

616-624 FM 2094 / MARINA BAY DR

100% Leased Multi-Use

Clear Lake Shores, TX 77565

Center for Sale

COMMERCIAL PROPERTY ON

\$1,475,000

HIGHLY DESIRABLE CANAL LOCATION

New Price

5.35% Current CAP

PROPERTY CONFIGURATION

MULTI-TENANT BUILDING

- UNITS 616, 618, 620, 622
- 4 TENANT SPACES
- 3 TENANTS - 1 IN 2 UNITS
- 4,484 TOTAL SF

SINGLE TENANT BUILDING

- UNIT 624
- 2,275 TOTAL SF

BILLBOARD

- 825 SF BILLBOARD IN SW CORNER OF PARKING LOT



6,759+/- TOTAL LEASABLE SF – 100% LEASED

- UNIQUE HIGH VISIBILITY CENTER ON FM 2094 / MARINA BAY DR LOCATED ON CANAL
- 100% LEASED WITH 5 UNITS, 4 TOTAL TENANTS – ONE TENANT OCCUPIES TWO UNITS
- COCO BUILDING RENOVATED IN 2024-2025
- CURRENT TENANTS INCLUDE:
 - HAIR SALON IN 2 UNITS
 - BAR
 - PLANT SHOP
 - RETAIL
- WATERFRONT LOCATION IN VERY DESIRABLE AREA
- COVETED CANAL ACCESS WITH WATER VIEWS AND OUTDOOR SEATING AREAS IN ALL UNITS
- LEASED BILLBOARD- \$4K/YR
- GROSS LEASES WITH MULTI-YEAR TERM LENGTHS
- EASY ACCESS OFF MAIN ROAD

