

COMMERCIAL PROPERTY FOR SALE

WAREHOUSE/OFFICE IN DICKINSON, TX

PRICE \$1,120,000.00 PRICE PER SQUARE FOOT \$195.00

7915 FM 517 WEST IN DICKINSON, TEXAS

WAREHOUSE 5742 SQUARE FEET ON .51 ACRE WITH INCOME FROM BILL BOARD

Property access from both FM 517 and Meadow Lane with 23 Lined/designated parking spaces.

Investment Highlights for this property

Strategic I-45 Corridor Location: Located in Dickinson County near Dickinson, Texas, minutes from I-45 and on FM 517 with access to League City, Texas City, Galveston County, the Bay Area, and South Houston.

Warehouse + Office Functionality: ±5742 SF warehouse/office building suitable for commercial business, service businesses, trades, storage, light industrial users, or an owner/user facility. This property is located directly on Hwy. 517 and has access from 517 and Meadow Lane. It is highly visible and easy to locate. There are 23 lined/designated parking spaces. All great assets for commercial property.

0.51 AC Corner Lot: Corner-lot site with building, parking, storage potential, and future-use flexibility.

Existing Tenant / Income Potential: Current use as gym tenant in place. Annual rental income approximately \$70,000 plus Sign Ad Billboard of \$2,700 annually.

Property is in Galveston County: Property is not a part of League City nor Dickinson City. It has a Dickinson Postal address but it is in County. This eases the zoning, tax assessments, regulations and restrictions required by the surrounding cities.

Owner-User or Investor Opportunity: Buyer may occupy, lease, stabilize income, or hold as a long-term commercial or industrial asset in a growing market.

Future Property Value Indicators TEX-DOT will widen the road, not physically impacting the actual property, however, this road improvement creates an enhanced value once the project is completed. This enhanced property value will be realized through the increased overall development within the surrounding communities and further enhanced by the limited available commercial property in this location, thus, creating an increase in the actual property value as well.

PROPERTY INFORMATION - Address: 7915 FM 517 West, Dickinson, TX 77539

Lot size: 0.51 acre or 22,367 square feet of land

Property description: .51 acre of land. Corner lot in the county, at the northeast corner of West FM 517 and Meadow lane with driveway access to both FM 517 and Meadow Lane. (Minutes from and West of I-45 & 646).

Flood Zone: Zone X (Area determined to be outside of the 500 year flood zone and Protected by a levee from a 100 year flood)

Building Built in 2002: Metal warehouse 5742 square feet on 6-inch-thick cement for slab and driveways. 5400 square feet on main floor with ½ bath and 2 small office/rooms. 2nd floor 342 square feet, large office with windows and full bath with shower. A/C in office spaces. Twenty-three designated parking spaces. Building in good condition and well maintained. Sign-Ad Billboard annual income \$2,700.

Property use: Commercially leased as Gym. Building is on a cement slab, has 1 main entrance door and 3 (14x14) foot garage doors. Outside includes 23 lined/cement parking spaces.

Commercial use: In Dickinson County (no zoning). Commercial Rental / investment or owner use facility.

Utilities: 200 amp. service panel. 230 3-phase electric with 200 Amp panel. Dickinson Municipal water and sewer.

TEX-DOT 517 road development: TEX-DOT future road expansion of Hwy 517 does not take any property from this area. Land need will be taken from property across from this site on Hwy 517. Map included.

Property Taxes: Property listed in Galveston Central Appraisal District (GCAD) account number 5970-0000-0147-000 Total appraised value for 2025 \$495,330. 2025 tax amount assessed \$6,174.32.