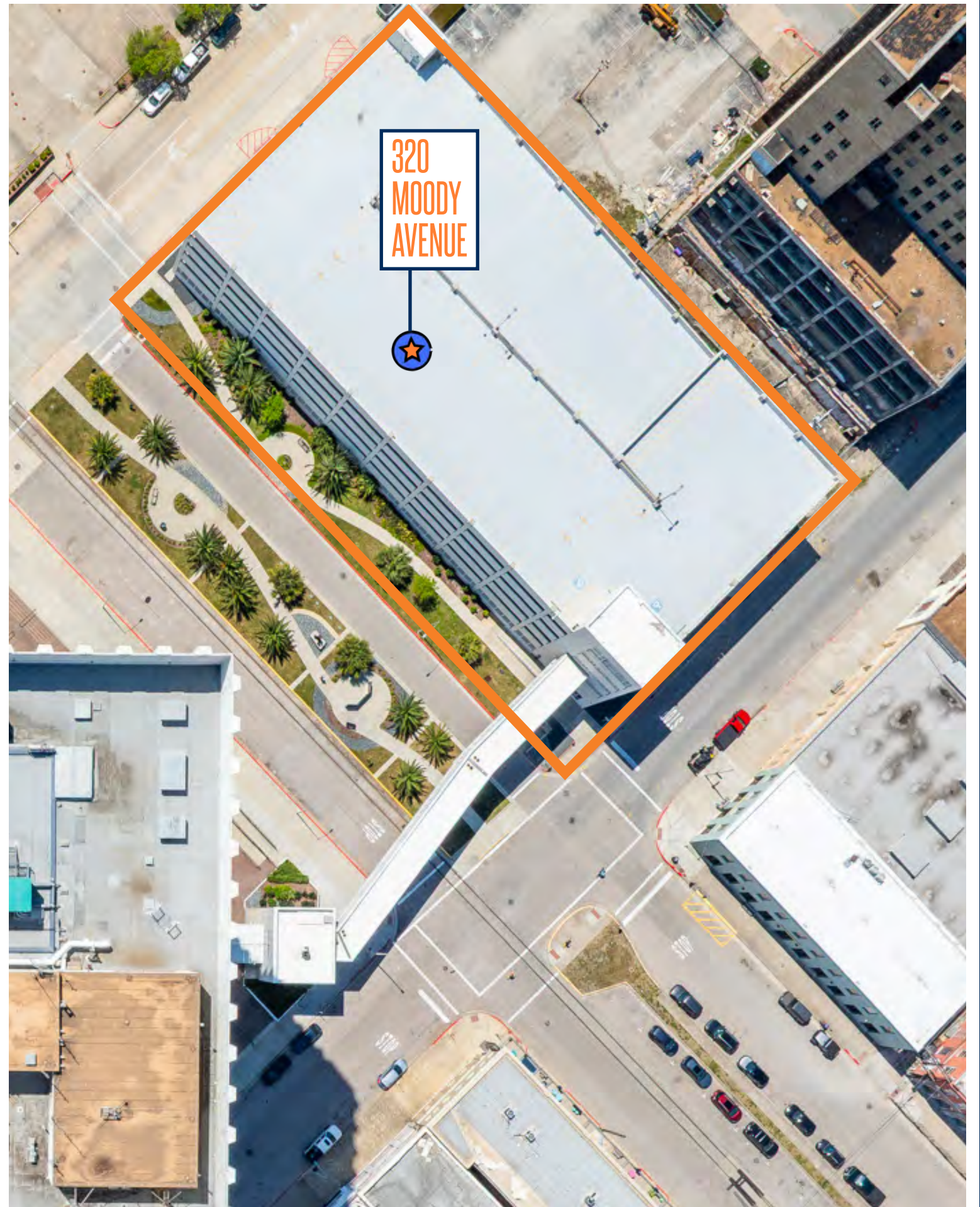