Exclusively Listed By

VALERIE STAPLES

281-610-7401

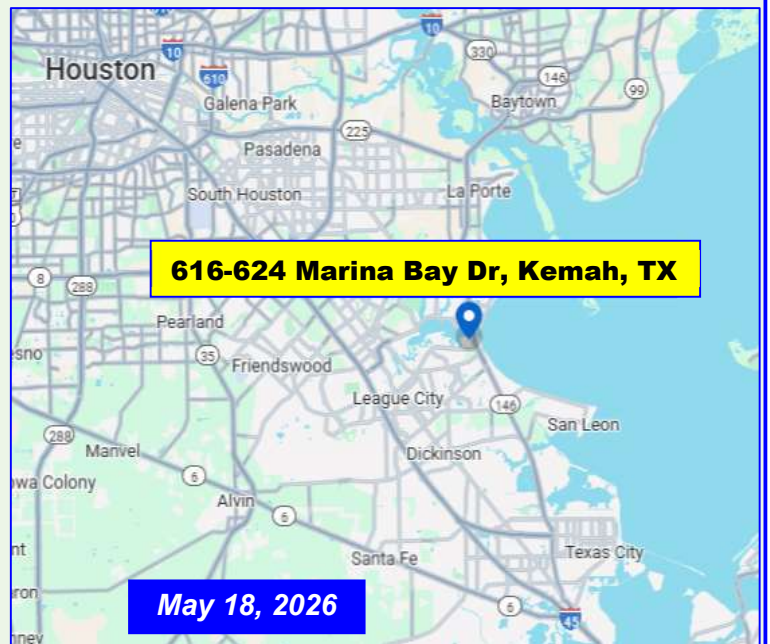
vsstaples@comcast.net

MARTY MCADAMS

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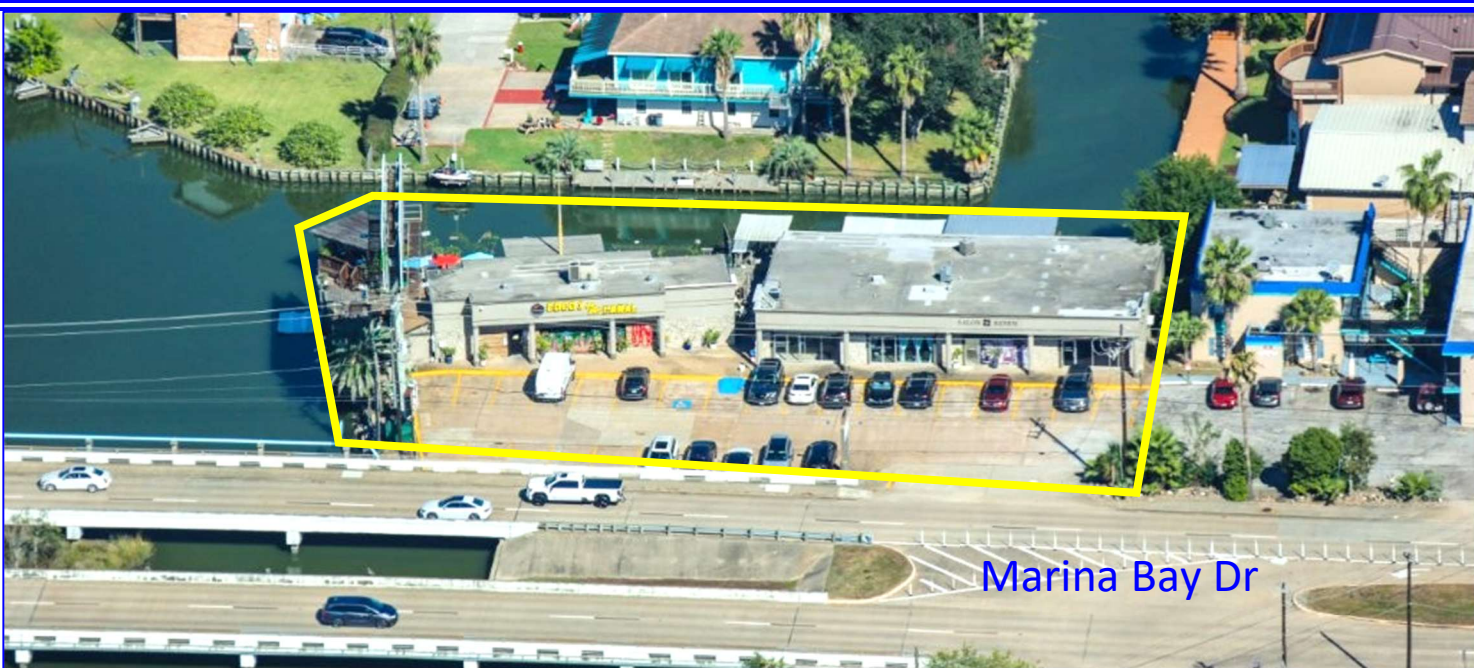
MCADAMS ASSOCIATES

