GULFWIND APARTMENTS, GALVESTON, TEXAS

REO SALE: 66 Units on ±1.74 Acres

OFFERING MEMORANDUM

Marcus & Millichap

RI MARKETPLACE

ONLINE AUCTION
AUGUST 17-19, 2026
STARTING BID: $500,000

STARTING BID $500,000

AUCTION DATES: AUGUST 17-19, 2026

CLICK TO VIEW AUCTION WEBSITE

REALINSIGHT® MARKETPLACE

ONLINE AUCTION

NON-ENDORSEMENT & DISCLAIMER NOTICES

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
TO SCHEDULE A SHOWING, PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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 AUGUST 17-19, 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

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

Activity ID: ZAH1240170

STARTING BID $500,000
AUCTION DATES: AUGUST 17-19, 2026
CLICK TO VIEW AUCTION WEBSITE

TREC DISCLAIMER

EQUAL HOUSING OPPORTUNITY

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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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

Marcus & Millichap

RI MARKETPLACE
ONLINE AUCTION

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GULFWIND APARTMENTS
GALVESTON, TEXAS

MARKETPLACE
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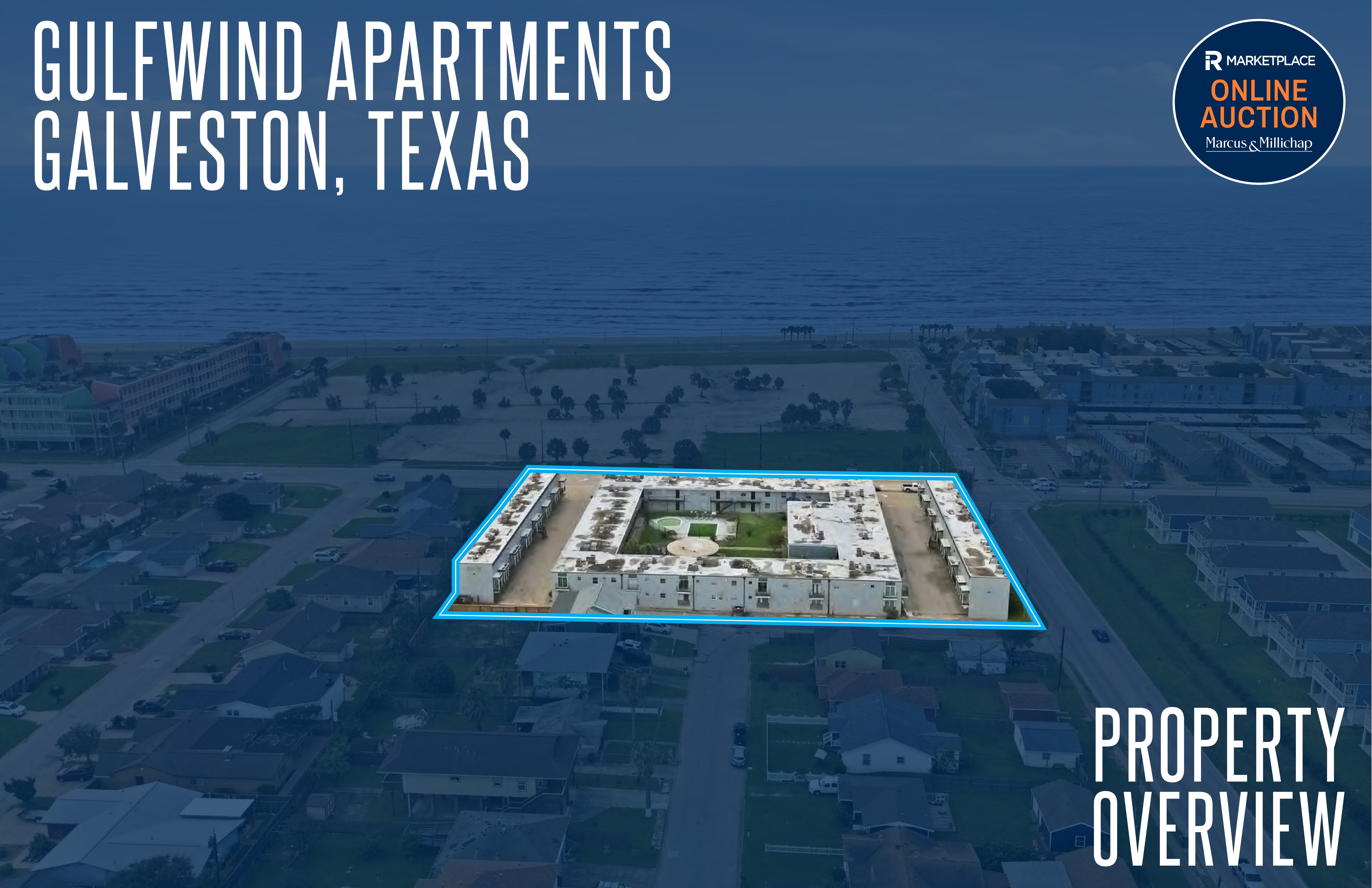


PROPERTY OVERVIEW

REO SALE: 66 UNITS
GULFWIND APARTMENTS

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

INVESTMENT OVERVIEW

PROPERTY TYPE	Multifamily
OWNERSHIP	Fee Simple
ADDRESS	8020 Stewart Road, Galveston, TX 77551
PARCEL NUMBER	115228
BUILDING SIZE	±59,682
LOT SIZE	±1.7424 Acres (±75,900 SF)
YEAR BUILT	1969
# OF BUILDINGS	Three (3)
# OF UNITS	66
STORIES	Two (1)
ELEVATOR(S)	Nine
OCCUPANCY	7.58%
PROPERTY TAXES	2025 Taxes of $77,354.42 (Galveston County Appraisal District)

INVESTMENT SUMMARY

Marcus & Millichap, in collaboration with RI Marketplace, is pleased to exclusively present for sale the fee simple interest in Gulfwind Apartments (the "Property"), a 66-unit multifamily community located at 8020 Stewart Road in Galveston, Texas. **WITH A STARTING BID OF $500,000, GULFWIND APARTMENTS PRESENTS A COMPELLING OPPORTUNITY TO ACQUIRE A COASTAL MULTIFAMILY ASSET WITH SIGNIFICANT VALUE-ADD, LEASE-UP, AND REPOSITIONING POTENTIAL AT A BASIS WELL BELOW REPLACEMENT COST.**

Situated just one block from Galveston Beach, the Property consists of three (3) two-story apartment buildings totaling ±59,682 net rentable square feet on a ±1.74-acre site. Originally constructed in 1969, the Property features a diverse unit mix of twenty-five (25) one-bedroom, twenty-eight (28) two-bedroom, and thirteen (13) three-bedroom apartments averaging ±907 square feet per unit. The community also includes a swimming pool, on-site parking, multiple points of ingress and egress, and elevated/stilt construction designed to reduce exposure to storm surge and coastal flooding. Currently operating at ±7.58% occupancy, Gulfwind Apartments offers investors the opportunity to complete a comprehensive renovation, restore operations, stabilize occupancy, and reposition the asset to capitalize on Galveston's continued residential and economic growth. The combination of functional floor plans, above-average unit sizes, and an irreplaceable coastal location creates a compelling foundation for long-term value creation.