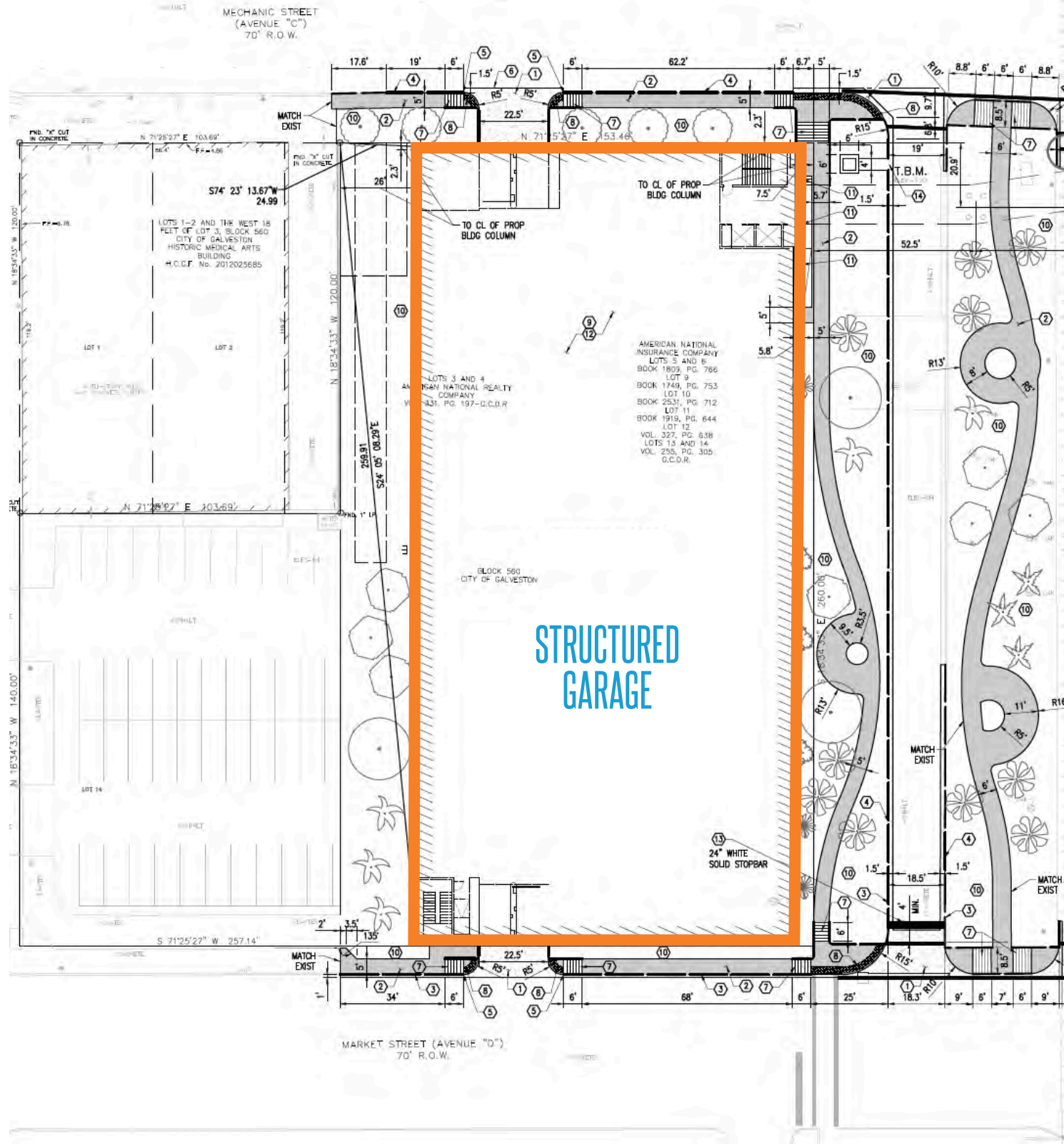
WEST ELEVATION



