



**±2.94 AC PAD SITES  
AVAILABLE FOR SALE**

NWC I-45 & Holland Rd | Texas City, TX

Satya



WWW.BLUEOXGROUP.COM

# PROPERTY INFORMATION:

**Address:** NWC Interstate 45 & Holland Rd  
Texas City, TX 77539

**Size:** Pad 1: 1.76 AC | Pad 2: 1.18 AC  
Total: 2.94 AC

**Price:** Pad 1: \$25.00 PSF  
Pad 2: \$20.00 PSF

## HIGHLIGHTS:

- Located adjacent to Tanger Outlets and Buc-ee's Flagship Travel Center
- Utilities are stubbed to the site
- No detention required (per the seller)
- 4 curb cuts into site and cross access with Buc-ee's
- Approximately 250+ homes coming every year for the next 10 years
- I-45 frontage with access from I-45, Holland Rd and Lago Mar
- Lago Mar will have an estimated 4,000 homes upon completion
- Located in Dickinson ISD; Galveston County
- Not in a flood plain

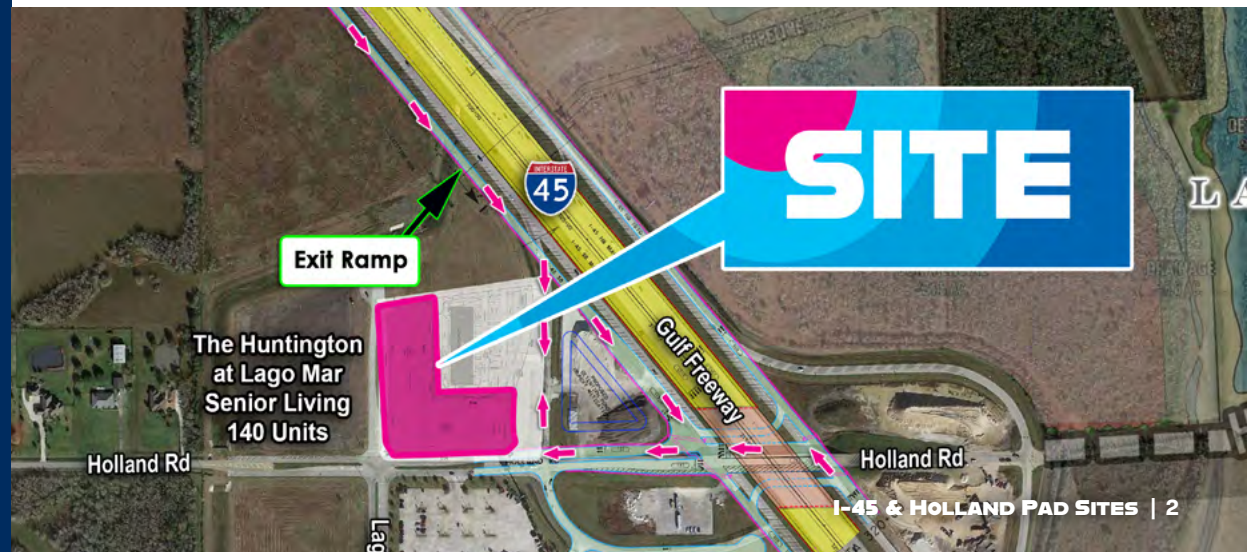
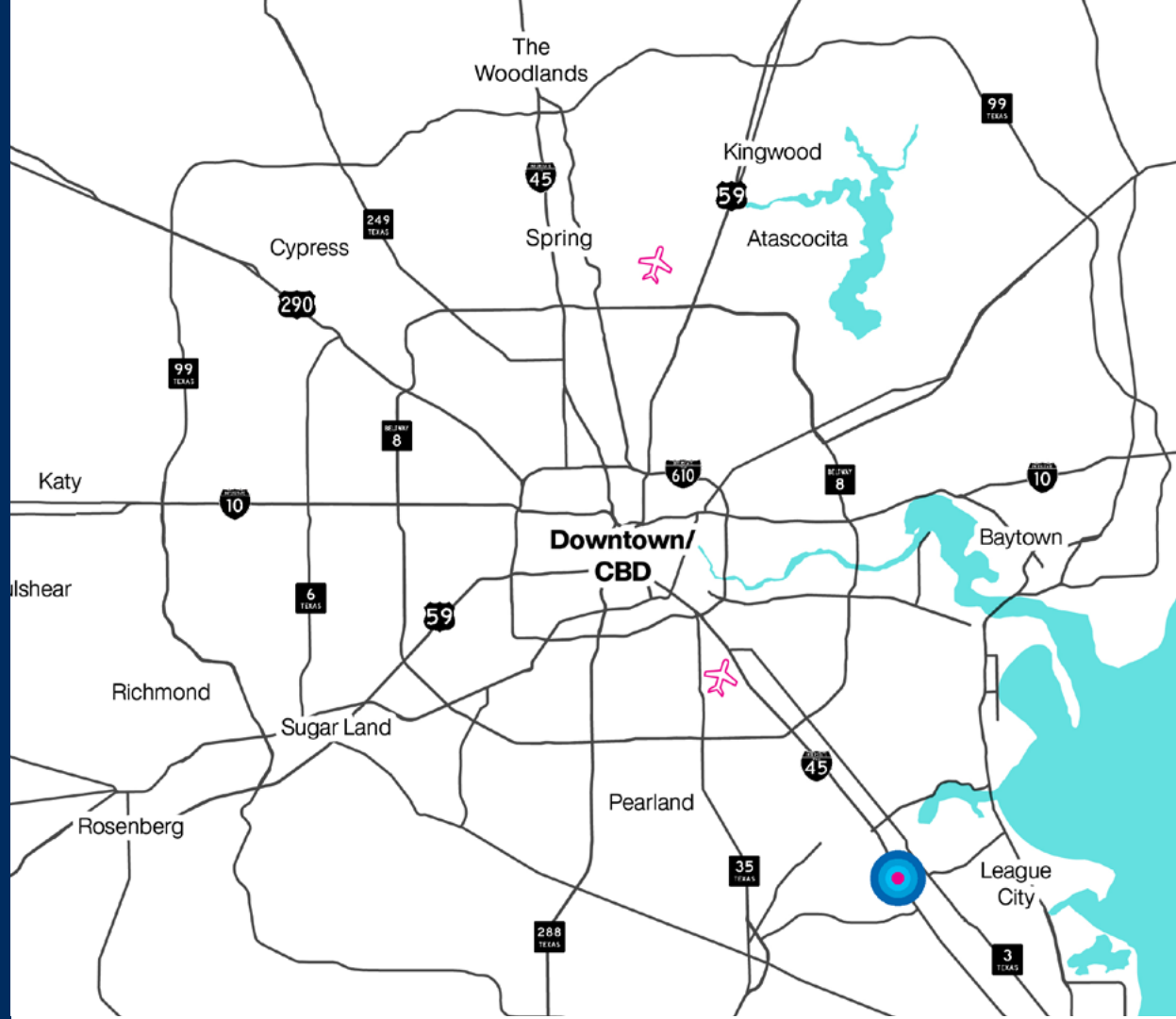
## TRAFFIC COUNTS:

**Interstate 45:** 117,717 CPD '23

**Holland Rd:** 3,876 CPD '22

## DEMOGRAPHICS:

	3 Mile	5 Miles	7 Miles
<b>Population</b>	37,081	92,193	186,867
<b>Daytime Pop.</b>	17,854	44,671	89,355
<b>Avg HH Income</b>	\$116,165	\$123,416	\$130,227



# SITE

Exit Ramp

Entrance Ramp

**LAGO MAR**  
A Land Tejas Community

54 Lots  
13.1 Ac.  
55'x120' Typ.

86 Lots  
22.2 Ac.  
80'x120' Typ.

151 Lots  
32.5 Ac.  
20' Typ.

DETENTION  
26.4 AC.

## LAGO CLARA

±440 Acres Total  
±278 Acres of Single Family Homes  
±162 Acres of Commercial  
Reserves fronting I-45

The Huntington  
at Lago Mar  
Senior Living  
140 Units

Lago Mira Blvd

**BUC-BE'S**  
5,000+ Visitors  
Per Day

**TDECU**  
YOUR CREDIT UNION

Catalon at  
Lago Mar  
Phase II  
70 Units

Catalon at  
Lago Mar  
230 Units

**SPRINGHILL SUITES**  
MARRIOTT

Tanger Outlets Houston

OLD NAVY NIKE FOSSIL  
GAP Disney dressbarn  
carter's chico's  
rue21 claire's AÉROPOSTALE

Lago Mira Blvd

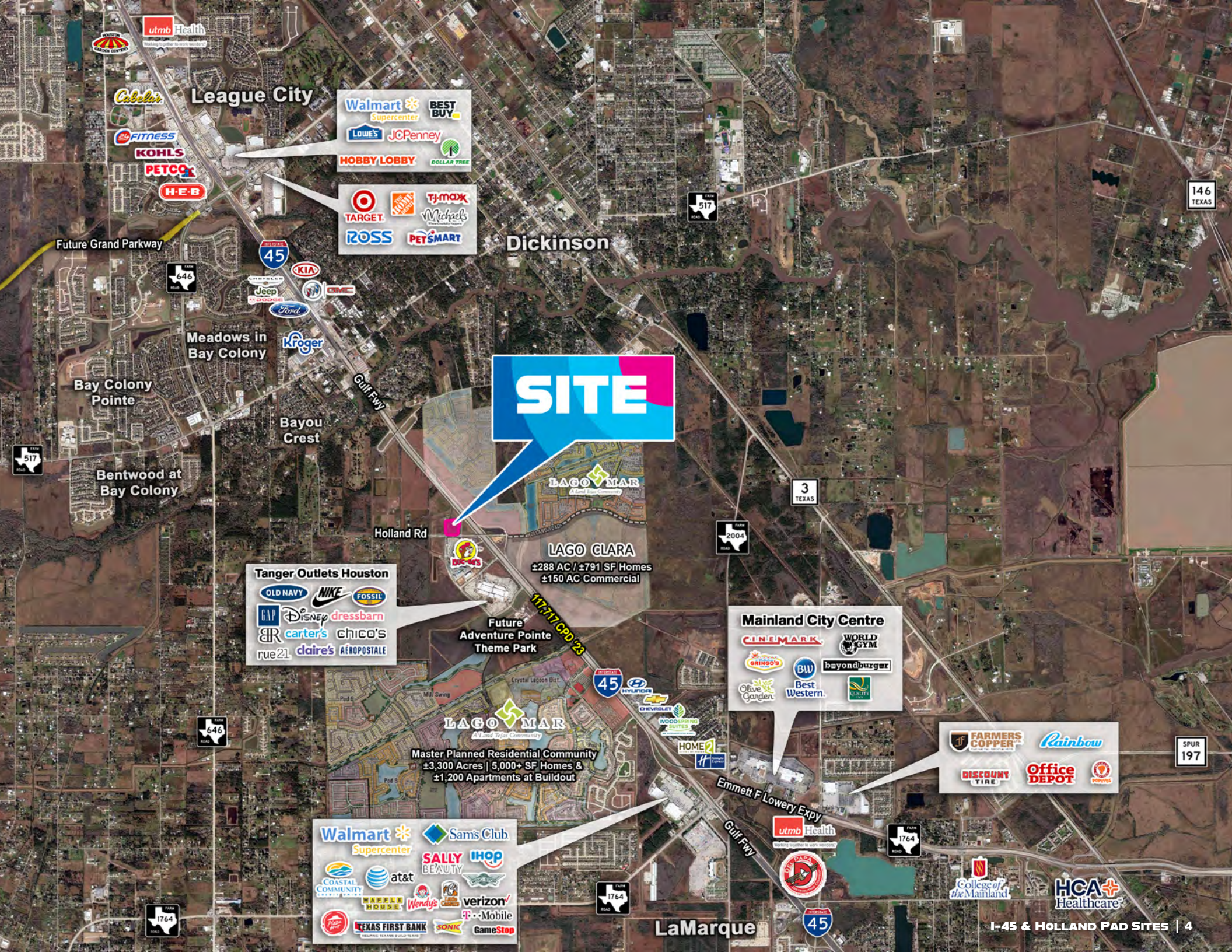
Fashion Way

45

117,717 CPD '23

**LAGO MAR**  
A Land Tejas Community

Master Planned Residential Community  
±3,300 Acres | 5,000+ SF Homes &  
±1,200 Apartments at Buildout