Galveston continues to rank among Texas's premier Gulf Coast destinations, welcoming millions of visitors annually while supporting a diversified economy anchored by tourism, healthcare, higher education, maritime commerce, and port operations. The Property occupies a highly visible signalized hard corner offering ±330 feet of frontage along Stewart Road with ±6,029 vehicles per day (VPD), ±230 feet of frontage along 81st Street with ±3,143 VPD, and frontage along Kleimann Avenue, providing exceptional visibility, accessibility, and multiple access points. Strategically positioned along Stewart Road, one of Galveston Island's primary east-west corridors, the Property provides immediate access to the Gulf of Mexico, the Seawall, major retail corridors, and many of the region's largest employment centers. Nearby demand drivers include the University of Texas Medical Branch (UTMB), the Port of Galveston, Moody Gardens, Schlitterbahn Waterpark, Galveston College, and the island's thriving tourism, healthcare, maritime, education, and hospitality industries. As one of the Houston metropolitan area's most supply-constrained coastal housing markets, Galveston continues to benefit from limited new multifamily development, strong year-round rental demand, and a diversified economic base supporting long-term multifamily investment performance. Additionally, the Property is situated within a dense trade area serving more than 44,000 residents within a 5-mile radius with average household incomes exceeding $89,250.

Disclaimer & Source(s):Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Galveston County Property Assessment site used as source for lot size/land area and zoning. Demographics and traffic counts provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

66-UNIT COASTAL MULTIFAMILY INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

66-Unit Coastal Multifamily Community One Block from Galveston Beach
Three (3) two-story apartment buildings totaling ±59,682 SF situated on a ±1.74-acre site one block from Galveston Beach in one of the island's most desirable coastal residential corridors.

Offered Substantially Below Replacement Cost via Online Auction
With a starting bid of $500,000, Gulfwind Apartments presents investors the opportunity to acquire a lender-owned multifamily asset providing investors the opportunity to acquire a lender-owned multifamily asset well below replacement cost with significant upside through renovation and operational repositioning.

Significant Value-Add & Lease-Up Opportunity
Current occupancy of ±7.58% provides investors with a rare opportunity to complete renovations, restore operations, stabilize occupancy, and create substantial long-term value.

Diverse Unit Mix with Various Floor Plans
Twenty-five (25) one-bedroom, twenty-eight (28) two-bedroom, and thirteen (13) three-bedroom apartments averaging ±907 SF per unit, providing larger-than-average floor plans that appeal to a

Elevated Coastal Construction Designed for Resiliency
Raised/stilt construction with under-building parking designed to reduce storm-surge exposure while enhancing long-term resiliency and operational durability in a coastal environment.

Signalized Hard Corner with Three Street Frontages
Approximately 330 feet of frontage along Stewart Road and ±230 feet along 81st Street with combined traffic counts above 9k VPD creating excellent visibility, multiple access points, and efficient circulation throughout the Property.

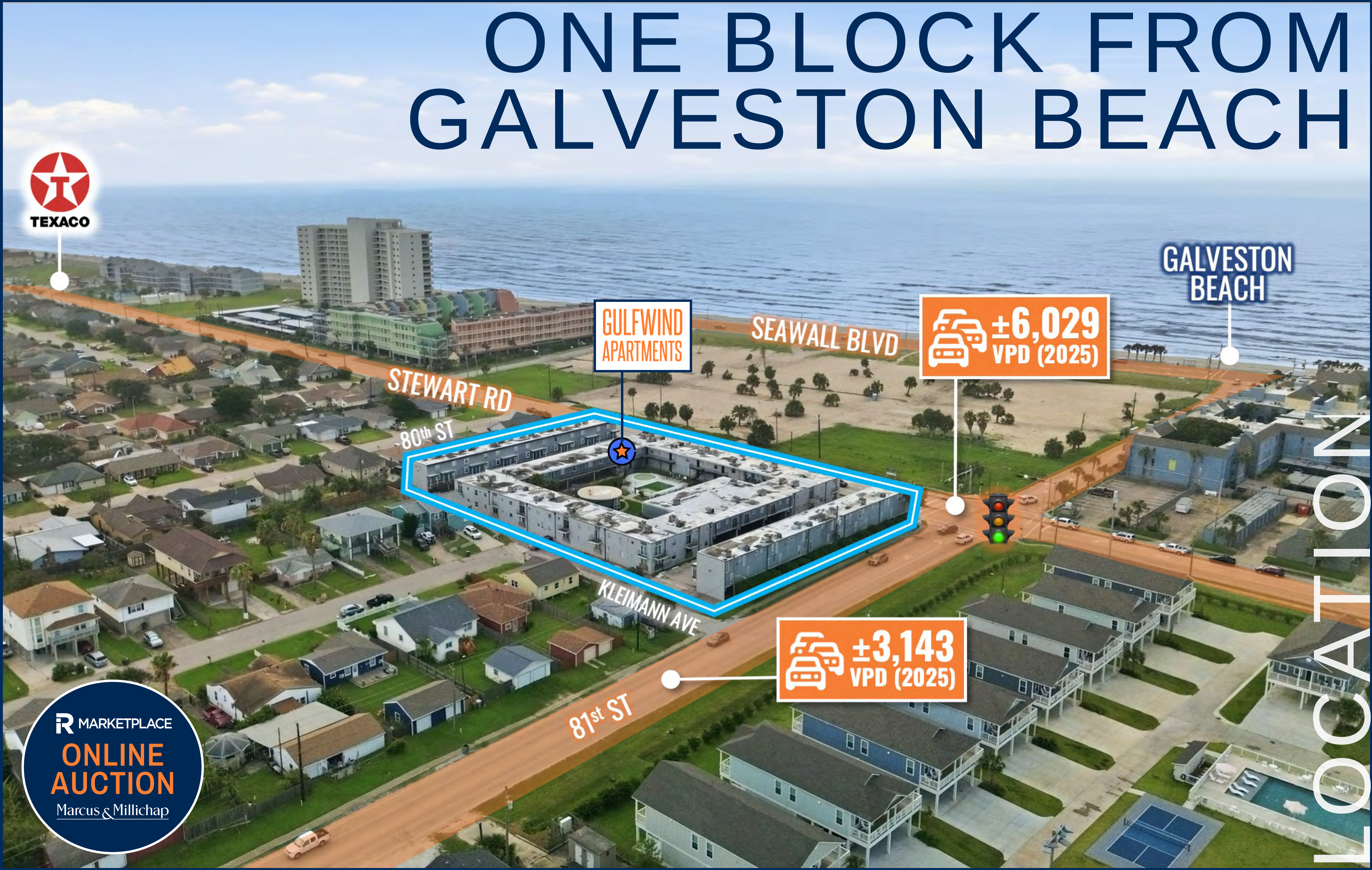
Exceptional Galveston Island Location Near Major Demand Drivers
Located one block from Galveston Beach and minutes from UTMB, the Port of Galveston, Moody Gardens, Schlitterbahn Waterpark, Galveston College, and the island's major tourism, healthcare, education, and maritime employment centers.

Strong Multifamily Fundamentals Support Long-Term Performance
Galveston remains one of the Houston MSA's most supply-constrained coastal rental markets and has year-round/strong demand from healthcare, tourism, maritime, education, and service-sector employment.

Connectivity to the Houston MSA (7M+ Population)
Located ±50-mi southeast of Downtown Houston, the Property benefits from access to one of the nation's fastest-growing metropolitan areas with a population exceeding 7.9 million residents.

Dense Trade Area with Strong Demographics and Tourism-Driven Demand
Serving more than 44,000 residents within five miles with average household incomes exceeding $89,250. Galveston also welcomes 7+ million annual visitors, supporting housing demand through tourism, healthcare, higher education, and port-related employment.

