

46,518 sqft available

COMMERCIAL BUILDING

For Sale

HIGHLIGHTS

- **±1.07-Acre Site (±46,518 SF) — Building + Land For Sale**
- **Direct Frontage Along High-Traffic Highway 6**
- **Existing Building with Active Commercial Use**
- **Mature Landscaping and Ample On-Site Parking**
- **Located in the Growing Hitchcock / Galveston County Corridor**
- **Ideal for Owner-User, Redevelopment, or Investment**
- **Asking Price: Contact Broker for Pricing**

ABOUT THE PROPERTY

A ±1.07-acre commercial property fronting Highway 6 in Hitchcock, offering an existing building currently in active commercial use along with a spacious, mature-landscaped lot, and ample on-site parking. The site benefits from steady highway visibility and traffic positioned within Galveston County's growing Highway 6 corridor, minutes from Hitchcock's town center and within easy reach of I-45. The property offers a flexible opportunity for an owner-user, redevelopment, or investment. Contact Farid Chatur for pricing and additional details.



9,778

POPULATION

\$75,806

MEDIAN HH INCOME

\$220,700

MEDIAN HOME VALUE

77%

OWNER-OCCUPANCY



KEY ACCESS POINTS

Highway 6

Direct Frontage

Interstate 45

Easy Access

Galveston Island

Minutes Away

Hitchcock ISD Schools

Serving the Trade Area

TRADE AREA

Positioned along the Highway 6 corridor in Hitchcock, within Galveston County's established commercial pocket, offering convenient regional access throughout .the Houston-Galveston area

PROPERTY SNAPSHOT

ADDRESS

8425 Highway 6, Hitchcock, TX 77563

PROPERTY TYPE

Commercial Building + Land

LOT SIZE

±1.07 Acres (±46,518 SF)

FRONTAGE

Highway 6

ZONING / USE

Commercial

ASKING PRICE

Contact Broker for Pricing

STATUS

For Sale