SOUTH ELEVATION

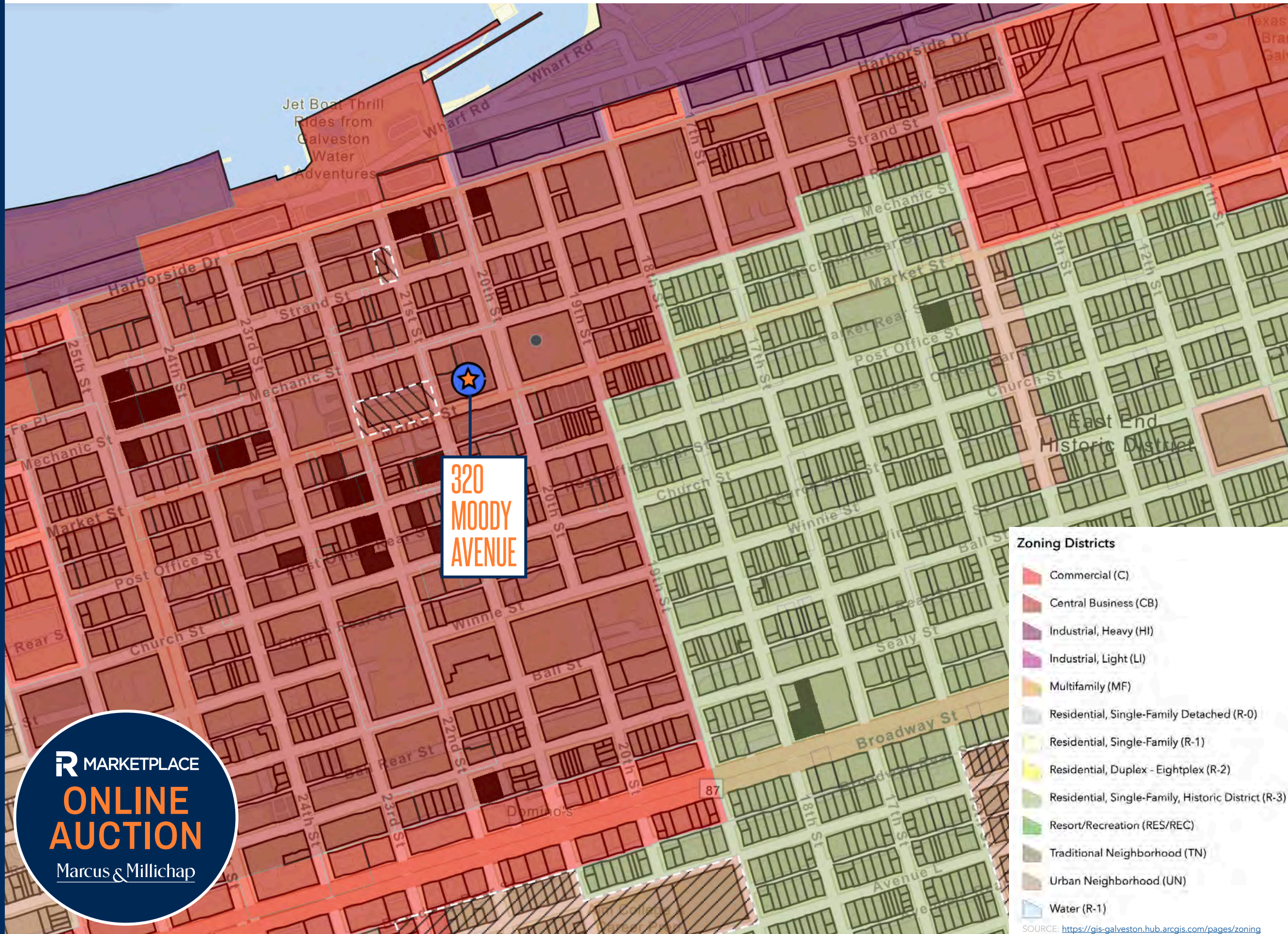


6-STORY STRUCTURED GARAGE SITE PLAN



CURRENT ZONING
C (COMMERCIAL)

320 Moody Avenue benefits from flexible Commercial, C, zoning within Downtown Galveston, supporting its continued operation as an institutional parking facility positioned to capitalize on the area's growing tourism, healthcare, and downtown demand drivers.



Zoning Authority	City of Galveston
Zoning District	Commercial (C)
Legally Conforming	Yes
Current Use	Parking Garage
Highest & Best Use	Structured Downtown Parking Facility
Long-Term Positioning	Covered Land / Future Optionality
Permitted Uses	Various Commercial Uses Per City of Galveston Zoning Code

Zoned Commercial, the Property's flexible zoning supports the continued operation of the asset as a structured downtown parking facility positioned to benefit from Galveston's growing tourism, healthcare, maritime, and downtown employment demand drivers. While the Property's highest and best use remains its current parking operation, the underlying land position and commercial zoning provide long-term ownership flexibility within Galveston's evolving urban core.



SOURCE: <https://gis-galveston.hub.arcgis.com/pages/zoning>

ATM | **TEXAS A&M**
UNIVERSITY
GALVESTON CAMPUS®

HOUSTON
±50-MILES


GALVESTON WHARVES
PORT OF GALVESTON

 **±11,976**
VPD (2025)



320
MOODY
AVENUE

MOODY AVE

MECHANIC STREET /

20th STREET

MARKET STREET

HARBORSIDE DR


ONLINE
AUCTION
Marcus & Millichap

PREMIER
LOCATION



**320 MOODY AVENUE
GALVESTON, TEXAS**

**MARKET
OVERVIEW**



R MARKETPLACE
ONLINE AUCTION
 Marcus & Millichap



AERIAL

Strategically located in downtown Galveston, the Property spans a full city block ± 0.5 -Mi from the Port of Galveston and ± 1 -Mi from UTMB. The surrounding area draws nearly 8M annual visitors driven by cruise activity, beachfront tourism, and historic downtown attractions, while direct access to I-45 provides connectivity to the greater Houston MSA (± 50 -Mi).

THE TEXAS ADVANTAGE
HOUSTON MSA



 **7.9M RESIDENTS**

One of the fastest-growing metro areas in the U.S. with a diverse and dynamic population.

 **3.4M+ JOBS**

A thriving job market fueled by energy, healthcare, manufacturing, logistics, aerospace, and more.

 **4th LARGEST METRO IN THE U.S.**

Houston ranks as the 4th largest metro area in the United States.

 **STRATEGICALLY CONNECTED**
GLOBAL REACH. LOCAL IMPACT.

Home to the nation's busiest port, two major airports, and an extensive highway and rail network—connecting Houston to the world.

 **A DYNAMIC ECONOMIC REGION**

The Houston-The Woodlands-Sugar Land MSA is one of the largest and most dynamic economic regions in the United States. The region has grown from 6.7 million residents in '15 to 7.9 million residents in 2025. That reflects a population gain of 1.2 million people in a 10-year span. The metro region now has a larger population than 37 U.S. states and the District of Columbia.