ONE BLOCK FROM GALVESTON BEACH



LOCATION

66 UNITS
RENT ROLL

CURRENT OCCUPANCY SUMMARY

Status	Units	%	Monthly Rent	Annual Rent
Occupied	5	7.58%	$6,344	$76,128
Vacant	61	92.42%	-	-
Total	**66**	**100%**	**$6,344**	**$76,128**

UNIT MIX SUMMARY

Floorplan	Beds/Baths	Avg SF	Units	Occupied	Vacant	Estimated Market Rent
A1	1 Bed	600	5	0	5	$1,087
A2	1 Bed	650	20	3	17	$1,167
B1	2 Bed	900	23	1	22	$1,296
B2	2 Bed	950	5	0	5	$1,367
C1	3 Bed	1,500	8	0	8	$1,667
C2	3 Bed	1,200	4	1	3	$1,632
C3	3 Bed	1,600	1	0	1	$1,777
TOTAL		**907 SF**	**66**	**5**	**61**	

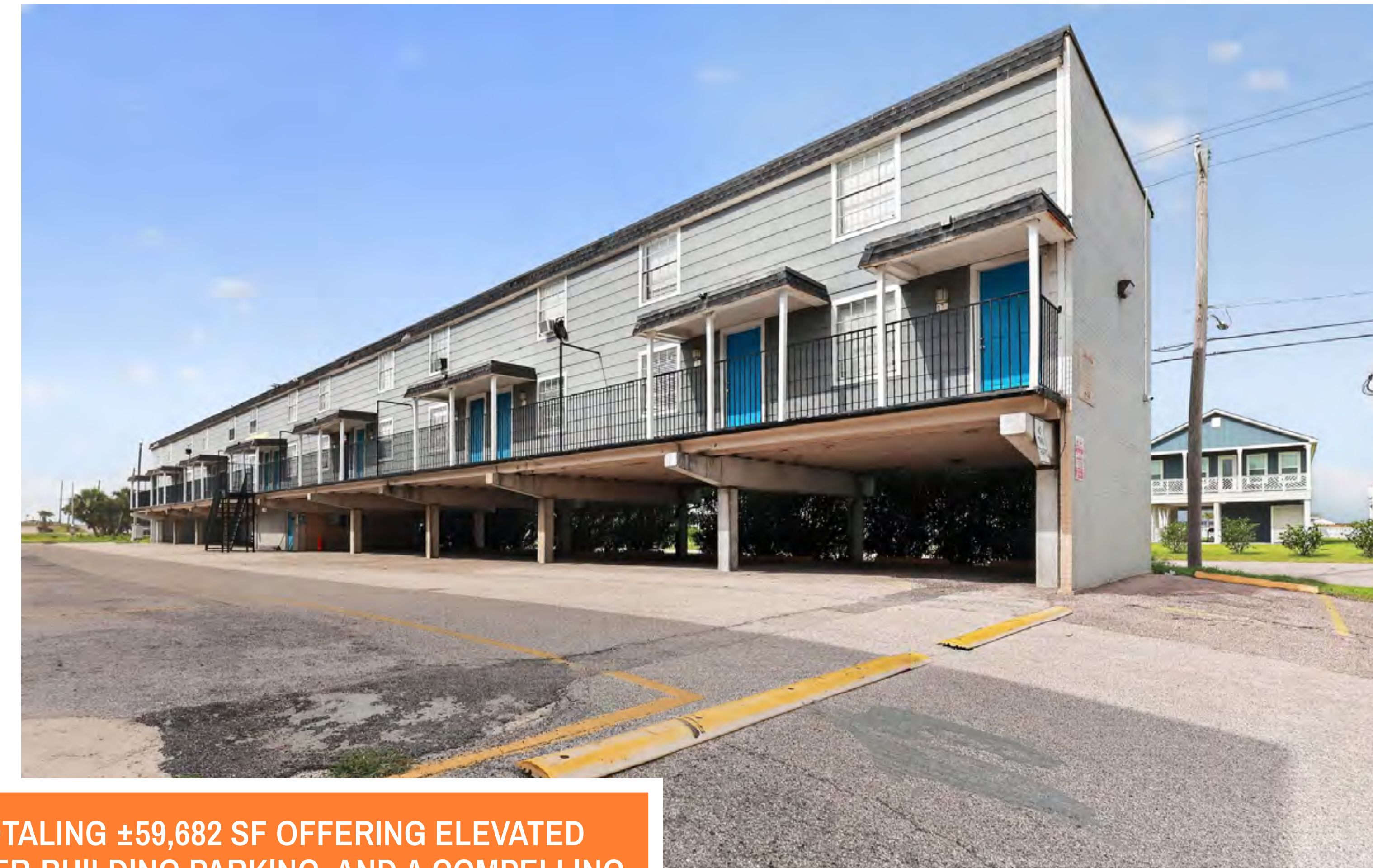
66
APARTMENTS

±907 SF
AVERAGE UNIT SIZE

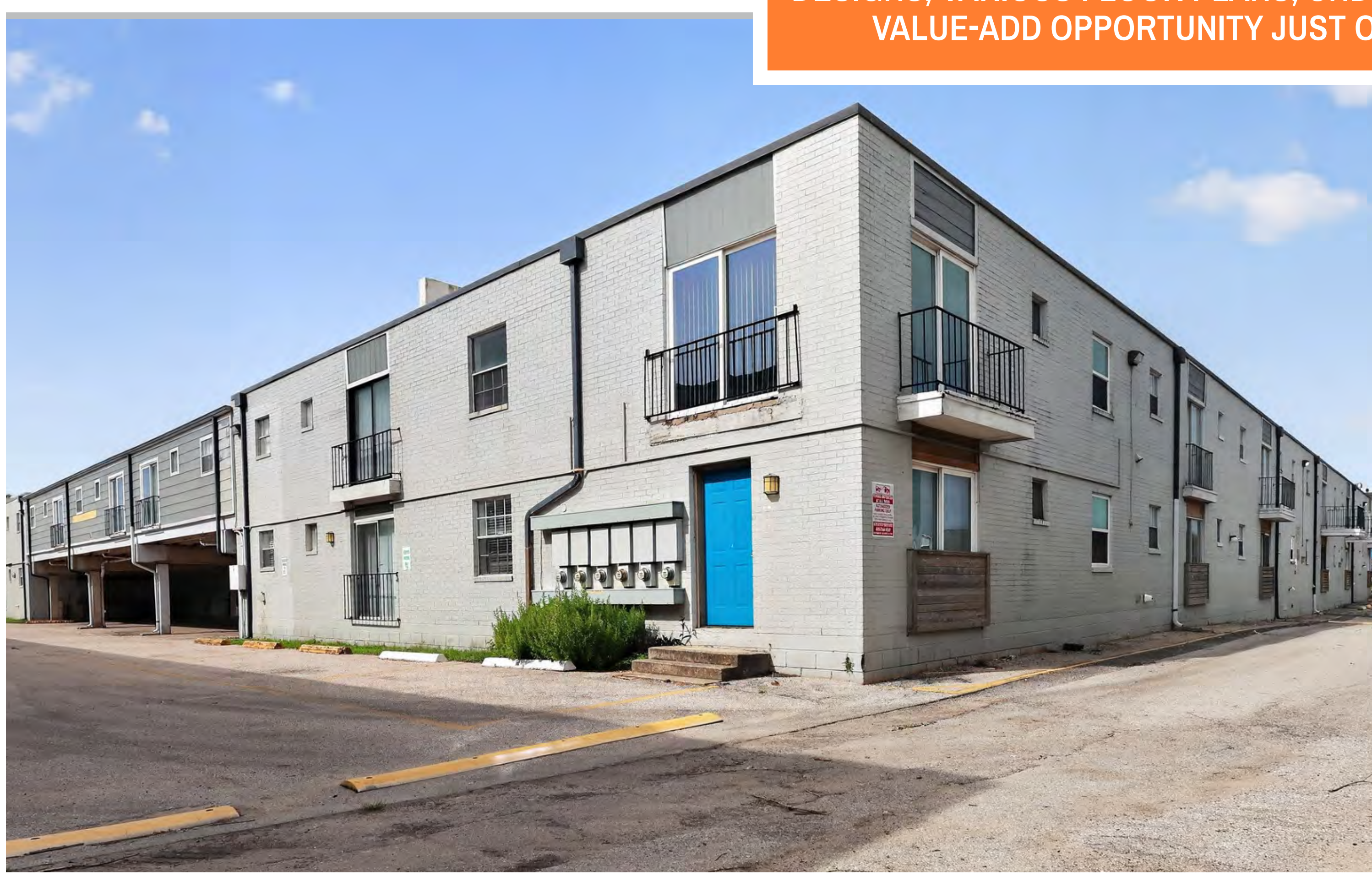
±7.58%
CURRENT OCCUPANCY

61
VACANT UNITS

Disclaimer: Current rent roll reflects occupancy as of May 25, 2026. Remaining units are vacant and available for renovation and lease-up.



