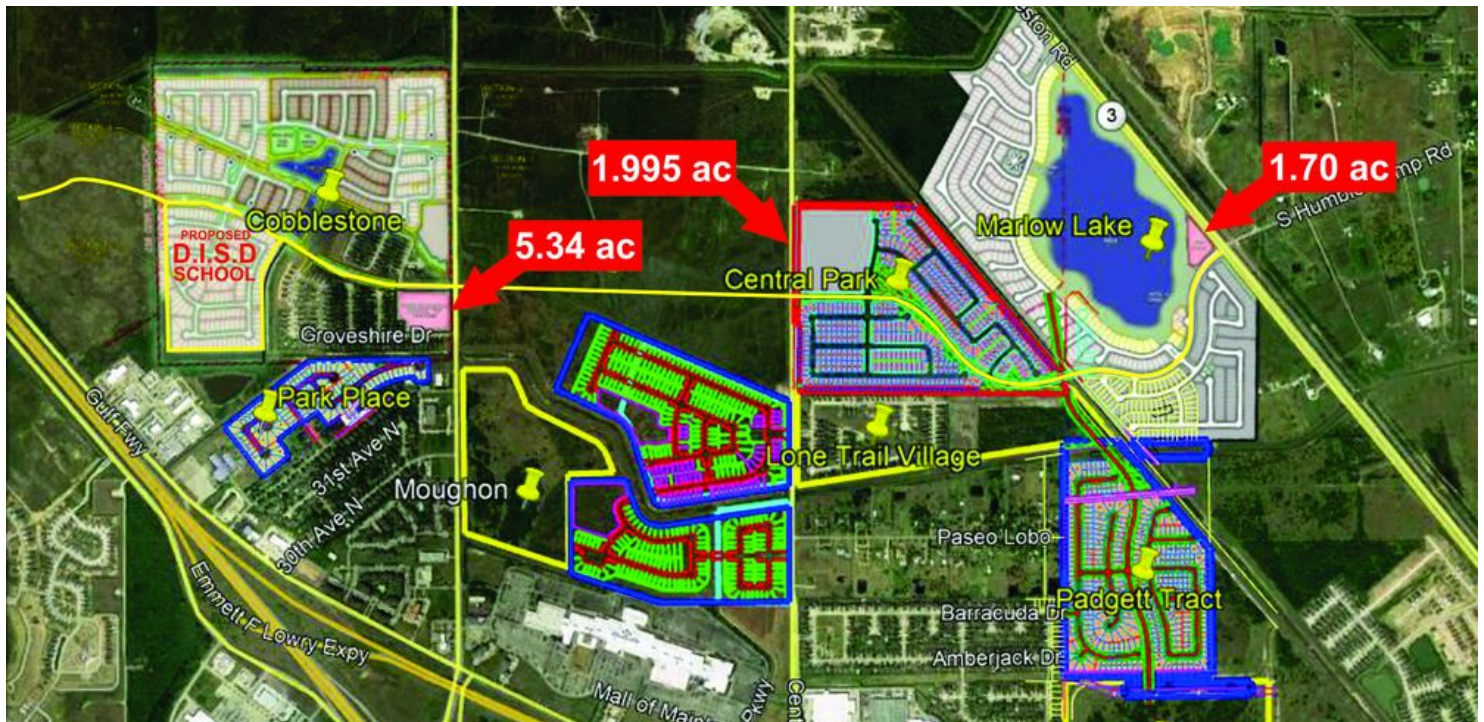




FM 2004 @ Central Park Rd., Texas City, TX 77591



OFFERING SUMMARY

SALE PRICE:	\$14.00 / SF
AVAILABLE SF:	
LOT SIZE:	5.34 Acres
ZONING:	Neighborhood Service
MARKET:	Houston
SUBMARKET:	Galveston
PRICE / SF:	\$15.00

PROPERTY OVERVIEW

5.34 acre corner lot part of 8.99 Acres total in 3 separate Commercial Corners (1.95 & 1.7 ac) to be located on the future Central Park Parkway. Lots can be sold Separately or all together. Detention and fill dirt are not required, site is ready for immediate commercial development. Residential development established with additional homes being currently built. Traffic count will increase tremendously. Price will increase as subdivision is completed and Central Parkway begins development to be completed in the next 18 months according to TXDOT.

PROPERTY HIGHLIGHTS

- Plug & Play
- FM 2004 Frontage
- Corner Lot on Future Central Parkway
- Ongoing Neighborhood Development