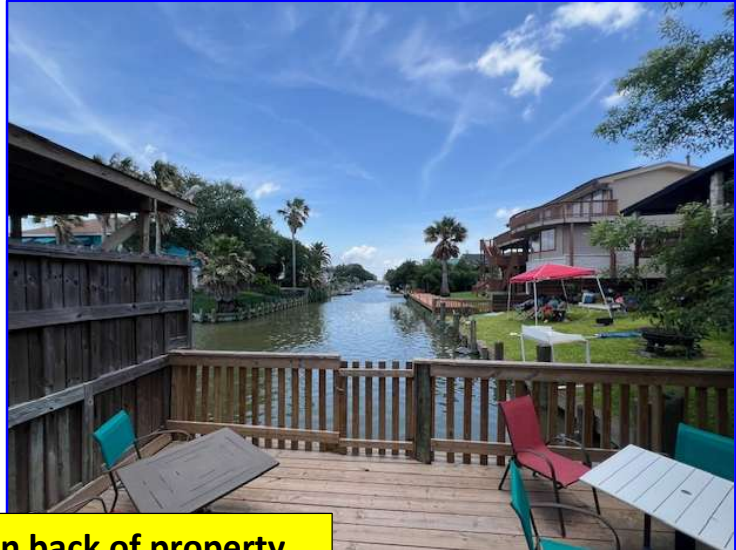




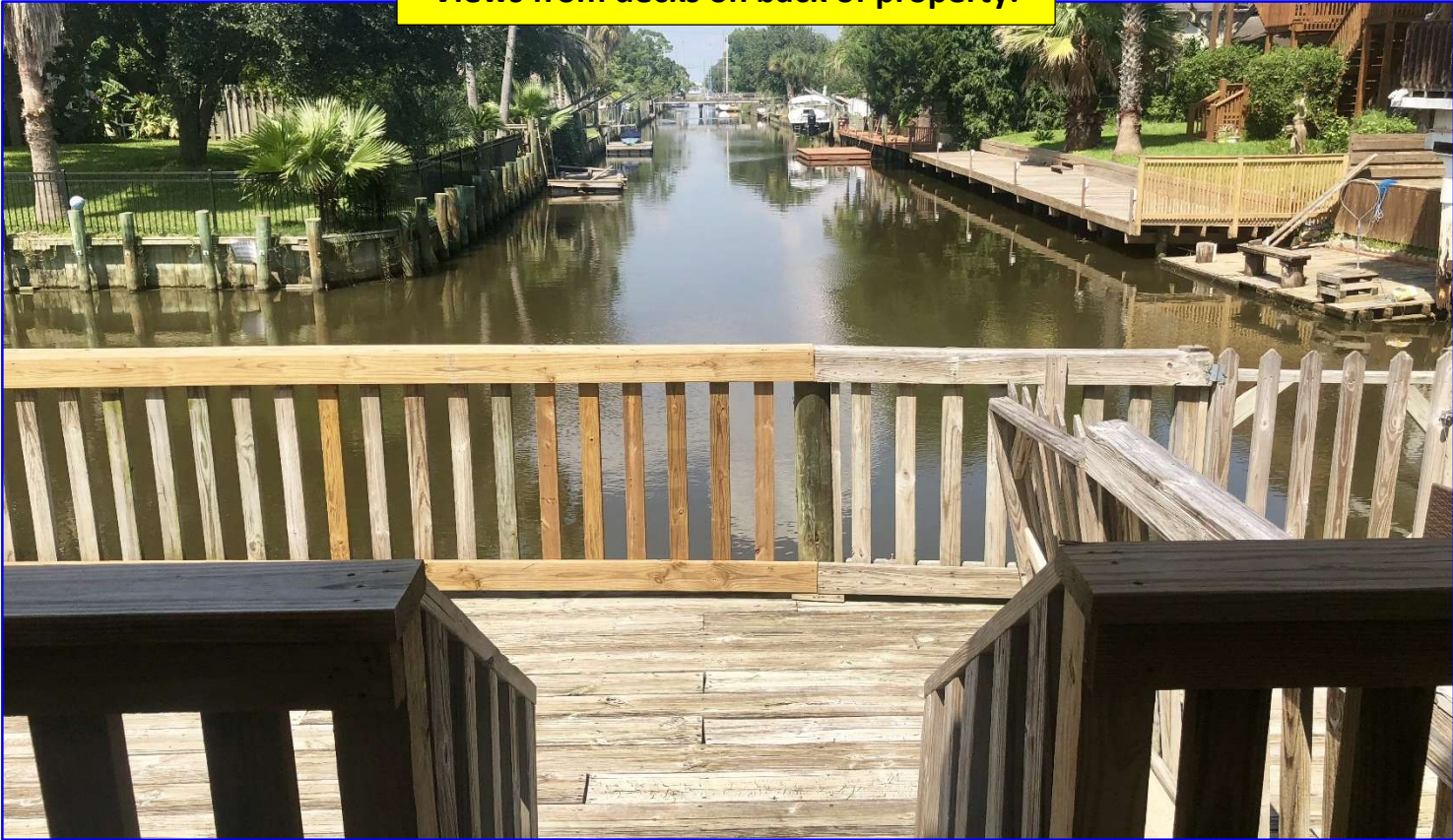
**624 Marina Bay Dr –
Single Tenant**