**League City**

**Meadows in Bay Colony**

**SITE**

**LAGO MAR**

**LAGO CLARA**

±288 AC / ±791 SF Homes  
±150 AC Commercial

**Tanger Outlets Houston**

**Future Adventure Pointe Theme Park**

**LAGO MAR**

Master Planned Residential Community  
±3,300 Acres | 5,000+ SF Homes &  
±1,200 Apartments at Buildout

**Mainland City Centre**

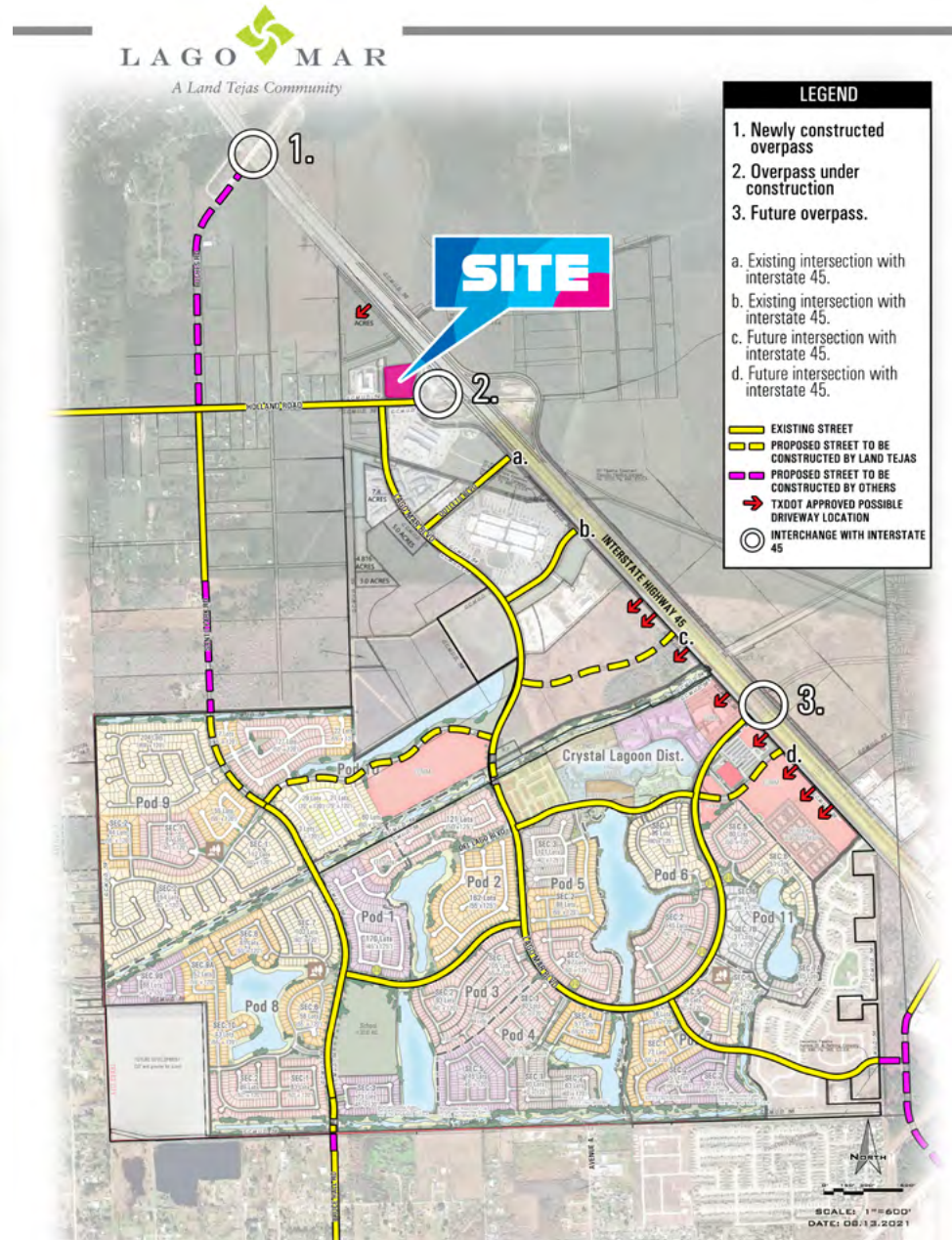
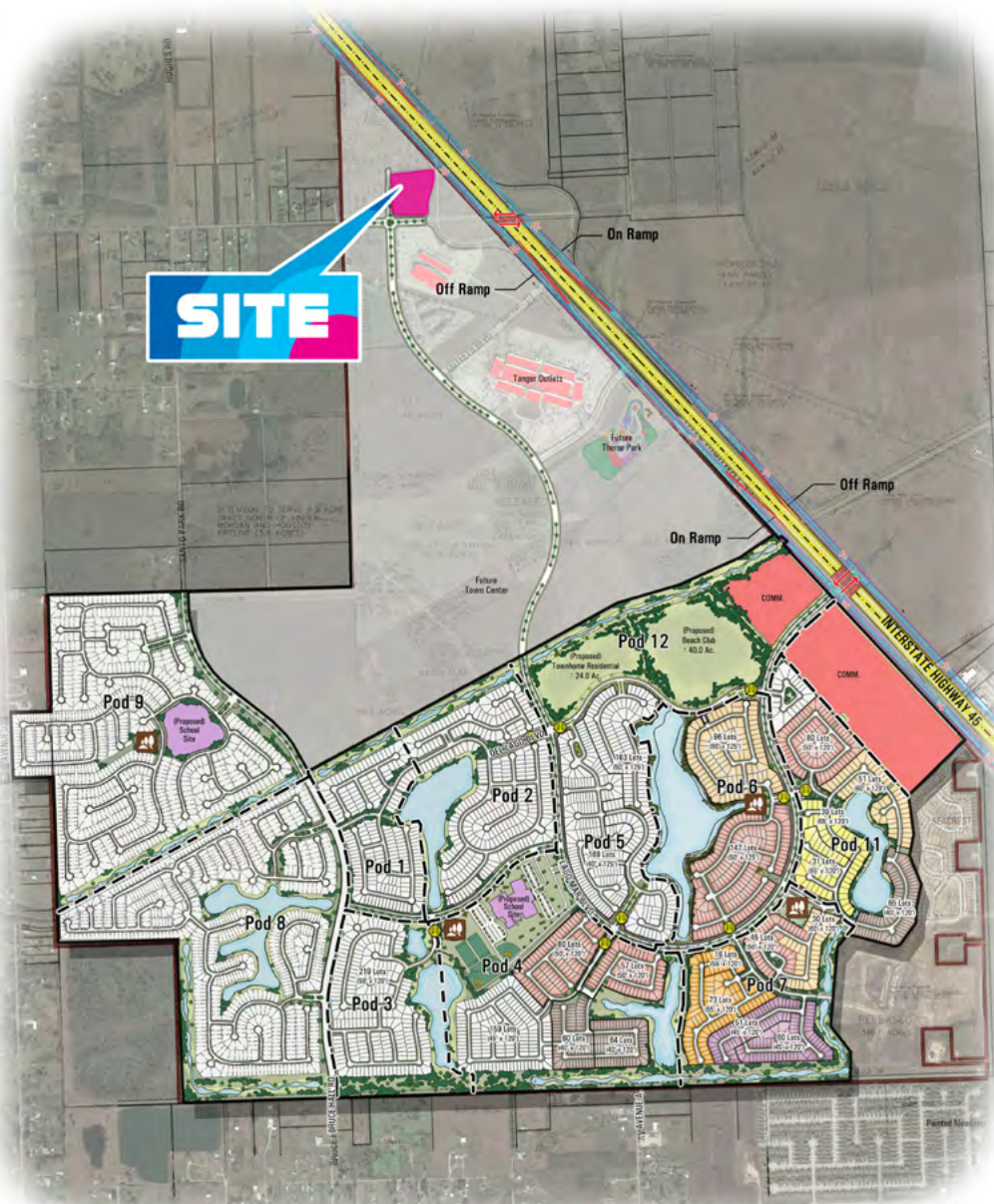
**LaMarque**