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**PARKS AND OPEN SPACE EXHIBIT FOR
COBBLESTONE**

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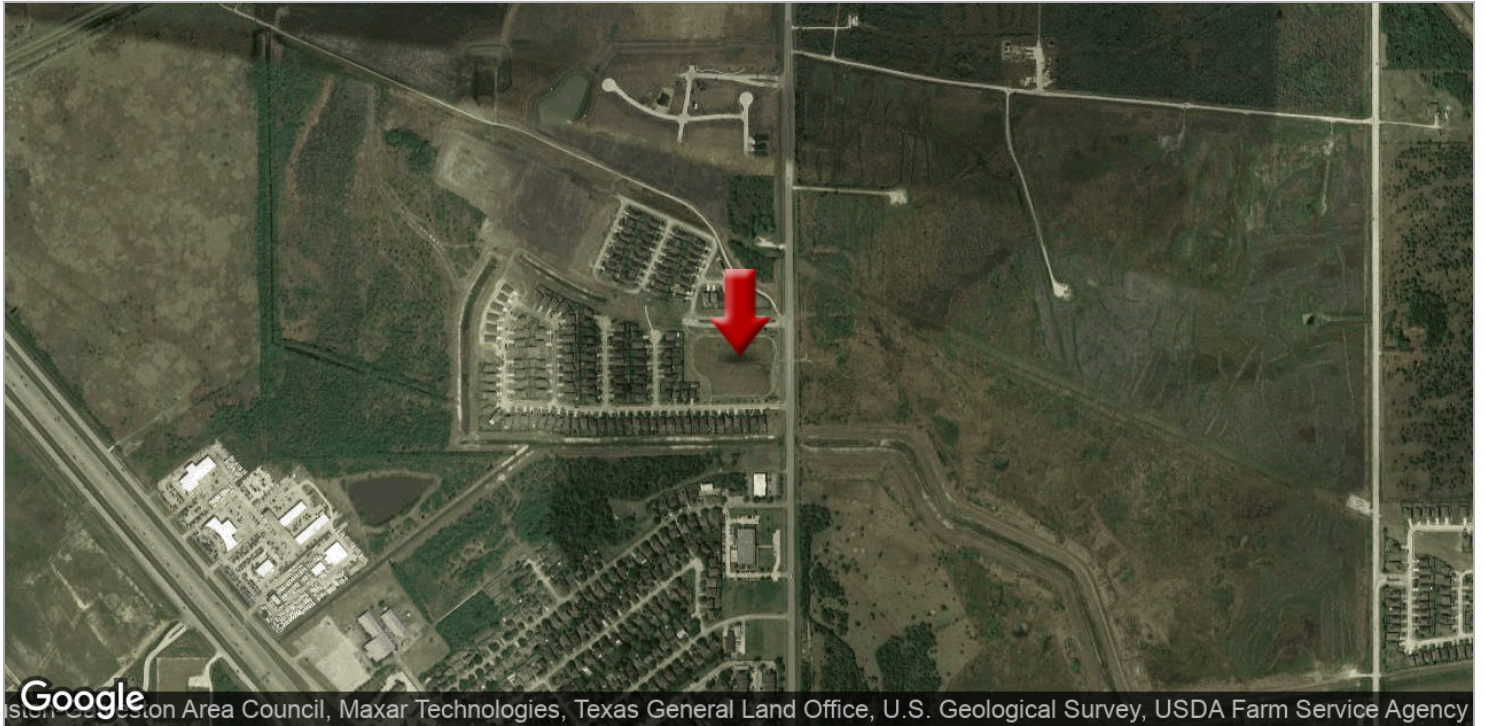
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LAND FOR SALE



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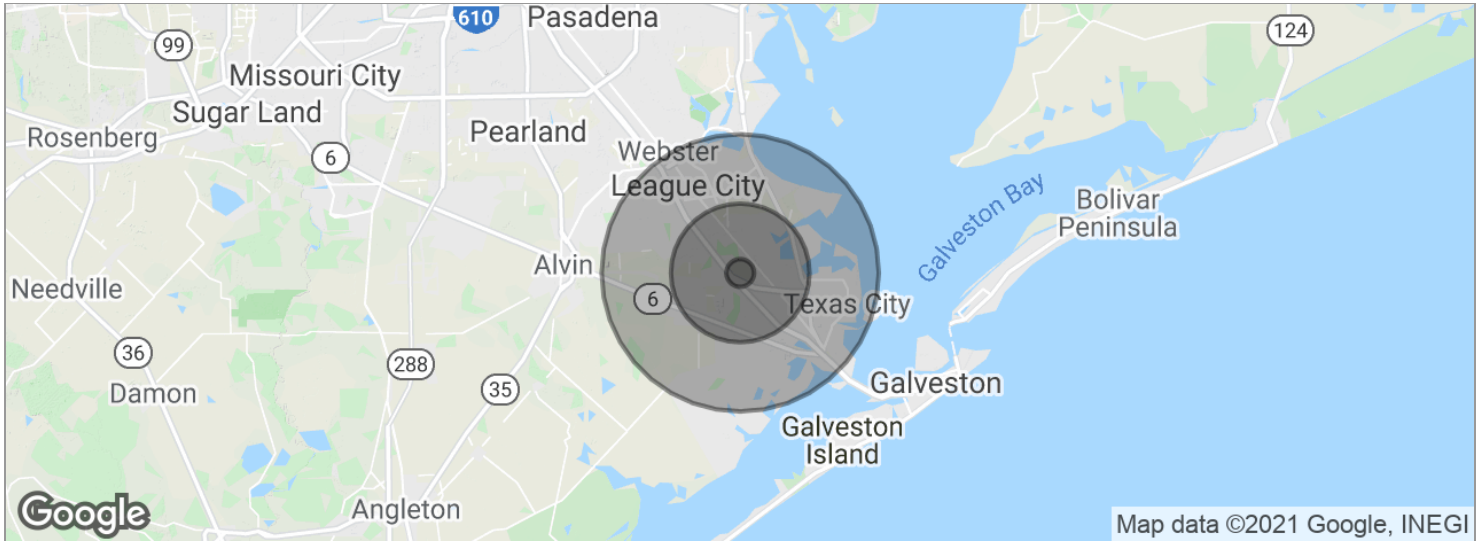
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LAND FOR SALE



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POPULATION	1 MILE	5 MILES	10 MILES
Total population	931	55,365	207,385
Median age	32.3	36.8	36.6
Median age (male)	29.8	35.0	35.9
Median age (Female)	33.1	37.8	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	338	20,469	76,207
# of persons per HH	2.8	2.7	2.7
Average HH income	\$60,116	\$58,740	\$73,451
Average house value		\$109,151	\$166,136

* Demographic data derived from 2010 US Census

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