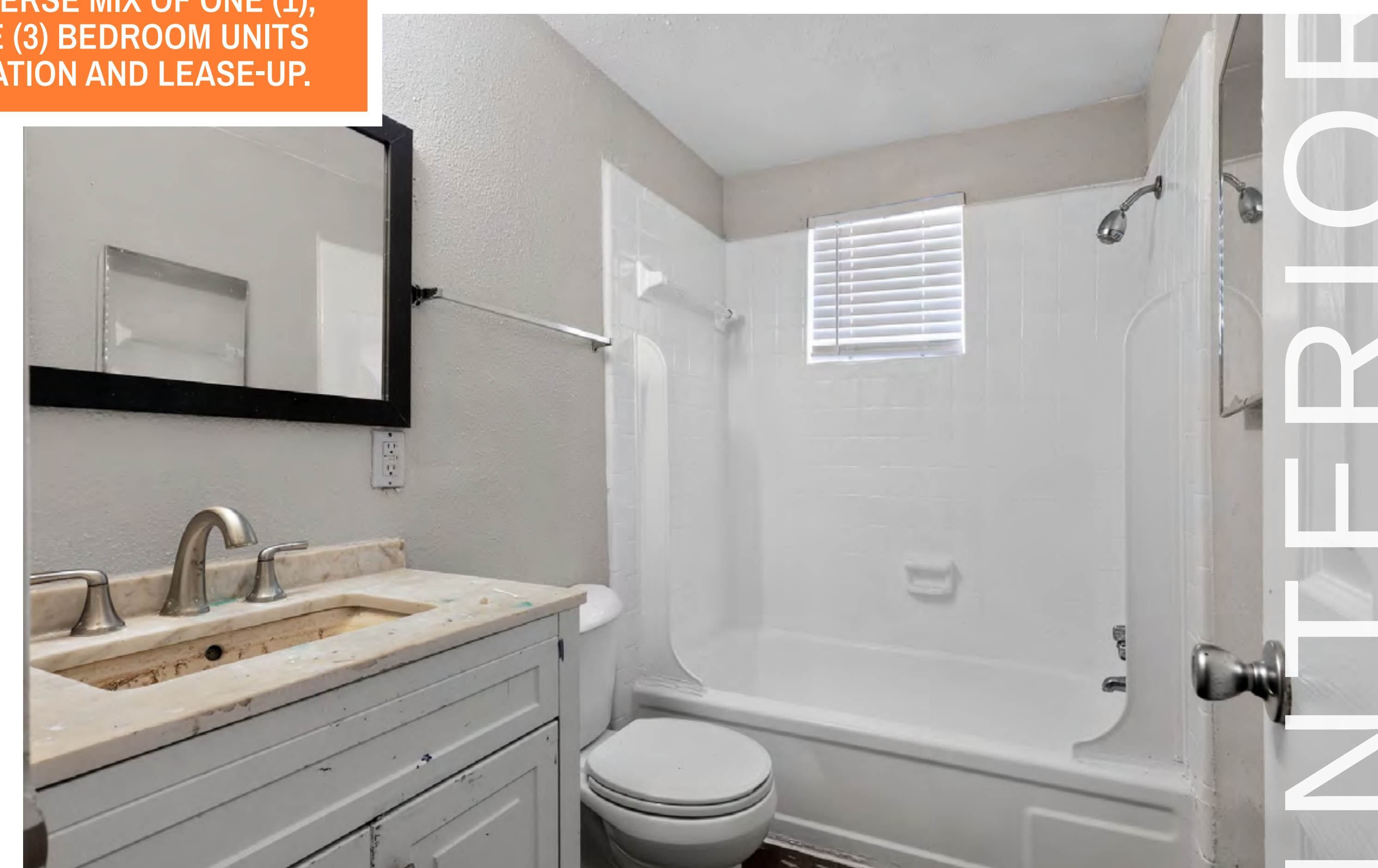
THREE (3) APARTMENT BUILDINGS TOTALING ±59,682 SF OFFERING ELEVATED DESIGNS, VARIOUS FLOOR PLANS, UNDER-BUILDING PARKING, AND A COMPELLING VALUE-ADD OPPORTUNITY JUST ONE BLOCK FROM GALVESTON BEACH.



BUILDING EXTERIORS

INTERIOR PHOTOS

SPACIOUS FLOOR PLANS AVERAGING ±907 SF FEATURE LIVING AREAS, FUNCTIONAL LAYOUTS, AND A DIVERSE MIX OF ONE (1), TWO (2), AND THREE (3) BEDROOM UNITS READY FOR RENOVATION AND LEASE-UP.