As the fourth-largest metro area in the country, Houston serves as a global hub for energy, logistics, healthcare, and advanced manufacturing, supported by world-class infrastructure and a business-friendly environment. The 12-county Greater Houston area is one of the largest and most diverse business regions in the nation. Houston's strategic, central location coupled with the infrastructure of four of the country's largest ports, two international airports, and major highway and rail service make this a dynamic hub for a large cross-section of industries.

Strategically positioned along the Gulf Coast, the region benefits from direct access to the Port of Houston, two major international airports, and an extensive interstate highway network. This connectivity, combined with a highly skilled and diverse workforce, continues to drive sustained population growth, corporate relocations, and long-term economic expansion.

Houston's pro-business climate, absence of state income tax, and relatively low cost of living compared to other major U.S. metros have positioned the region as a top destination for investment and development. As a result, the Houston MSA continues to attract both domestic and international capital, reinforcing its status as one of the most important economic engines in the country. As the 7th largest metro economy in the U.S. and with the nation's youngest and most diverse talent pool, Houston continues to serve as one of the nation's most important economic and transportation hubs.. With a deep bench of professional and corporate services talent, low cost of living, and one of the most business-friendly climates in the country, Houston provides everything needed for company growth and executive quality of life.

 **BOOMING ECONOMY**

- One of the most diversified economies in the U.S., anchored by energy, healthcare, logistics, aerospace, and manufacturing
- Home to over 3.4 million jobs across a broad range of industries
- The Port of Houston ranks #1 in the U.S. in total foreign waterborne tonnage, supporting global trade and distribution
- Competitive cost of living and business-friendly tax structure continue to attract corporate relocations
- Strong population growth and job creation support long-term demand fundamentals
- Houston led major U.S. metros in GDP growth, expanding 25.1% from 2021 to 2023.



KEY ECONOMIC DRIVERS

- **ENERGY CAPITAL OF THE WORLD:** Houston is home to more than 4,600 energy-related firms and a significant share of the nation's oil and gas workforce.
- **PORT & GLOBAL TRADE:** The Port of Houston is one of the busiest ports in the U.S., handling over 285 million tons of cargo annually.
- **TEXAS MEDICAL CENTER (TMC):** The largest medical complex in the world, employing over 100,000 people and driving significant healthcare demand.
- **AEROSPACE & INNOVATION:** Home to NASA's Johnson Space Center, supporting aerospace, research, and technology sectors.



POPULATION & GROWTH

- 7.9M+ residents in the MSA
- One of the fastest-growing major metros in the United States
- The Houston metro area led the nation last year in population growth, with just under 127,000 new residents added in the 12-month period ending on July 1, 2025



BUSINESS ENVIRONMENT

- No state income tax
- Pro-business regulatory climate
- Strong corporate relocation trends
- Central U.S. location with global connectivity



MAJOR AREA EMPLOYERS

- ExxonMobil
- Chevron
- Phillips 66
- Halliburton
- Memorial Hermann Health System
- Houston Methodist
- Texas Medical Center
- NASA Johnson Space Center

SOURCES: Greater Houston Partnership; U.S. Census Bureau; Port Houston; Houston.org; Texas Medical Center; U.S. Bureau of Economic Analysis

GALVESTON COUNTY
GALVESTON, TEXAS

320 Moody Avenue offers investors the opportunity to acquire a modern structured parking asset positioned within the heart of Galveston's historic downtown district.

Galveston County is one of the fastest-growing coastal regions in Southeast Texas, strategically positioned along the Gulf Coast approximately ±50-Mi southeast of Downtown Houston. Home to more than 360,000 residents, the county benefits from direct access to the Houston MSA while maintaining its own distinct economic identity anchored by healthcare, maritime commerce, tourism, energy, aerospace, and higher education. Major communities within the county include Galveston, League City, Texas City, Dickinson, Friendswood, and Santa Fe. The county serves as a critical component of the broader Gulf Coast economy. Galveston County's strategic location along I-45 provides direct connectivity to Houston, the Port of Houston, and two major international airports, supporting regional commerce, tourism, and workforce mobility. The region also benefits from deepwater maritime infrastructure, industrial corridors, and proximity to major petrochemical and refining operations throughout Texas City and the upper Gulf Coast.

Galveston County's economy is anchored by several nationally recognized institutions and employment centers. The University of Texas Medical Branch (UTMB), headquartered in Galveston, is one of the region's largest employers with more than 11,000 employees and serves as a nationally recognized academic medical and research institution. Additional major employers include the Port of Galveston, Moody Gardens, Marathon Petroleum, Valero, and numerous maritime, logistics, and healthcare-related operations throughout the county. Tourism continues to serve as a major economic driver for Galveston Island and the broader county. Galveston welcomes more than 8 million visitors annually, drawn by the island's beaches, cruise terminals, entertainment venues, historic architecture, festivals, and waterfront attractions. Popular destinations include the Historic Strand District, Moody Gardens, Galveston Island Historic Pleasure Pier, Schlitterbahn Waterpark, Stewart Beach, and numerous museums and cultural attractions. The Port of Galveston has also emerged as one of the nation's fastest-growing cruise ports, hosting multiple Carnival, Royal Caribbean, Disney, and Norwegian cruise operations.