**616-622 Marina Bay Dr –
3 Tenants (4 Units)**

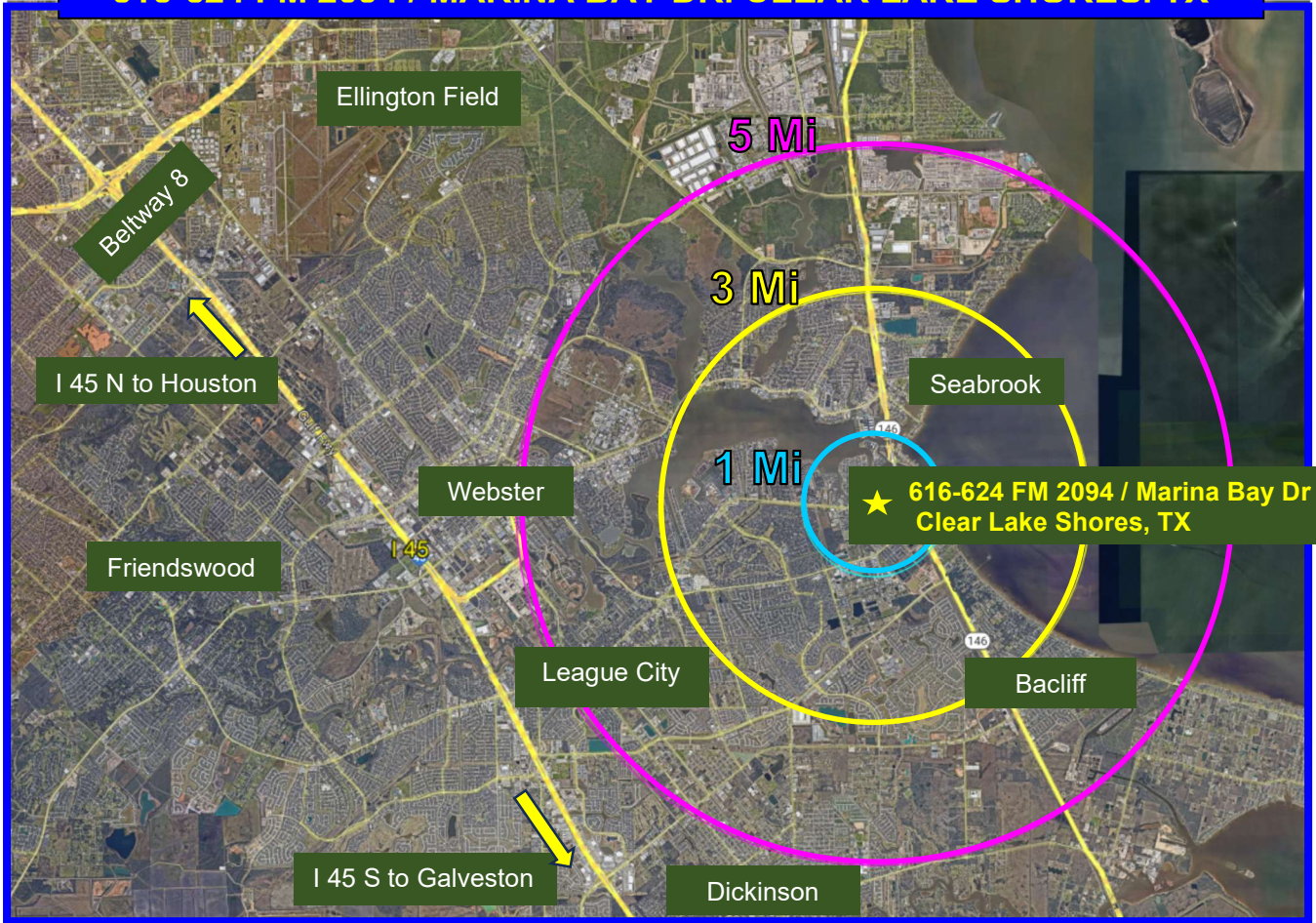




Views from decks on back of property.