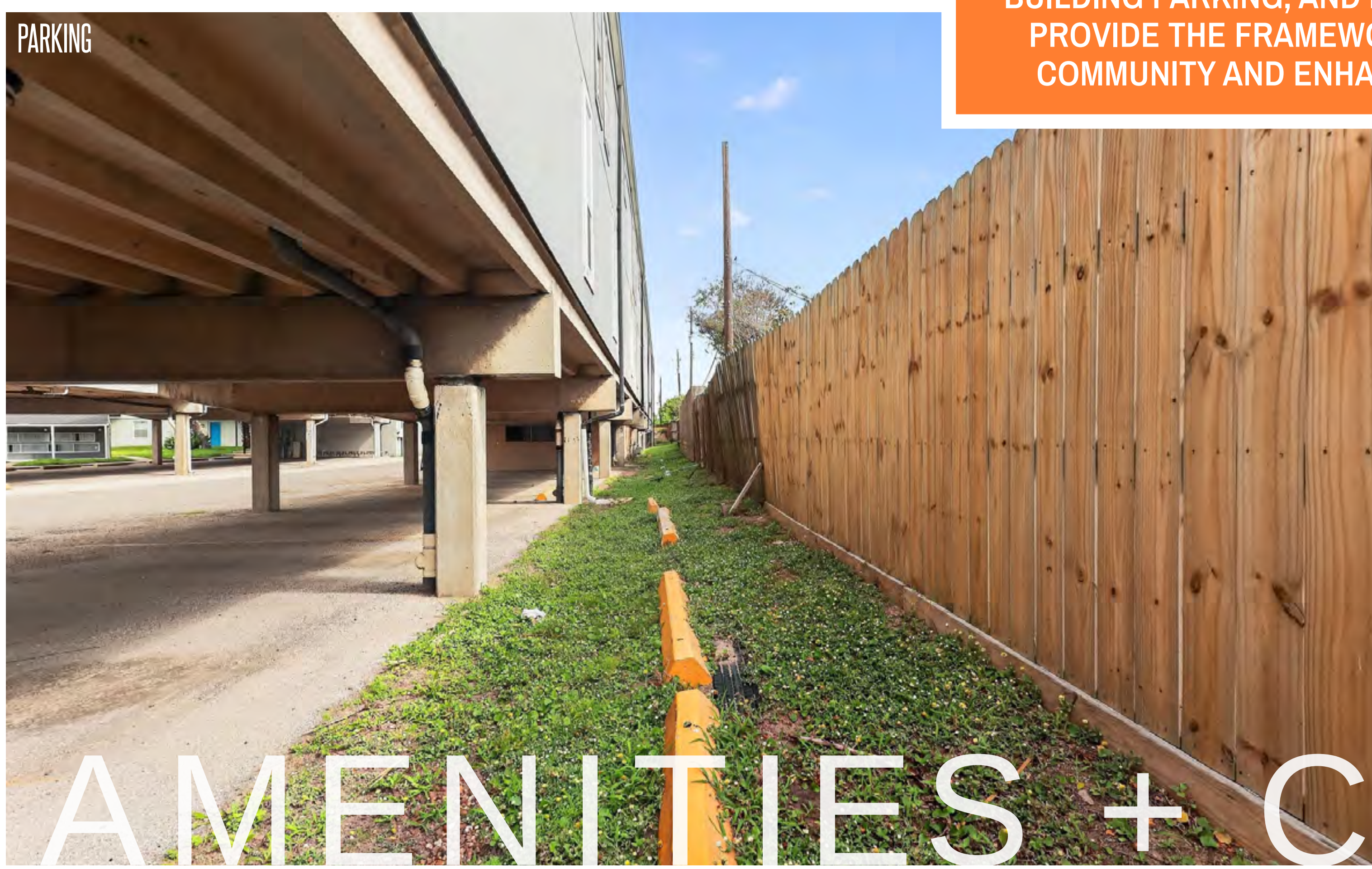


AMENITIES + COMMON AREAS

MAIL

LAUNDRY

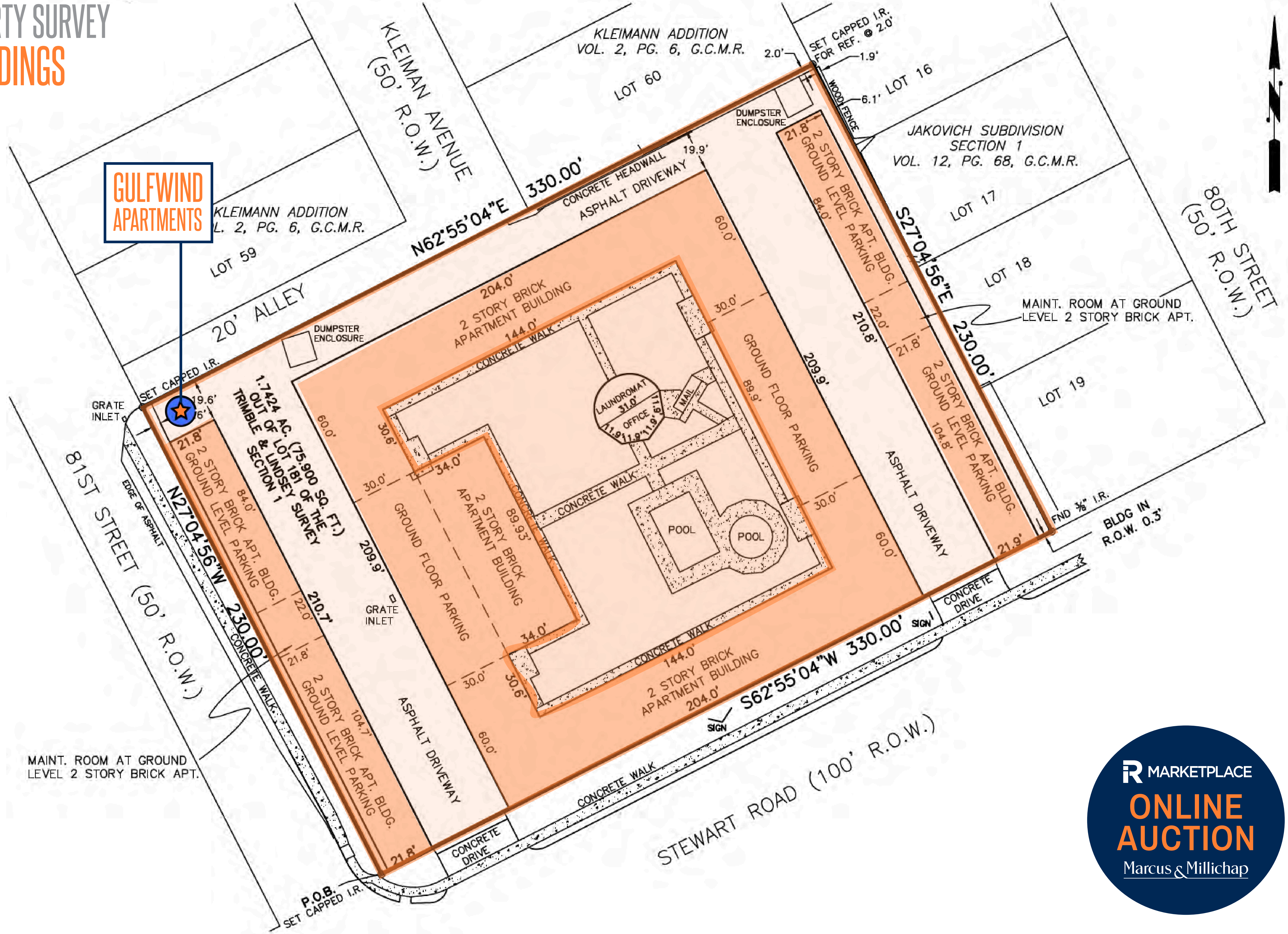
ON-SITE AMENITIES INCLUDING A SWIMMING POOL, LAUNDRY FACILITIES, OPEN COURTYARDS, UNDER-BUILDING PARKING, AND MULTIPLE ACCESS POINTS PROVIDE THE FRAMEWORK TO REPOSITION THE COMMUNITY AND ENHANCE RESIDENT APPEAL.