Galveston County also benefits from a highly diversified residential and commercial base supported by continued population growth across mainland communities such as League City and Friendswood. The area offers a strong quality of life driven by coastal amenities, access to major employment centers, recreational opportunities, and relatively affordable living compared to other major Texas coastal markets.

STRATEGIC LOCATION & CONNECTIVITY: Galveston County benefits from direct access to I-45, connecting the island and mainland communities to Downtown Houston, Hobby Airport, and the broader Houston MSA. The county's coastal positioning supports maritime commerce, regional tourism, and industrial connectivity throughout the Gulf Coast region.

ECONOMIC & EMPLOYMENT BASE: The regional economy is supported by a diverse mix of healthcare, petrochemical, tourism, maritime, logistics, education, and aerospace industries. Major employment anchors including UTMB, the Port of Galveston, and Texas City industrial operations provide long-term economic stability and workforce demand.

TOURISM & CRUISE INDUSTRY: Galveston Island remains one of Texas' premier tourism destinations, attracting millions of annual visitors through its beaches, cruise terminals, entertainment venues, and historic districts. The Port of Galveston ranks among the busiest cruise homeports in the United States and continues to expand passenger activity and economic impact annually.

QUALITY OF LIFE & COASTAL LIVING: Residents benefit from a unique coastal lifestyle offering waterfront recreation, boating, fishing, beaches, historic neighborhoods, and access to major metropolitan amenities within the Houston region. Continued residential growth throughout League City, Dickinson, and Friendswood reflects the county's increasing appeal as both a residential and employment destination.

SOURCES: Greater Houston Partnership; Galveston Economic Development Partnership; Port of Galveston; Visit Galveston; University of Texas Medical Branch (UTMB); and Houston-Galveston Area Council



GALVESTON | **TEXAS**
CITY & COUNTY
COASTAL HERITAGE. STRONG COMMUNITY. BRIGHT FUTURE.

360K
RESIDENTS
IN THE COUNTY

Home to more than 360,000 residents across Galveston Island and the mainland communities, including League City, Texas City, Dickinson, Friendswood, and Santa Fe.

TOP 10
U.S. PORT

The Port of Galveston is one of the busiest cruise and cargo ports in the U.S., driving jobs and economic impact.

32
MILES OF
BEACHES

World-class beaches, historic attractions, and year-round tourism make Galveston a premier coastal destination.

DIVERSE
ECONOMY

Powered by healthcare, petrochemicals, maritime, tourism, logistics, aerospace, and higher education.

STRATEGIC
LOCATION

Direct access to I-45 connecting to Houston, two major airports, and the broader Gulf Coast region—supporting commerce, tourism, and workforce mobility.

QUALITY OF
LIFE

Coastal lifestyle with waterfront recreation, top-rated schools, affordable living, and a strong, growing residential base.

150K+ JOBS IN THE COUNTY	11,000+ UTMB EMPLOYEES ONE OF THE LARGEST EMPLOYERS	8M+ ANNUAL VISITORS TO GALVESTON ISLAND	MAJOR INDUSTRY HUB TEXAS CITY HOME TO GLOBAL ENERGY LEADERS	18K+ STUDENTS UTMB CAMPUS IN GALVESTON
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REGIONAL CONNECTIVITY TRANSPORTATION



2 MAJOR INTERNATIONAL AIRPORTS

- IAH George Bush Intercontinental Airport
- HOU William P. Hobby Airport



TOP 4

CRUISE PORT IN THE U.S.



DIRECT ACCESS TO I-45

THE PRIMARY CORRIDOR CONNECTING GALVESTON TO HOUSTON AND BEYOND



±50-MI

TO DOWNTOWN HOUSTON

Galveston County benefits from a highly integrated transportation network supporting tourism, maritime commerce, healthcare, logistics, and regional commuter access throughout Southeast Texas. Positioned along the Gulf Coast and connected via I-45, the region offers direct access to Houston's expansive economic base while maintaining strong local infrastructure supporting both residents and visitors.

