



Colliers

Accelerating success.

For Sale

Unique Owner-User/Investment Opportunity

13450 Termini San Luis Pass Rd
Galveston, Texas 77554

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Opportunity

Galveston Island's diverse economy and skilled workforce make it a prime location for business growth. Key sectors like tourism, education, healthcare, research, and maritime have seen steady expansion over the past five years.

With ongoing infrastructure improvements and more industry growth on the horizon, Galveston's economic outlook is strong — offering the ideal environment for new investment and development.



Property Details

- Building: ± 4,000 SF 1 story office building
- Land: ± .76 Acre (33,018 SF)
- Built: 1996
- Ample parking available in front and behind the building
- Direct highway visibility and exposure
- Potential office and/or retail use
- Green space capabilities for creative use
- Monument signage
- Building has been renovated and well maintained
- Two covered porches
- Ample natural light
- Immediate proximity to multiple beach communities, including Jamacia Beach, Pirates Beach and Lafitte's Cove
- Did not flood during Hurricane Harvey or Ike

Purchase Price

Contact listing Brokers

Nearby services

- Ψρ Arney's Bayside Grill
- Venados Cantina
- Waterman's Restaurant
- Coopers Landing
- Nates Westend Seafood & Steaks
- Mario's Pizza
- Ψρ Fresco Mart General Store & Deli
- \$ Texas First Bank



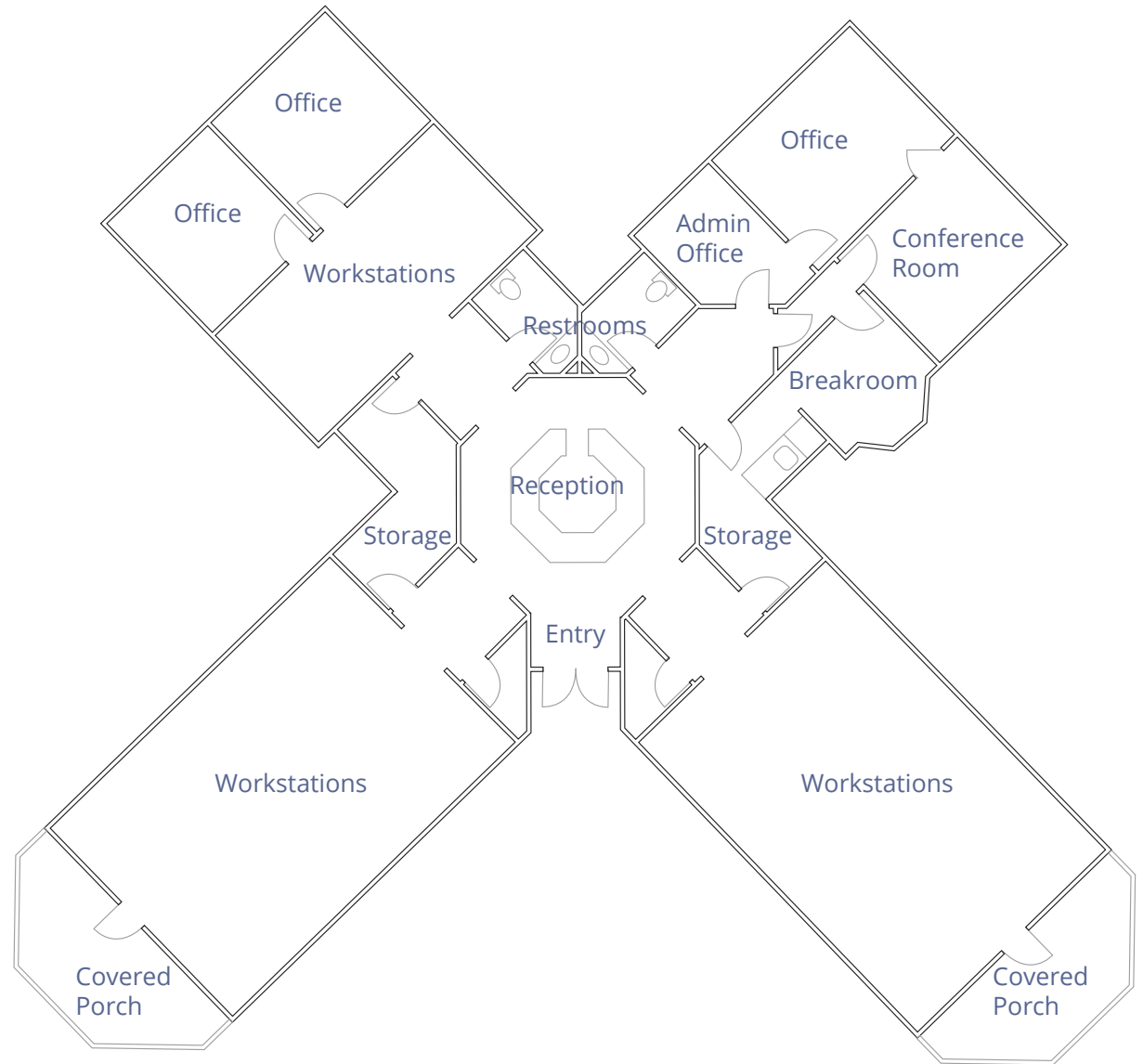
Travel Times

- Galveston Causeway | I-45: 17 min | 10 miles
- Beltway 8 (SE Houston): 49 min | 49 miles
- Moody Gardens: 13 min | 8.3 miles
- San Luis Pass: 19 min | 14.9 miles
- Surfside Beach: 35 min | 28.5 miles

Floor Plan

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- Reception area with high ceilings located in the rotunda
- 3 private offices
- Administrative/executive office
- Conference room
- Breakroom with kitchen area
- Multiple open areas currently being used for Bullpen
- 2 storage rooms
- 2 covered porches



Site Plan

13450 Termini San Luis Pass
Galveston, TX 77554

- Building: 4,000 SF
- Land: \pm .76 Acre (33,018 SF)
- \pm 110 feet of frontage on FM 3005 | Termini San Luis Pass Rd
- Large green space behind building
- Front and rear parking

Green space | Rear parking





A Unique Asset with Office and Retail Capabilities

Within walking distance to the beach and direct fronting on FM 3005, this property provides buyers excellent highway exposure and quick ingress/egress to multiple destinations on the island. Currently purposed towards office use, the unique features of the building's layout and natural light exposure, promotes a fresh, energizing vibe that personifies an island-lifestyle environment.







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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Buyer/Tenant/Seller/Landlord Initials

Date