PARKING

POOL

PROPERTY SURVEY
3 BUILDINGS

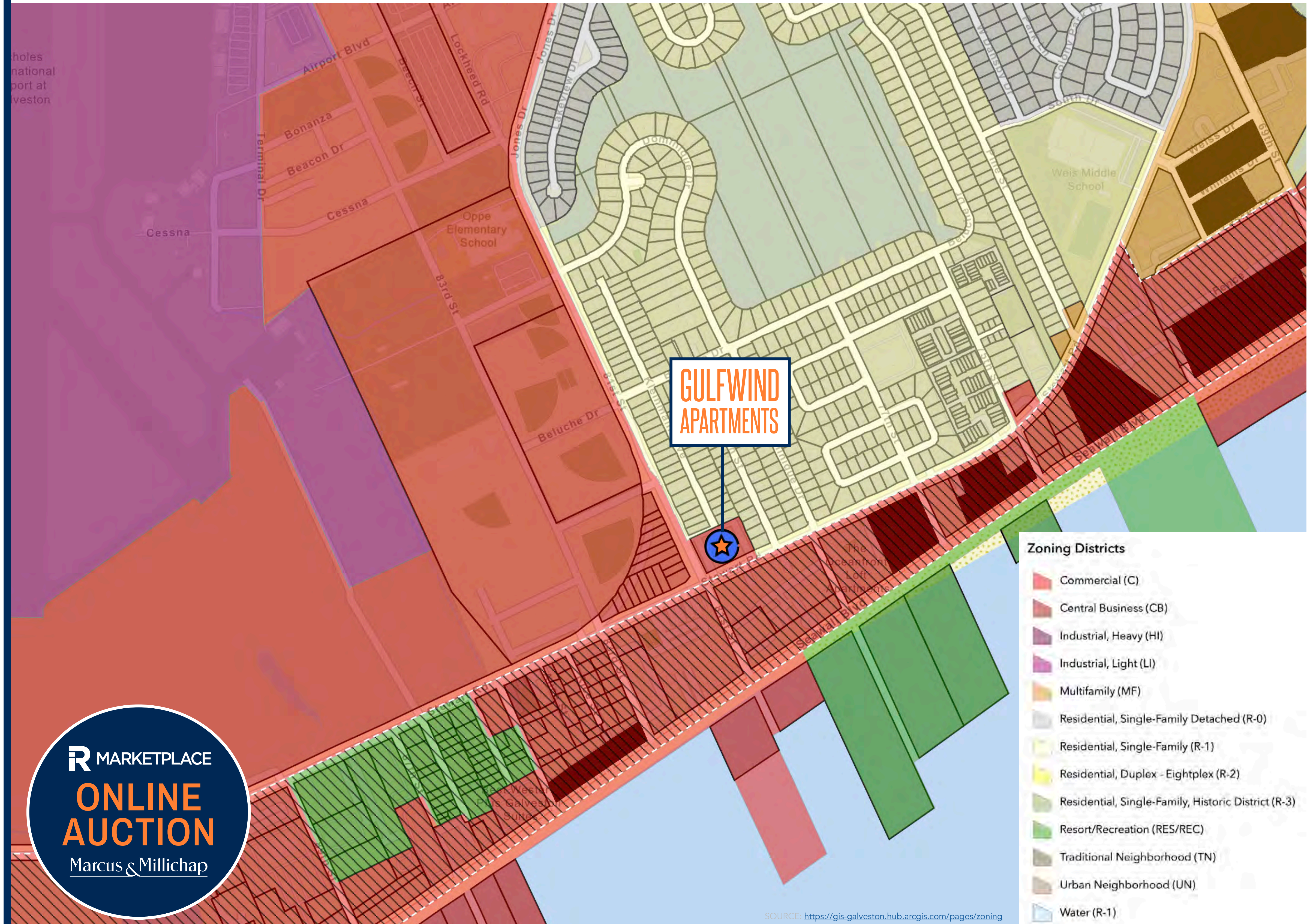


AERIAL

Strategically positioned just one block from Galveston Beach along Stewart Road, Gulfwind Apartments offers immediate access to Seawall Boulevard, Moody Gardens, Schlitterbahn Waterpark, the University of Texas Medical Branch (UTMB), the Port of Galveston, and the island's primary retail and employment corridors. Located ±50-mi southeast of Downtown Houston, the Property benefits from year-round demand driven by tourism, healthcare, higher education, maritime industries, and Galveston's growing permanent residential population.

CURRENT ZONING
C (COMMERCIAL)

Gulfwind Apartments represents a prominent ±1.74-AC coastal investment opportunity located just one block from Galveston Beach, with Commercial (C) zoning supporting the Property's existing multifamily use while providing long-term operational flexibility within one of Galveston Island's most desirable residential corridors.



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

CLICK HERE TO VIEW MORE INFORMATION ON GALVESTON'S ZONING CODE

Zoned Commercial (C), Gulfwind Apartments benefits from a designation that supports its existing multifamily use while allowing a broad range of compatible commercial and mixed-use applications, subject to City approval. The Property's Commercial zoning enhances long-term optionality for investors pursuing renovation, lease-up, repositioning, or future redevelopment strategies.

Positioned on a prominent corner parcel with frontage along Stewart Road, 80th Street, and 81st Street, the Property combines flexible zoning with outstanding visibility, accessibility, and an irreplaceable location just one block from Galveston Beach. Supported by continued investment across Galveston's residential, healthcare, tourism, and maritime sectors, the Property is well positioned for long-term value creation.

Zoning Authority	City of Galveston
Zoning District	Commercial (C)
Legally Conforming	Yes
Permitted Uses	Multifamily, Retail, Office,Hospitality, Mixed-Use, Commercial Uses

(Subject to City of Galveston zoning regulations and applicable approvals.)

GULFWIND APARTMENTS
GALVESTON, TEXAS

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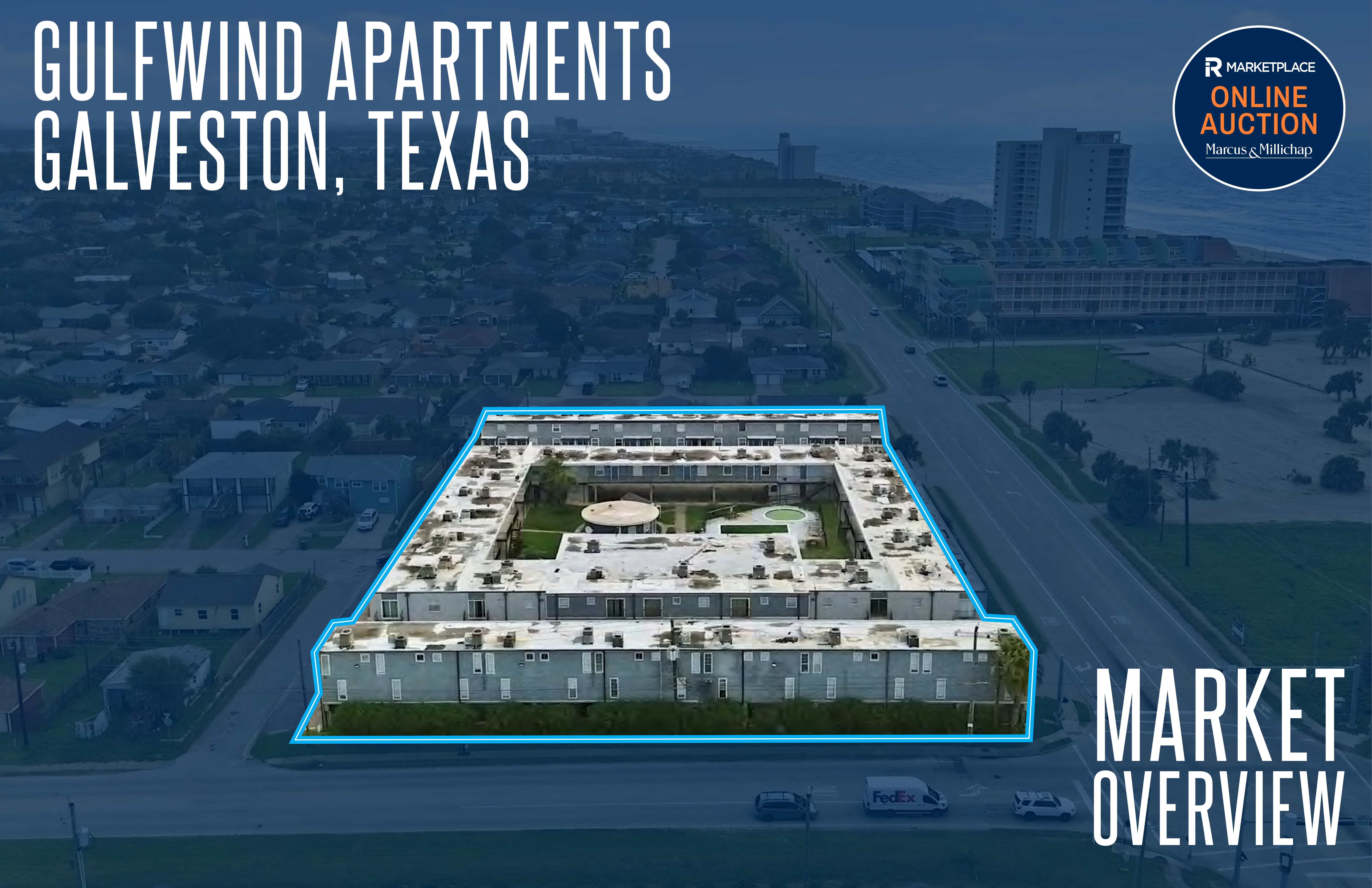


MARKET OVERVIEW

EXPANDED AERIAL

Positioned within the heart of Galveston's primary residential and commercial corridor, Gulfwind Apartments offers residents immediate access to everyday conveniences including Walmart, Kroger, national restaurants, hotels, healthcare providers, and neighborhood services. Combined with excellent connectivity via Stewart Road and Seawall Boulevard, the Property benefits from a location that supports long-term residential demand.