- **HIGHWAY CONNECTIVITY:** Galveston Island is directly connected to the Houston metropolitan area via Interstate 45, one of the region's primary transportation corridors carrying ±45,200 VPD near the Property, the region's primary north-south transportation corridor extending from Downtown Houston to the Gulf Coast. I-45 provides efficient access to major employment centers, healthcare institutions, industrial hubs, and Houston-area airports while supporting significant tourism and commuter traffic volumes.
- **PORT & MARITIME INFRASTRUCTURE:** The Port of Galveston is one of the nation's fastest-growing cruise homeports and a critical component of the Gulf Coast maritime economy. The port supports both cruise and cargo operations, welcoming 4M+ cruise passengers annually and 3M+ cargo tons annually while generating substantial regional economic impact through tourism, logistics, and related maritime industries.
- **REGIONAL ACCESS & MOBILITY:** Galveston County benefits from strong regional accessibility throughout Southeast Texas, with direct connectivity to League City, Texas City, Dickinson, and the broader Houston MSA. The region's roadway infrastructure supports commuter mobility, industrial operations, tourism activity, and access to major educational and healthcare institutions including UTMB.
- **AIRPORT CONNECTIVITY:** The Property benefits from convenient access to both William P. Hobby Airport and George Bush Intercontinental Airport (IAH), providing domestic and international connectivity throughout the United States and global markets. Hobby Airport is located approximately ±42-Mi north of Galveston, while IAH serves as one of the nation's largest international gateway airports.
- **TOURISM & CRUISE MOBILITY:** Galveston's transportation infrastructure is uniquely positioned to support year-round tourism activity, cruise passenger flows, and regional leisure travel. Major attractions including Moody Gardens, the Historic Strand District, Galveston Island Historic Pleasure Pier, and Stewart Beach are all supported by a highly accessible coastal transportation corridor.

R MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

STRATEGIC LOCATION. SEAMLESS CONNECTIONS.

Direct access to major highways, airports, the Port of Galveston, and key employment and tourism centers—connecting Galveston County to the Houston MSA and beyond.

±50-MI
TO DOWNTOWN
HOUSTON

HOU
William P. Hobby
Airport
±42-MI | 45 MIN

IAH
George Bush
Intercontinental
Airport
±60-MI | 50 MIN

CONNECTED TO WHAT MATTERS

- DIRECT ACCESS TO I-45**
The primary corridor connecting Galveston Island to Downtown Houston and beyond.
- PORT OF GALVESTON**
One of the nation's fastest-growing cruise ports and a major hub for cargo and maritime commerce.
- TWO MAJOR AIRPORTS**
Convenient access to Hobby Airport (±42 miles) and IAH (±60 miles) for domestic and international travel.
- UTMB**
11,000+ employees at the University of Texas Medical Branch, a major regional healthcare and employment anchor.
- KEY EMPLOYMENT CENTERS**
Connected to healthcare, aerospace, industrial, and tourism anchors that drive the regional economy.



KEY DESTINATIONS

- IAH**
George Bush Intercontinental
Airport
±60-MI | 50 MIN
- HOU**
William P. Hobby Airport
±42-MI | 45 MIN
- Port of Galveston**
Top 4 Cruise Port in the U.S.
8M+ Annual Visitors
- NASA Johnson Space Center**
A global leader in aerospace
innovation and research
- UTMB**
11,000+ Employees
One of the region's largest
employers and healthcare
anchor institutions

LEGEND

- Interstate 45
- Major Highways
- Other Roads
- Rail Lines



ADJACENT OFFICE BUILDING
(SEPARATE AUCTION SALE)



