



FOR SALE

TX-146 & REPSDORPH RD LAND

LAND AVAILABLE FOR SALE
ADJACENT TO TX-146 EXPANSION
SWQ TX-146 & REPSDORPH RD
SEABROOK, TEXAS 77586



JOSH JACOBS
713.230.8882 | jj@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

ANITA AMIN
713.324.8954 | aa@blueoxgroup.com

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TX-146 & REPSDORPH RD LAND

LOCATION

SWQ of TX-146 & Repsdorph Rd
Seabrook, Texas 77586

SIZE

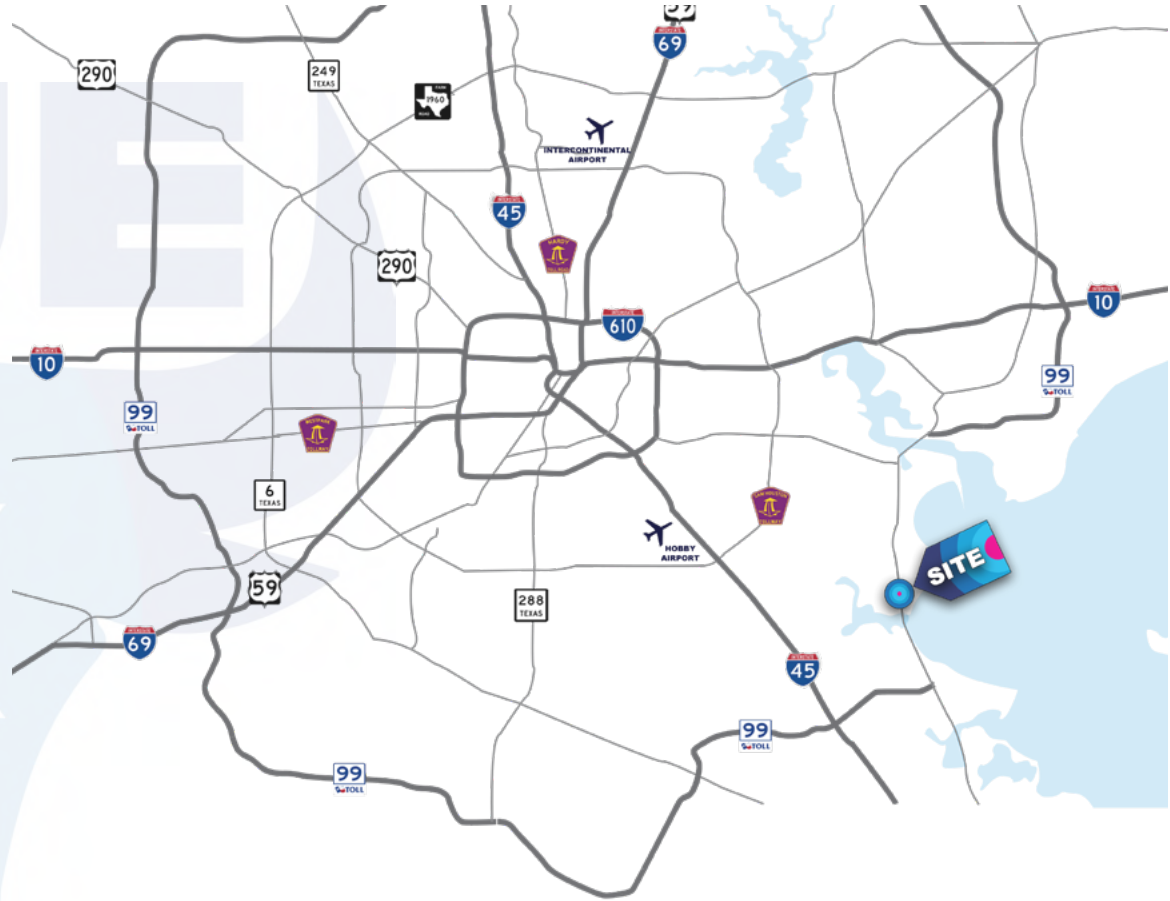
±7.6 Acres

PRICE

\$9.36 PSF | \$3,150,000

HIGHLIGHTS

- Located just off TX-146, undergoing a four-phase expansion to widen the highway from 4 to 12 lanes creating new development opportunities along Repsdorph Rd
- Ideal location for local retailers and restaurant operators, as the local Seabrook traffic take Repsdorph Rd to and from established neighborhoods
- Across from site of the future Seabrook Town Centre, a 30 AC retail development district bringing ±320 multi-family units and over 19,000 SF of mixed-use space
- Close proximity to the Kemah Boardwalk, a family-friendly entertainment district with ±2.6 M unique visits by ±1.8 M customers per year.
- Across from new CVS & AutoZone



2025 DEMOGRAPHICS

	Total Population	Daytime Population	Average HH Income
1 mi	12,494	5,114	\$141,205
3 mi	34,013	19,330	\$138,639
5 mi	95,682	70,219	\$134,354

TRAFFIC COUNTS

(TXDOT)

