



SITE
1.055 acre / 45,952 SF



0 GULF FWY - PRIME COMMERCIAL LAND FOR SALE
I-45 & DIXIE FARM RD | WEBSTER, TX 77598 | 1.055 ACRES

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PROPERTY INFORMATION

Address: 0 Gulf Fwy, Webster, TX 77598

Intersection: I-45 & Dixie Farm Rd /
Gulf Breeze Dr, Webster, TX 77598

County: Harris County, City of Houston

Submarket: NASA/Clear Lake

Size: 1.055 acres / 45,952 SF

Frontage: 264 feet on Gulf Breeze Dr

Proposed Use: C-Store/Gas Station,
Retail, Commercial

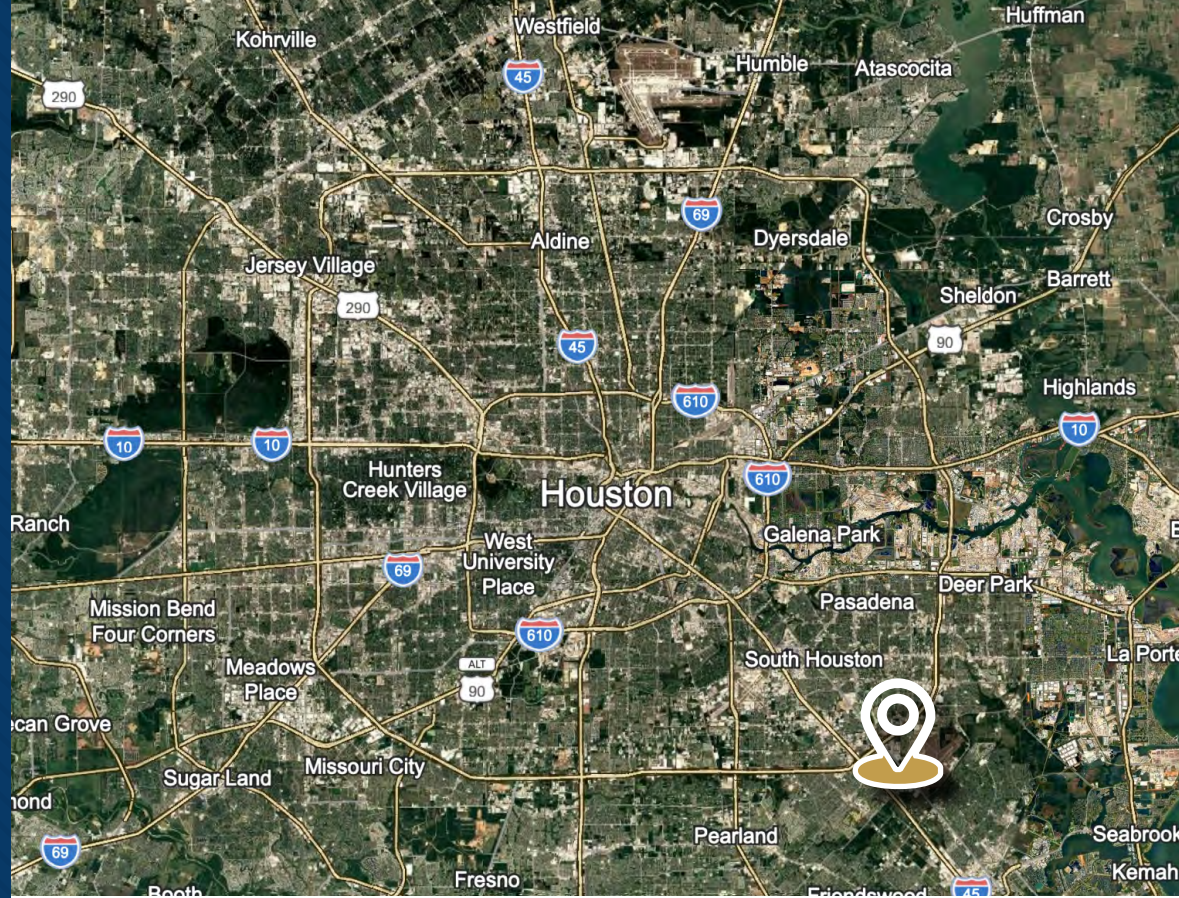
Asking Price: Contact Broker

Utilities: On site

Flood Plain: None

HIGHLIGHTS

- 1.055 acres / 45,952 SF development ready land
- NEC I-45 & Dixie Farm Rd - high visibility corner on one of Southeast Houston's busiest corridors
- 157,037 VPD on I-45 / Gulf Freeway, 18,380 VPD on Dixie Farm Rd - signalized intersection
- Direct I-45 access
- No floodplain, utilities on site - ready for development



TRAFFIC COUNTS

I-45 / Gulf Freeway: 157,037 VPD

Dixie Farm Rd: 18,380 VPD

2025 DEMOGRAPHICS

	1 MILE	3 MILES
Population	6,971	66,660
Households	2,559	23,541
Median Age	35.3	36.3
Median HH Income	\$71,915	\$83,611
Daytime Employees	3,278	25,594
Pop. Growth '25-'30	7.10%	5.86%
HH Growth '25-'30	7.70%	6.15%

LOCATION MAP



Texas
Department
of Transportation

ELLINGTON
AIRPORT

SUBARU

SHERWIN
WILLIAMS
SUBWAY



Siegel Select
Houston
(134 units)

Cedars at
Ellington
(200 units)

FritoLay

QXO

Burnett
Elementary School
(478 students)

gerber
COLLISION & GLASS



DIXIE FARM RD

18,380 VPD



SITE
45,952 SF

157,037 VPD

Gateway at
Ellington
(366 units)