College of the Mainland

HCA+ Healthcare



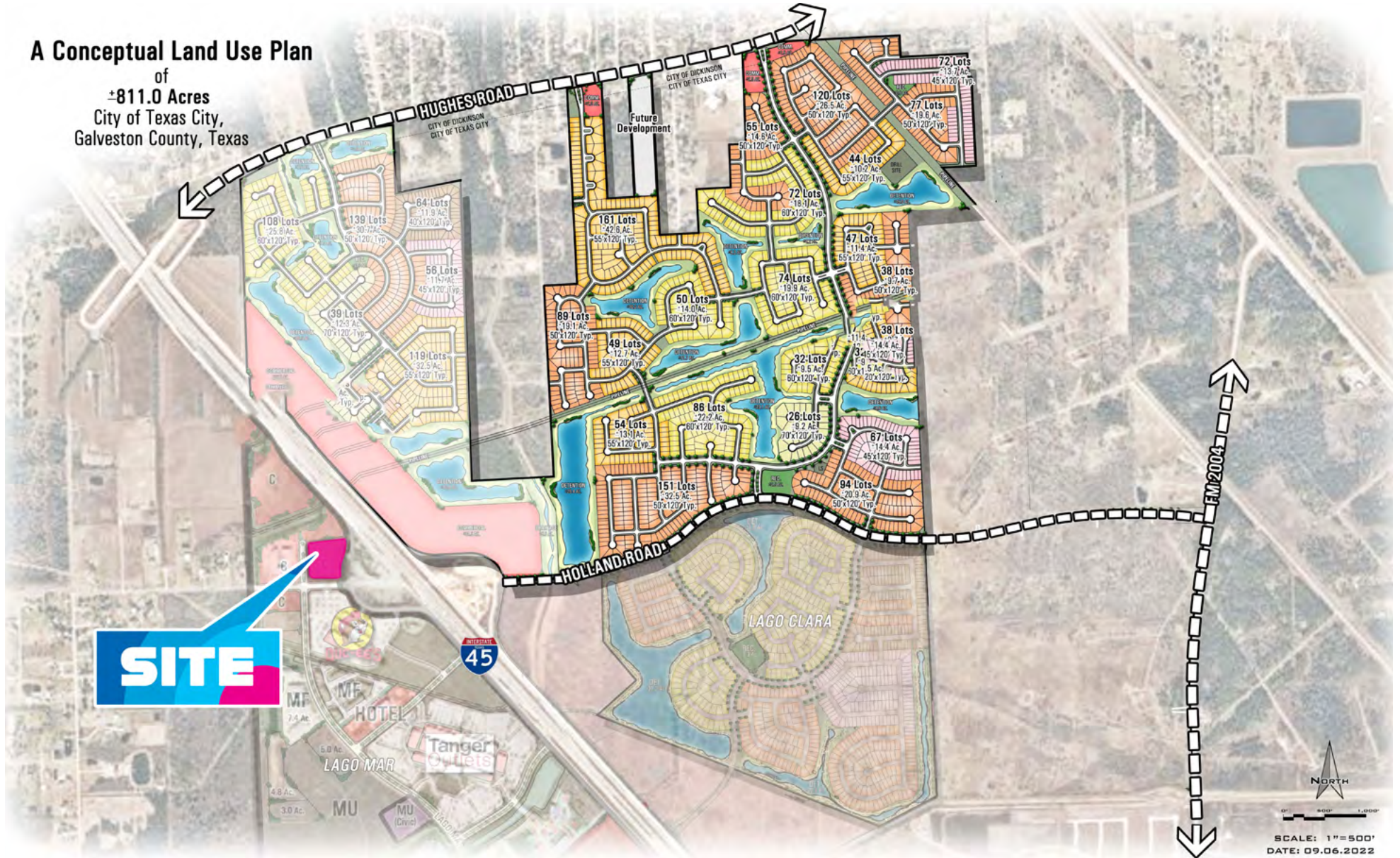
# RESIDENTIAL DEVELOPMENT



# RESIDENTIAL DEVELOPMENT

## A Conceptual Land Use Plan

of  
±811.0 Acres  
City of Texas City,  
Galveston County, Texas



**SITE**

NORTH

0' 500' 1,000'

SCALE: 1" = 500'  
DATE: 09.06.2022



# Information About Brokerage Services

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.

### **Blue Ox Brokerage, LLC**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

### **Joshua Jacobs**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

### **Claire Salazar**

### **Duncan Brooks Shanklin III**

Sales Agent/Associate's Name

### **9009549**

License No.

### **448255**

License No.

License No.

### **764131**

### **618418**

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Phone

Phone

### **713.574.6281**

### **713.966.2738**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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