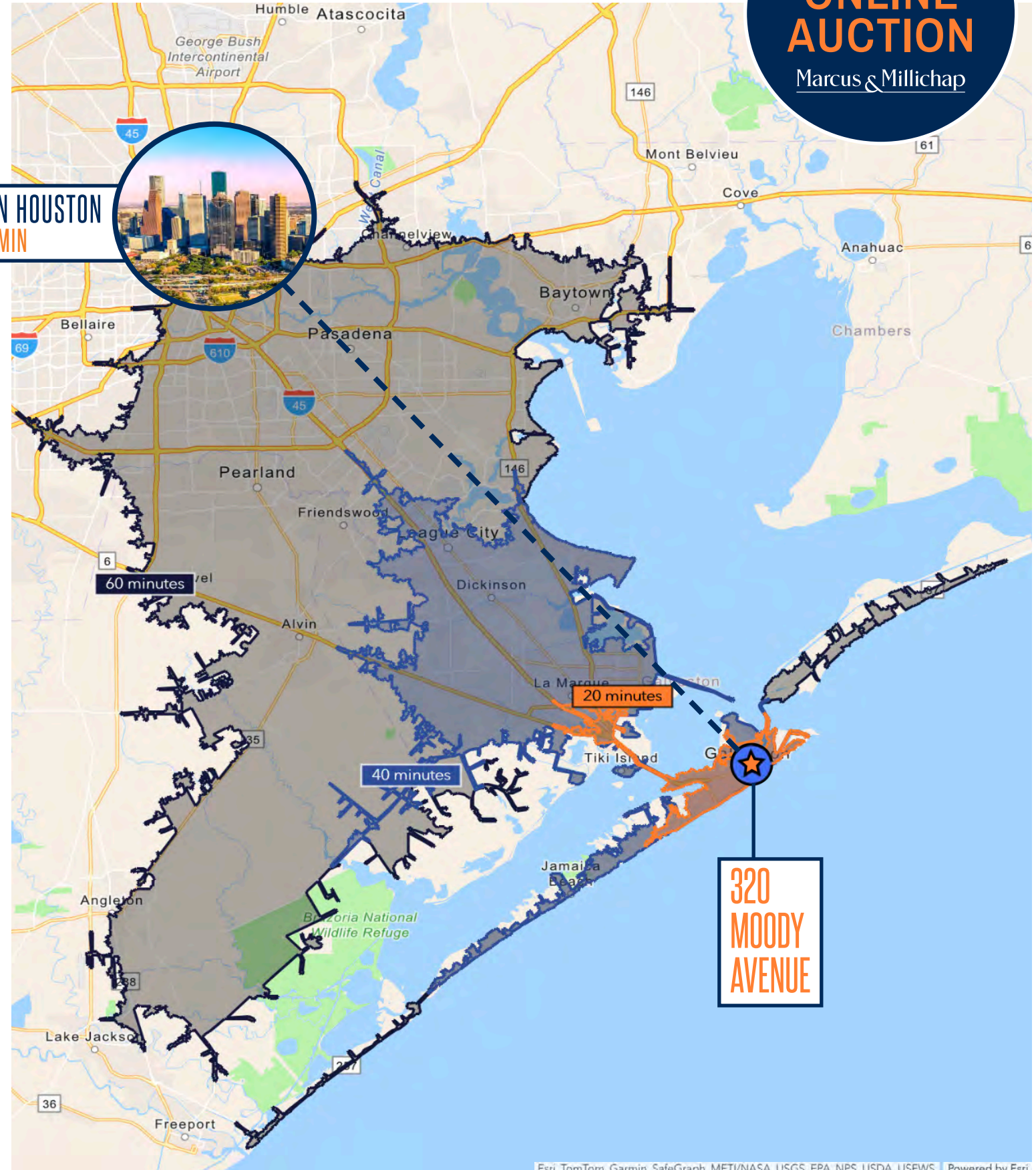
A separately marketed office tower located at 1902 Market Street, known as One Moody Plaza, is currently being marketed separately via auction. The adjacent ±395,182 SF, 23-story institutional office tower was formerly occupied by American National Insurance Company and remains one of the most recognizable high-rise buildings in the Galveston skyline. Constructed in 1971 and connected to 320 Moody Avenue via an enclosed pedestrian skybridge, the Property benefits from direct, weather-protected access between the two assets.



*One Moody Plaza is not included in the offering for 320 Moody Avenue.



