

FOR LEASE - FORMER C-STORE

902 FM 517, San Leon, TX 77539



Tammie Vu

M - (713) 865-2362

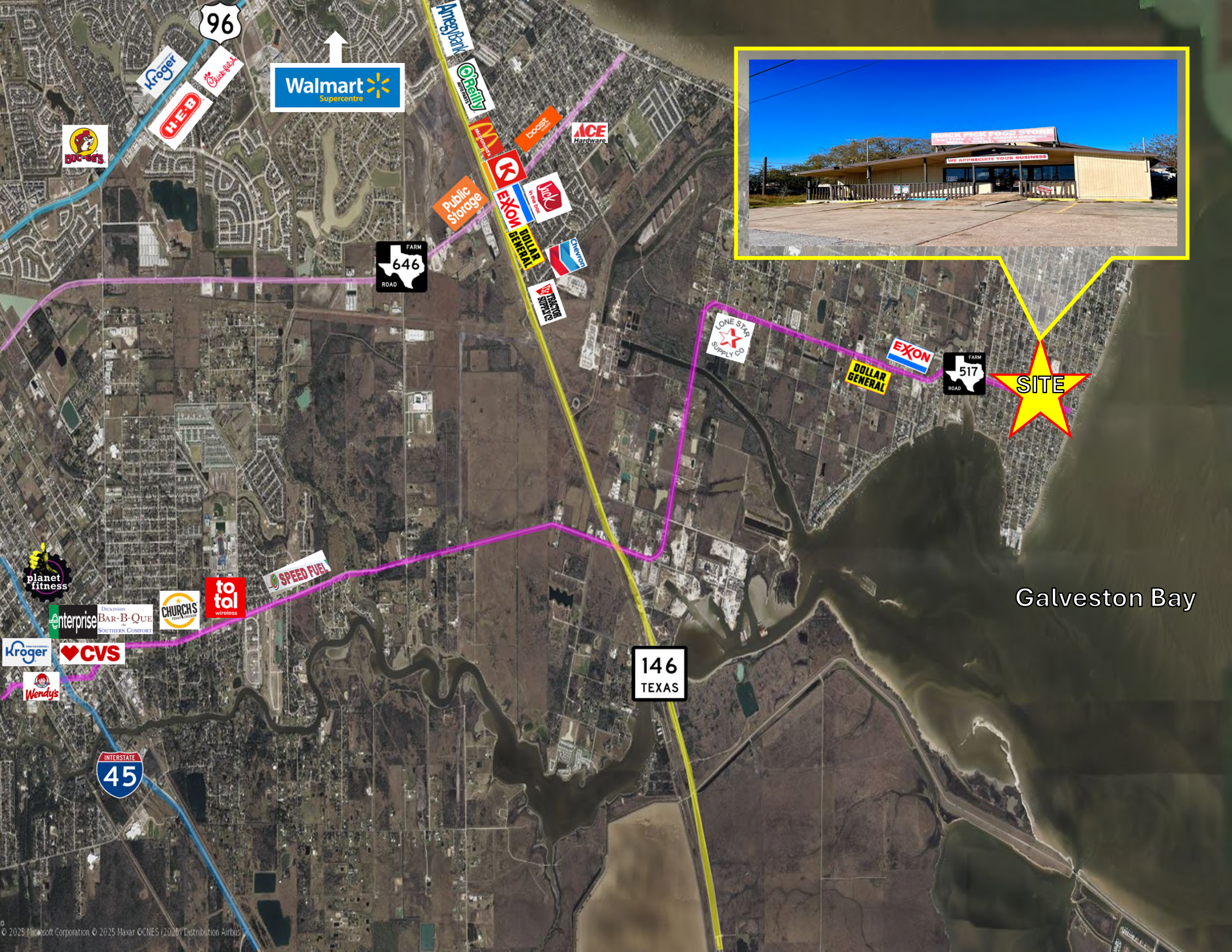
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96

Walmart
Supercentre

Kroger

H-E-B

Chicago's

Wendy's

Amgen

Costco

Public Storage

McDonald's

Exxon

Dollar General

Chewy

ACE Hardware

Walmart

FARM
646
ROAD

ONE STAR
Supply CO

EXXON

DOLLAR
GENERAL

FARM
517
ROAD

SITE

146
TEXAS

Galveston Bay



planet
fitness

enterprise
BAR-B-QUE

CHURCH'S

to
tal
wireless

SPEED FUEL

Kroger

CVS

Wendy's

INTERSTATE
45



+/- 2,132 SF

FM 517 Rd E

9th St



The closest match to 902 FM 517 San Leon, TX is 902 FM 517 SAN LEON, TX 77539-33ND