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 nation's largest and fastest-growing metropolitan economies, home to approximately 7.9 million residents and more than 3.4 million jobs. Galveston benefits from direct access to this diverse regional economy while maintaining the unique advantages of a high-barrier coastal housing market supported by healthcare, tourism, maritime commerce, aerospace, manufacturing, and logistics.

Located ±50-Mi southeast of Downtown Houston, Galveston provides investors with exposure to one of the strongest economic regions in the U.S. The Houston MSA consistently ranks among the nation's leaders in population growth, job creation, international trade, and corporate investment while serving as the global center for the energy industry and home to one of the world's largest medical complexes.

The region benefits from unmatched infrastructure including the Port of Houston, two international airports, Interstate 45, extensive rail service, and one of the country's largest concentrations of Fortune 500 companies. This diversified economy continues to attract employers, residents, and institutional investment, supporting long-term apartment demand throughout the metro area.

Galveston occupies a unique position within the MSA by combining Houston's economic strength with a highly supply-constrained coastal location. Healthcare professionals, maritime workers, hospitality employees, university staff, retirees, and remote professionals all contribute to stable year-round multifamily demand. As population and employment growth continue throughout the Houston MSA, Galveston remains well positioned to capture sustained housing demand while benefiting from one of the region's most supply-constrained coastal rental markets.

BOOMING ECONOMY

- Nearly 7.9 million residents and more than 3.4 million jobs
- One of the fastest-growing major metropolitan areas in the U.S.
- Home to 24 Fortune 500 headquarters
- Largest medical complex in the world
- Nation's leading energy, petrochemical and aerospace hub
- Port of Houston ranks among the busiest ports in the world

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

SOURCE: https://mkeregion.com

GALVESTON COUNTY
GALVESTON, TEXAS

Gulfwind Apartments is positioned within one of Texas' most established coastal communities, benefiting from year-round demand generated by healthcare, higher education, tourism, maritime commerce, and the greater Houston metropolitan economy.

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 serves as the southern gateway to the Houston metropolitan area and benefits from a diversified economy anchored by healthcare, higher education, maritime commerce, aerospace, petrochemical industries, tourism, and logistics. 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, employs more than 11,000 people 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. Tourism remains a major economic driver, with more than 8 million annual visitors drawn by the island's beaches, cruise terminals, entertainment venues, historic districts, 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, serving Carnival, Royal Caribbean, Disney, and Norwegian cruise lines.

Continued population growth across mainland communities including League City and Friendswood further strengthens the county's residential and commercial base. Combined with its coastal amenities, expanding employment centers, recreational opportunities, and relatively affordable cost of living compared to other major Texas coastal markets, Galveston County continues to attract residents, employers, and long-term investment.

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 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

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

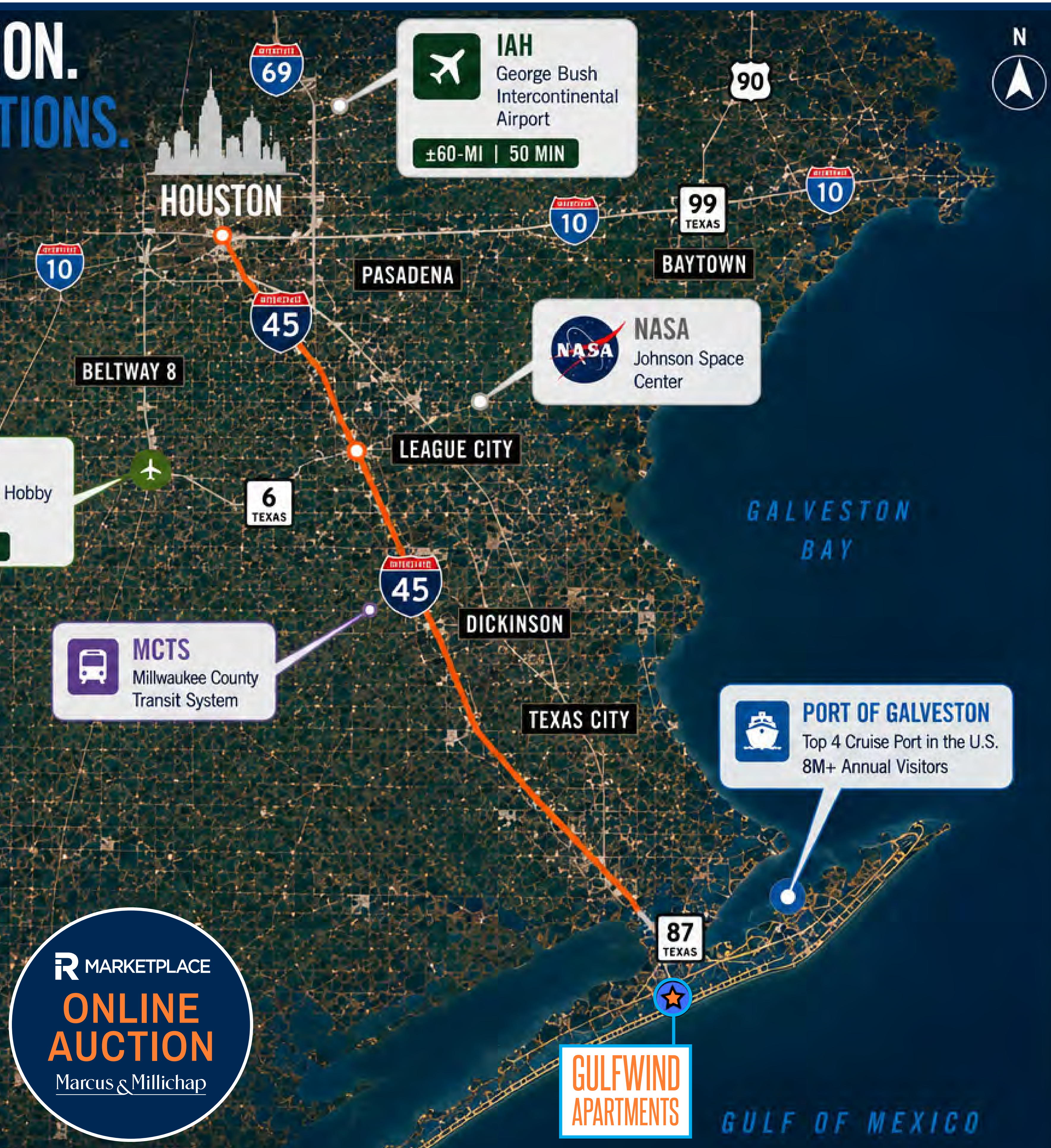
Galveston's transportation network provides direct connectivity to Houston, two international airports, the Port of Houston, and the broader Gulf Coast while supporting year-round residential, tourism, healthcare, and commercial activity.