BIG STAR
Chrysler-Jeep-Dodge-RAM-Fiat
CLEAR LAKE
A KEN CARFF DEALERSHIP

Mercedes-Benz

AERIAL MAP



SAM HOUSTON TOLLWAY

3
TEXAS

INTERSTATE
TEXAS
45

ELLINGTON
AIRPORT



SITE
45,952 SF

University of
Houston Clear Lake

The Riviera at
Clear Lake

NASA PKWY

Space
Center
Houston

NASA BYPASS

Barringer Square
Apartments

The Haven
Apartments

Palomar
Apartments

The Landing at
Clear Lake

The Grayson at
Baybrooks

The Reserve at
Baybrook

The Edge at
Clear Lake

Broadstone
Baybrook

HCA Houston
Healthcare™
Clear Lake

HCA Houston
Healthcare®

35
TEXAS

DIXIE FARM RD

18,380 VPD

157,037 VPD

RETAIL & EMPLOYER MAP



ELLINGTON
AIRPORT

 **Dixie**
Chemical

OCEANEERING

 **Kelsey
Seybold
Clinic**
Changing the way health cares.

HCA  **Houston
Healthcare**
Clear Lake

HCA  **Houston
Healthcare**

SITE
45,952 SF

BAYBROOK SQUARE

Marshalls **HomeGoods**
OLD NAVY **DSW**
DESIGNER SHOE VALENTIEN

 **Space
Center
Houston**

CLEAR LAKE CENTER

**FLOOR
DECOR**  **at home**
The Home Décor Superstore

BAYBROOK MALL
(1.5M SF, 170+ STORES)

  **Dillard's**

  **macy's**

 **SEPHORA**

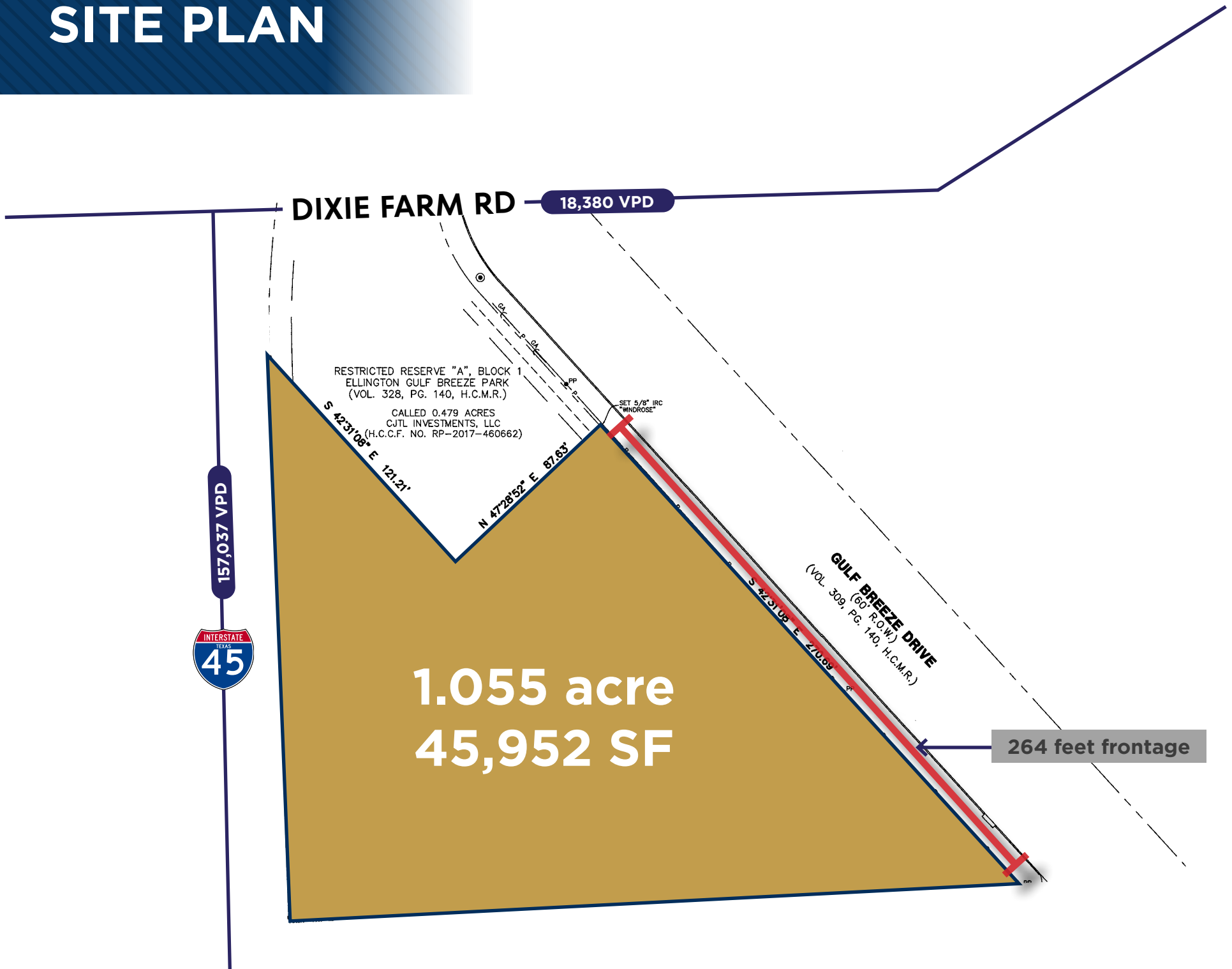
  **KAY**
JEWELERS

JAMES AVERY
artisan jewelry 

**FINISH
LINE** ...and more!



SITE PLAN



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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.

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.

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.

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