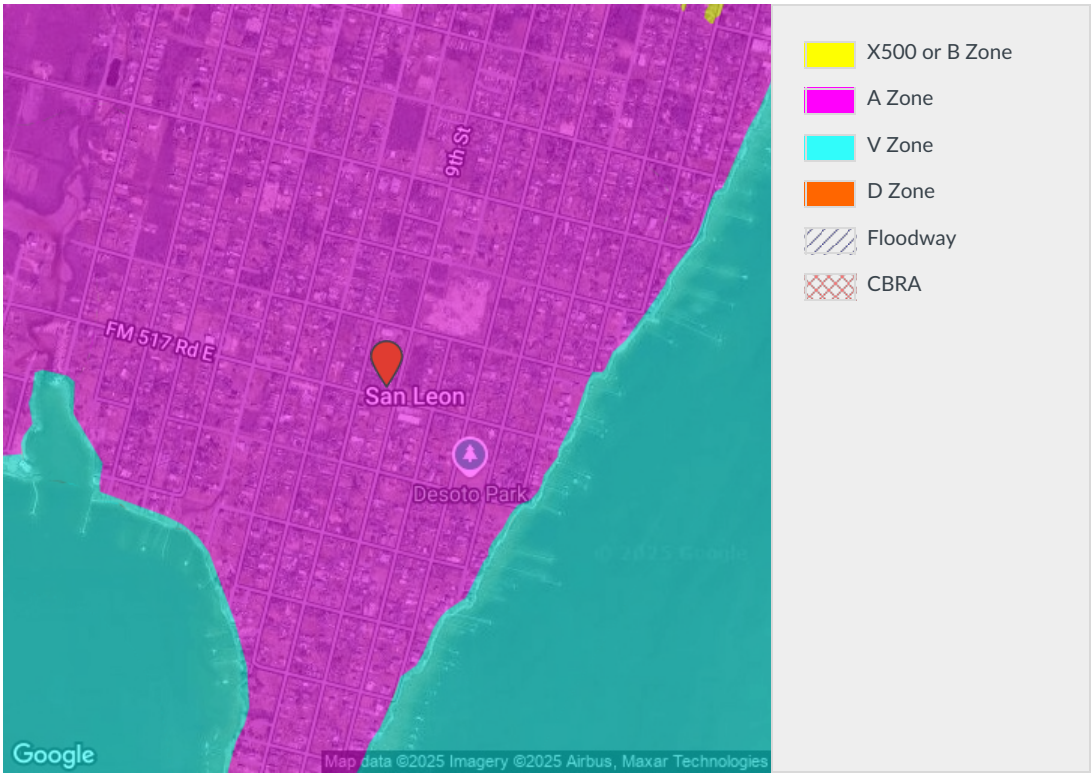
902 FM 517 SAN LEON, TX 77539-33ND

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY	485470	PANEL	0256G
PANEL DATE	August 15, 2019	MAP NUMBER	48167C0256G





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1-A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1-V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com



Executive Summary

902 FM 517, Dickinson, Texas, 77539 3
902 FM 517, Dickinson, Texas, 77539
Ring bands: 0-5, 5-10, 10-15 mile radii

Prepared by Esri
Latitude: 29.48351
Longitude: -94.92304

	0 - 5 mile	5 - 10 mile	10 - 15 mile
Population			
2010 Population	16,852	134,213	193,964
2020 Population	19,218	161,178	228,573
2024 Population	20,679	172,633	238,116
2029 Population	21,704	179,501	248,143
2010-2020 Annual Rate	1.32%	1.85%	1.66%
2020-2024 Annual Rate	1.74%	1.63%	0.97%
2024-2029 Annual Rate	0.97%	0.78%	0.83%
2020 Male Population	51.1%	48.6%	49.4%
2020 Female Population	48.9%	51.4%	50.6%
2020 Median Age	39.0	37.7	37.9
2024 Male Population	51.6%	49.4%	50.1%
2024 Female Population	48.4%	50.6%	49.9%
2024 Median Age	39.5	38.2	38.5