616-624 FM 2094 / MARINA BAY DR. CLEAR LAKE SHORES, TX



RADIUS FROM: 616-624 FM 2094 / Marina Bay Dr	1-Mile	3-Mile	5-Mile
2025 Population	6,666	62,516	119,521
2010-2025 Population Growth →	27%	34%	30%
2025 Population Density per Sq. Mile	2,452	3,334	2,250
2025 Households	2,778	24,718	47,308
2025 Total Families	1,977	17,197	31,506
2025 Families as % of HH →	71%	70%	67%
2025 Median HH Income →	\$103,053	\$113,040	\$93,801
2025 Average HH Income →	\$120,072	\$139,277	\$123,388
2025 Owner Occupied Homes	1,878	16,512	28,514
2025 Owner Occupied Homes %	68%	67%	60%
2025 Renter Occupied Housing %	32%	33%	40%
2025 Owner Home Value Median →	\$323,639	\$341,067	\$307,761
2025 % Homes Built Since 2000	47%	51%	49%
2025 % HH Moved in 2010 or later	85%	88%	89%
2025 Daytime Population →	4,797	55,709	109,251
Pop. > 25 Y.O. Bachelor's Degree +	45%	51%	45%
White Collar Jobs %	72%	75%	70%

- **LOCATED IN CLEAR LAKE SHORES, ADJOINING POPULAR KEMAH**
- **VERY STRONG POPULATION GROWTH**
- **BALANCED MIX OF OWNER-OCCUPIED HOMES AND APARTMENTS**
- **FAMILIES ARE LARGE PERCENTAGE OF HOUSEHOLDS**
- **STRONG RESIDENT AND DAYTIME POPULATIONS**
- **HIGH AVERAGE HOUSEHOLD INCOMES**
- **AREA COMMANDS HIGH VALUE, OWNER-OCCUPIED HOMES**

616-624 FM 2094 / MARINA BAY DR, CLEAR LAKE SHORES, TX



Gross & NNN Leases Rent Roll - August 1, 2026*

Ste	Tenant	SQ Feet	Rent \$/Mo	Rent/SF \$/Mo	CAM \$/Mo	CAM/SF \$/Mo	Ttl/SF \$/Yr	Tenant Since	Lease Ends	Lease Term
616	Forbes Hever & Wallace <i>Commercial kitchen equip supplier</i>	1,176	\$1,900	\$ 1.62	gross lease		\$19.39	Aug 2018	Feb 2027	2 yrs
618-620	Salon Renew <i>Boutique hair salon</i>	2,076	\$1,697	\$ 0.82	\$1,503	\$ 0.72	\$18.50	July 2020	Jul 2028	2 yrs
622	Botanicals of Clear Lake Shores <i>Floral & plant sales</i>	1,176	\$1,049	\$ 0.89	\$851	\$ 0.72	\$19.39	Mar 2026	Apr 2028	2 yrs
624	Coco's On The Canal <i>Tiki cocktail bar & lounge</i>	2,275	\$4,100	\$ 1.80	gross lease		\$21.63	May 2021	Aug 2029	5 yrs

Total SF of Buildings 6,703 \$8,746 Monthly rental income

Billboard Sign SignAd Outside Advertising	825 SF Display	\$4,000 annual rent - paid in advance each January	Jan 2024	Dec 2028	5 yrs
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\$137,202 annual rent & CAM income - \$58,217 estimated 2025 expenses = \$78,985 estimated NOI / 5.35% current CAP Rate
 *reflects Salon Renew lease renewal effective 8/1/26

Financials based on 2026 Rent Roll and Estimated Expenses	
Total Rents & CAM Revenue	\$137,202
Insurance	19,216
Legal and accounting	1,934
Management Fees	8,400
Office Supplies	478
Repairs and maintenance	5,019
Taxes	15,638
Utilities	7,532
Total Operating Expenses	58,217
Net Annual Income (Loss)	78,985

THE FINANCIAL OPPORTUNITY

- 100% LEASED TO 5 STRONG TENANTS, MOST HAVE RENEWED MULTIPLE TIMES.
- LOW PROPERTY TAX RATE OF 1.48% AND MINIMAL MAINTENANCE EXPENSE PROVIDE MAXIMUM CASH FLOW.
- PRICED AT \$1,475,000, RARE OPPORTUNITY TO ACQUIRE PREMIER PROPERTY WITH LONG TERM INCOME AND SOLID VALUE GROWTH.

