

**For Sale: House with Swimming Pool on +/-22.78 Acre Lot**  
 2360 Broadway St., San Leon, TX 77539  
**Price Reduced! \$4,500,000 | Seller Financing Available!**

- Seller is Highly Motivated!
- Lot Size: ±22.78 Acres
- Prominent frontage and strong visibility along Broadway St, 23<sup>rd</sup> St. & Avenue D
- Strategic location near established residential and commercial growth
- Ideal for recreational development, including soccer fields and sports-oriented facilities
- Located near the San Leon Municipal Utility District, supporting infrastructure and growth
- Well-positioned for long-term appreciation and value-add development
- A 3,192 SF house sits on -site.
  - 800 SF covered porch
  - 1,800 SF detached garage
  - 20,000-gallon pool
- Tractors and other equipment on-site are