TX-146 / BAYPORT BLVD:
53,023 VPD '23

REPSDORPH RD:
12,501 VPD '22

TX-146 & REPSDORPH RD LAND

**FUTURE
SEABROOK TOWNE CENTER**
±30 AC Mixed-Use
Retail Development District



**CVS
pharmacy**

**Auto
Zone**

BEACON
Federal Credit Union

**AVAILABLE
±7.6 AC**

LOT - D
120,813 S.F.
2.7735 ACRES

LOT - A
84,572 S.F.
1.9415 ACRES

GROCER
BLOG = 16,400 S.F.
BLOG/SITE RATIO = 19.6%
PARKING = 135 CARS + 6,11000

LOT - B
40,369 S.F. = 0.9272 ACRES

Q.S.R.
BLOG = 1,800 S.F.
PARKING = 42 CARS

LOT - C
85,164 S.F. =
1.9551 ACRES

RETAIL
BLOG = 17,400 S.F.
BLOG/SITE RATIO = 20.9%
PARKING = 71 CARS
+ 3,21000

Repsdorff Rd

Lakeside Dr

Repsdorff Rd

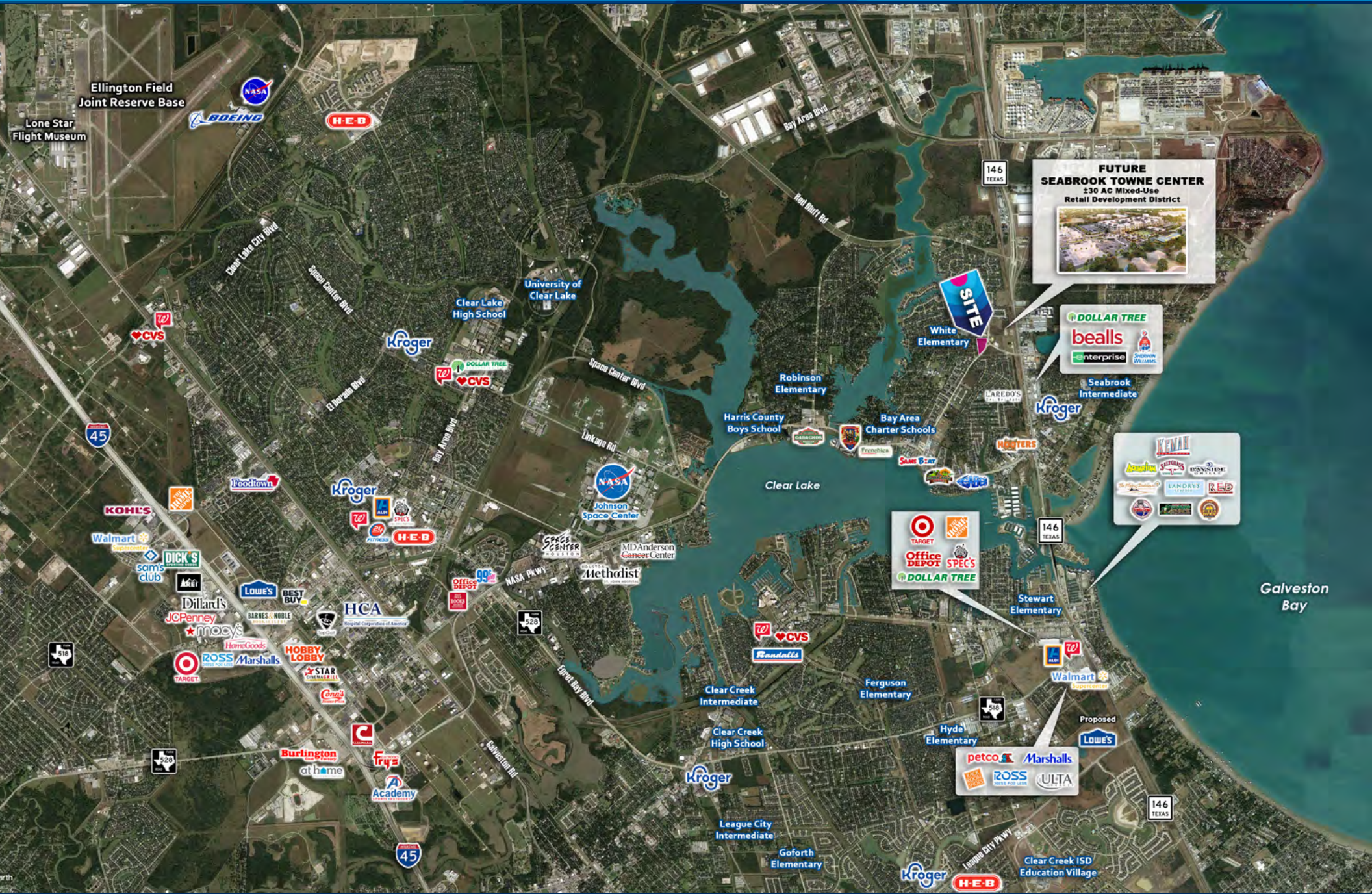
**PROPOSED
ACCESS
POINTS**

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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	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anita Amin	651377	aa@blueoxgroup.com	713.324.8954
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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