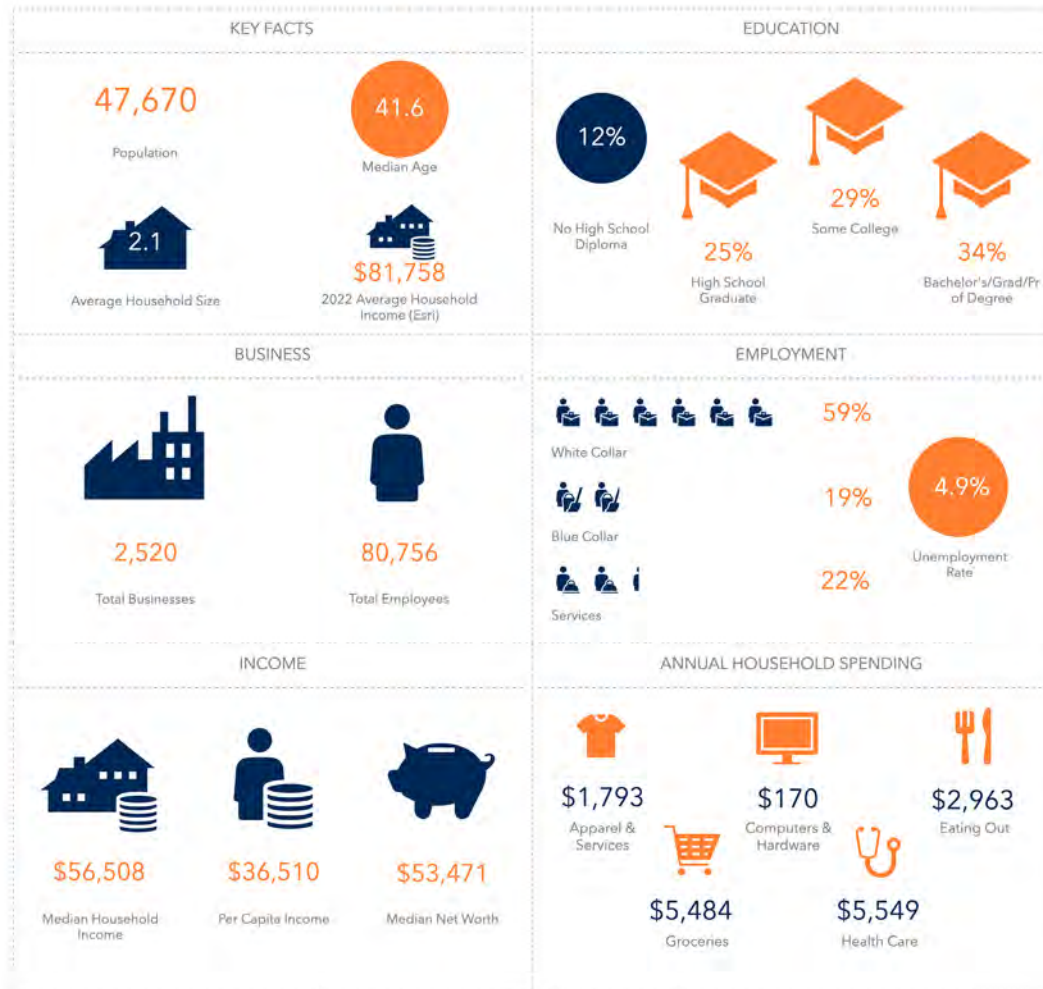
20, 40, 60-MINUTES DRIVE TIME MAP



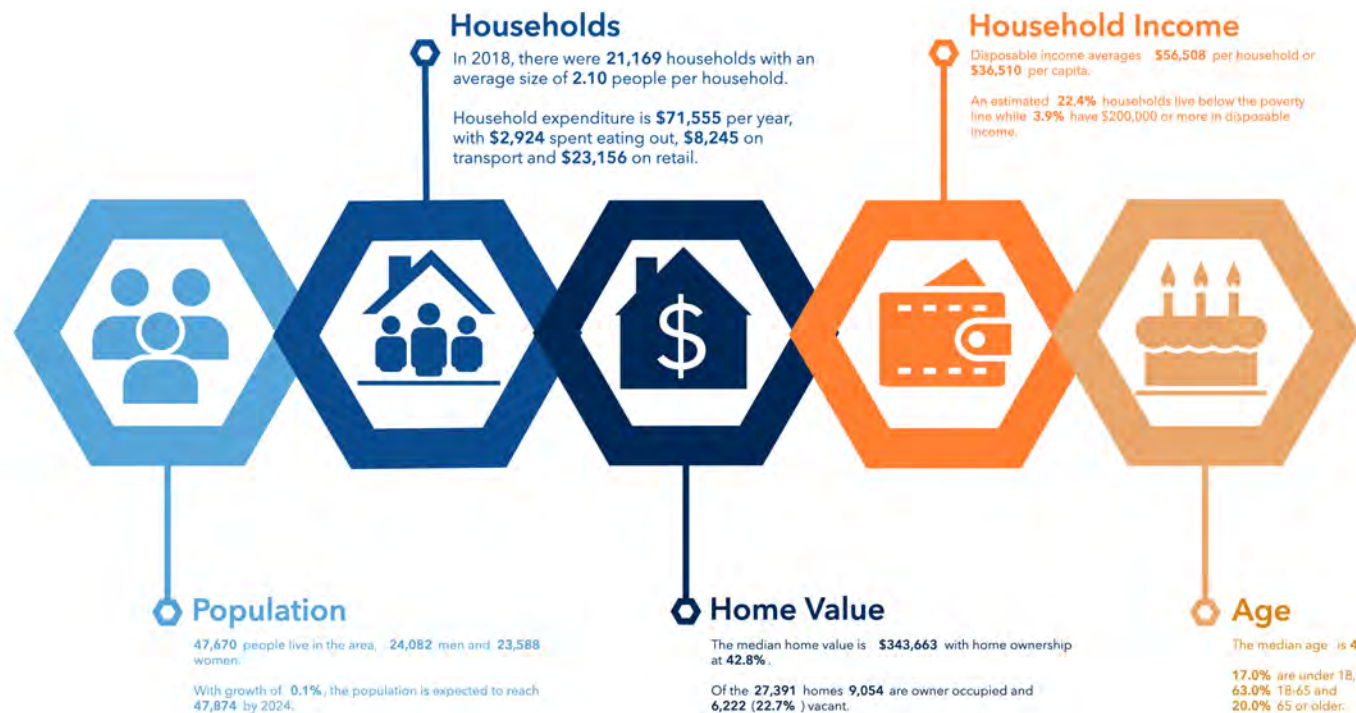
DOWNTOWN HOUSTON
±60-MIN

320 MOODY AVENUE

5-MILE RADIUS DEMOGRAPHICS



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.



320 MOODY AVENUE, GALVESTON, TEXAS

553 Space Structured Parking Garage on ±0.92 Acres



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TIM SPECK

BROKER OF RECORD
Marcus & Millichap
TX LIC #: 432723

R MARKETPLACE

ONLINE AUCTION

JUNE 22-24, 2026

STARTING BID: \$1,250,000