- **HIGHWAY CONNECTIVITY:** Galveston Island is directly connected to the Houston metropolitan area via Interstate 45 (±45,200 VPD), the region's primary north-south corridor linking Downtown Houston to the Gulf Coast. I-45 provides direct access to major employment centers, the Texas Medical Center, industrial districts, both international airports, and the regional freeway network while supporting significant commuter, tourism, and commercial traffic.
- **PORT & MARITIME INFRASTRUCTURE:** The Port of Galveston is one of the nation's fastest-growing cruise homeports and a vital component of the Gulf Coast maritime economy. The port accommodates more than 4 million cruise passengers annually while handling more than 3 million cargo tons, generating substantial economic activity through tourism, logistics, maritime services, and international trade.
- **REGIONAL ACCESS & MOBILITY:** Galveston County benefits from exceptional connectivity throughout Southeast Texas, with direct access to League City, Texas City, Dickinson, Friendswood, and the broader Houston MSA. Its transportation network supports commuter traffic, healthcare, industrial operations, tourism, and access to major institutions including the University of Texas Medical Branch (UTMB).
- **AIRPORT CONNECTIVITY:** The Property benefits from convenient access to William P. Hobby Airport and George Bush Intercontinental Airport (IAH), providing domestic and international service to hundreds of destinations worldwide. Hobby Airport is located approximately ±42-Mi north of the Property, while IAH ranks among the nation's busiest international gateway airports.
- **TOURISM & CRUISE MOBILITY:** Galveston's transportation network supports year-round tourism, cruise activity, and regional travel. The Property enjoys immediate access to Galveston Beach, the Seawall, Moody Gardens, the Historic Strand District, Galveston Island Historic Pleasure Pier, Schlitterbahn Waterpark, UTMB, and the Port of Galveston, reinforcing its location within one of Texas' premier coastal destinations.

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



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.

REGIONAL MOBILITY
Strong roadway and transit networks support commuters, residents, and visitors across Southeast Texas.

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

MCTS Transit Connections
Regional public transit linking job centers and neighborhoods

UTMB
11,000+ Employees
One of the region's largest employers and healthcare anchor institutions

LEGEND

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

5-MILE RADIUS DEMOGRAPHICS

KEY FACTS

44,723
Population

43.1
Median Age

2.1
Average Household Size

$89,292
2022 Average Household Income (Esri)

EDUCATION

12%
No High School Diploma

25%
High School Graduate

28%
Some College

36%
Bachelor's/Grad/Pr of Degree

BUSINESS

2,439
2026 Total Businesses (NAICS)

24,132
2026 Total Employees (NAICS)

EMPLOYMENT

59%
White Collar

19%
Blue Collar

21%
Services

5.7%
Unemployment Rate

INCOME

$61,117
Median Household Income

$40,537
Per Capita Income

$98,293
Median Net Worth

ANNUAL HOUSEHOLD SPENDING

$1,920
Apparel & Services

$170
Computers & Hardware

$3,303
Eating Out

$6,014
Groceries

$5,971
Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027.

Households

In 2018, there were **19,980** households with an average size of **2.11** people per household.

Household expenditure is **$77,310** per year, with **$3,222** spent eating out, **$8,731** on transport and **$24,185** on retail.

Household Income

Disposable income averages **$61,117** per household or **$40,537** per capita.

An estimated **20.3%** households live below the poverty line while **5.8%** have $200,000 or more in disposable income.

Population

44,723 people live in the area, **22,581** men and **22,142** women.

With growth of **-0.2%**, the population is expected to reach **44,286** by 2026.

Home Value

The median home value is **$358,993** with home ownership at **44.3%**.

Of the **25,996** homes **8,845** are owner occupied and **6,016** (**23.1%**) vacant.

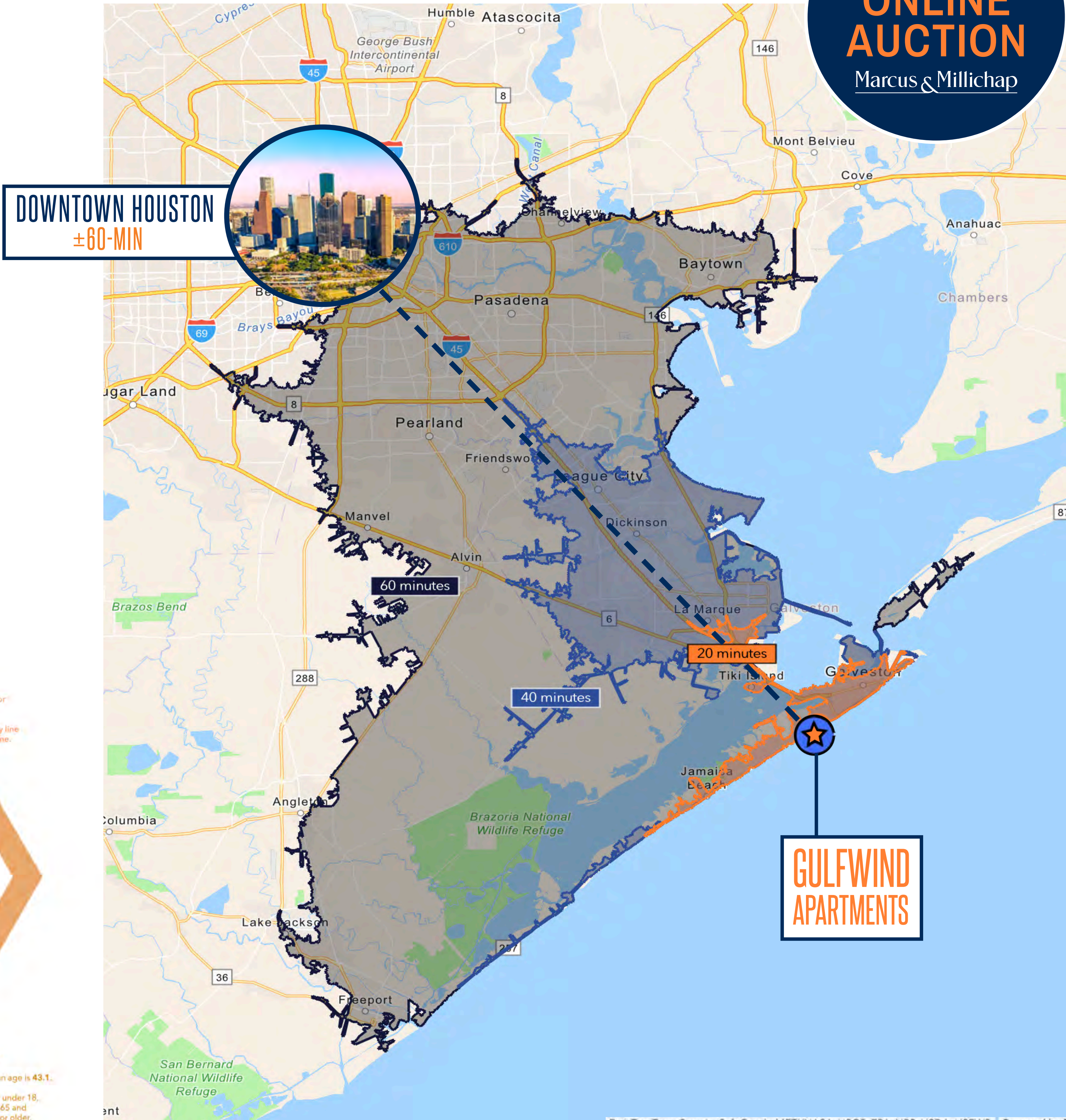
Age

The median age is **43.1**.

16.8% are under 18, **62.0%** 18-65 and **21.2%** 65 or older.

20, 40, 60-MINUTES DRIVE TIME MAP

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap



GULFWIND APARTMENTS, GALVESTON, TEXAS

REO SALE: 66 Units on ±1.74 Acres

OFFERING MEMORANDUM

Marcus & Millichap

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TIM SPECK
BROKER OF RECORD
Marcus & Millichap
TX LIC #: 432723

MARKETPLACE

ONLINE AUCTION
AUGUST 17-19, 2026
STARTING BID: $500,000