SignAd Outdoor Advertising



Unit 616 Forbes Hever & Wallace
Sales office of well-established company representing commercial manufacturers of food service equipment. Tenant since 2018. Current lease renewal through February 2027.



Units 618-620 Salon Renew
Very successful boutique hair salon focused on spa-like customer experience. Tenant since 2020. Current 3-year lease renewal through July 2028.



Unit 622 Botanicals of Clear Lake Shores
Experienced entrepreneur operates this botanical shop providing live plants uniquely adapted to the Texas Gulf Coast area. Lease is for 2 years through April 2028.



Unit 624 Coco's on the Canal
Very popular waterside Tiki bar and lounge opened in May 2021. The unit was renovated in 2024-2025 and current lease renewal is through August 2029.



Billboard SignAd Outside Advertising
Billboard leased to SignAd Outdoor Advertising in January 2024 for 5 years. They sublease to advertiser. Rent is paid annually each January.



IMPORTANT NOTICE

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty, or representation, expressed or implied, as to its accuracy or completeness.

References to age, rentable areas and land areas are approximate and operating / financial projections are for example only.

Buyer should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2026

EXCLUSIVELY LISTED BY:

VALERIE STAPLES

281-610-7401

vsstaples@comcast.net

MARTY MCADAMS

832-483-7393

martymcadams@aol.com

MCADAMS ASSOCIATES
REAL ESTATE SERVICES & BROKERAGE



CONFIDENTIALITY AGREEMENT

RENT ROLL DETAILS WILL BE PROVIDED UPON RECEIPT OF AN EXECUTED
CONFIDENTIALITY AGREEMENT AS SHOWN BELOW. PLEASE COMPLETE & RETURN TO:
martymcadams@aol.com OR FAX 281-358-7510

SUBJECT PROPERTY: 616-624 FM 2094 / MARINA BAY DR, CLEAR LAKE SHORES, TX 77565

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to between Marty McAdams / McAdams Associates ("Owner's Broker"), and _____ ("Buyer or Buyer's Broker") in response to requirements of the Owner of the Subject Property ("Property").

BUYER OR BUYER'S BROKER HAS REQUESTED information from Owner solely for the purpose of evaluating a possible purchase of the Property. The Owner of the property has advised Buyer /Buyer's Broker that information concerning the Property is highly confidential and may only be used by Buyer and Buyer's Broker's prospects so long as they agree to abide by its requirement for confidentiality.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. Buyer, Buyer's Broker, and others with whom this information will be shared by them, will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.
2. If Buyer or Buyer's Broker is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have a need to know of the Information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all information received from Owner or Owner's Broker, now or in the future, which is not readily available to the general public. Buyer and Buyer's Broker understand that all information shall be deemed confidential, valuable, and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Owner's Broker.
4. All information shall be used for the sole purpose of evaluating the potential acquisition of the Property, and it shall not at any time, or in any manner, be used for any other purpose.
5. Buyer and Buyer's Broker, or individuals with whom they may share this Information, shall not contact directly any persons concerning the Property without Owner's written permission. Such persons include, without limitation, Owner's employees, suppliers, and tenants.
6. Owner or Owner's broker make no representations or warranty, express or implied, as to the accuracy or completeness of any information provided.
7. This Agreement shall be governed and construed in accordance with the laws of the State of Texas.

Agreed and accepted this _____ day of _____, 2026.

Buyer: _____

Buyer's Broker: _____

Name: _____

Name: _____

Email: _____

Email: _____

Phone: _____

Phone: _____

NOTICE



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.

McAdams Associates	438877	martymcadams@aol.com	(832) 483-7393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marty McAdams	438877	martymcadams@aol.com	(832) 483-7393
Designated Broker of Firm	License No.	Email	Phone
Marty McAdams	438877	martymcadams@aol.com	(832) 483-7393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Valerie Staples	189887	vsstaples@comcast.net	(281) 610-7401
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

IABS 1-1

The Texas Real Estate Commission Consumer Protection Notice can be found at:

<https://www.trec.texas.gov/forms/consumer-protection-notice>