In the identified area, the current year population is 238,116. In 2020, the Census count in the area was 228,573. The rate of change since 2020 was 0.97% annually. The five-year projection for the population in the area is 248,143 representing a change of 0.83% annually from 2024 to 2029. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 38.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	58.0%	55.5%	59.4%
2024 Black Alone	4.9%	16.4%	9.9%
2024 American Indian/Alaska Native Alone	1.2%	0.8%	0.7%
2024 Asian Alone	2.3%	3.0%	6.7%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	15.1%	9.6%	8.2%
2024 Two or More Races	18.6%	14.6%	14.9%
2024 Hispanic Origin (Any Race)	38.6%	28.7%	26.4%

Persons of Hispanic origin represent 26.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	74	103	108
2010 Households	6,232	50,599	74,366
2020 Households	7,311	61,507	88,025
2024 Households	7,924	66,579	92,385
2029 Households	8,443	70,366	97,799
2010-2020 Annual Rate	1.61%	1.97%	1.70%
2020-2024 Annual Rate	1.91%	1.88%	1.14%
2024-2029 Annual Rate	1.28%	1.11%	1.15%
2024 Average Household Size	2.61	2.58	2.54

The household count in this area has changed from 88,025 in 2020 to 92,385 in the current year, a change of 1.14% annually. The five-year projection of households is 97,799, a change of 1.15% annually from the current year total. Average household size is currently 2.54, compared to 2.56 in the year 2020. The number of families in the current year is 60,532 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 01, 2025



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Mortgage Income			
2024 Percent of Income for Mortgage	18.9%	24.5%	23.1%
Median Household Income			
2024 Median Household Income	\$69,109	\$80,369	\$85,962
2029 Median Household Income	\$80,050	\$90,903	\$99,257
2024-2029 Annual Rate	2.98%	2.49%	2.92%
Average Household Income			
2024 Average Household Income	\$86,884	\$115,884	\$118,397
2029 Average Household Income	\$101,070	\$132,903	\$136,059
2024-2029 Annual Rate	3.07%	2.78%	2.82%
Per Capita Income			
2024 Per Capita Income	\$33,303	\$44,790	\$46,021
2029 Per Capita Income	\$39,338	\$52,212	\$53,631
2024-2029 Annual Rate	3.39%	3.11%	3.11%
GINI Index			
2024 Gini Index	41.1	41.0	39.1
Households by Income			

Current median household income is \$85,962 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$99,257 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$118,397 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$136,059 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$46,021 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$53,631 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	119	92	97
2010 Total Housing Units	7,159	56,351	84,611
2010 Owner Occupied Housing Units	4,496	32,855	48,731
2010 Renter Occupied Housing Units	1,736	17,744	25,635
2010 Vacant Housing Units	927	5,752	10,245
2020 Total Housing Units	8,239	67,415	96,945
2020 Owner Occupied Housing Units	5,080	38,128	55,241
2020 Renter Occupied Housing Units	2,231	23,379	32,784
2020 Vacant Housing Units	958	5,966	8,698
2024 Total Housing Units	8,968	73,208	101,904
2024 Owner Occupied Housing Units	5,566	41,912	58,487
2024 Renter Occupied Housing Units	2,358	24,667	33,898
2024 Vacant Housing Units	1,044	6,629	9,519
2029 Total Housing Units	9,379	77,463	108,045
2029 Owner Occupied Housing Units	6,043	44,932	63,137
2029 Renter Occupied Housing Units	2,399	25,433	34,663
2029 Vacant Housing Units	936	7,097	10,246
Socioeconomic Status Index			
2024 Socioeconomic Status Index	43.6	49.4	52.1

Currently, 57.4% of the 101,904 housing units in the area are owner occupied; 33.3%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 96,945 housing units in the area and 9.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.18%. Median home value in the area is \$316,714, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.28% annually to \$372,141.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 01, 2025

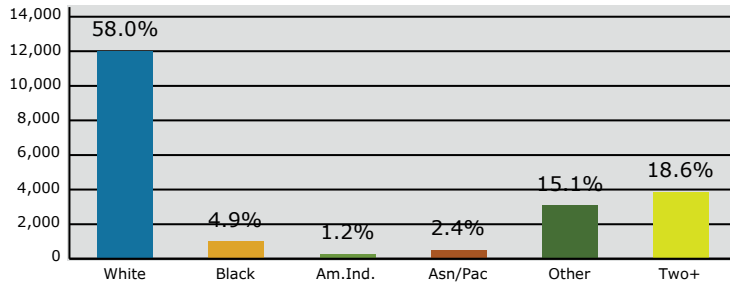


Graphic Profile

902 FM 517, Dickinson, Texas, 77539 3
902 FM 517, Dickinson, Texas, 77539
Ring band: 0 - 5 mile radius

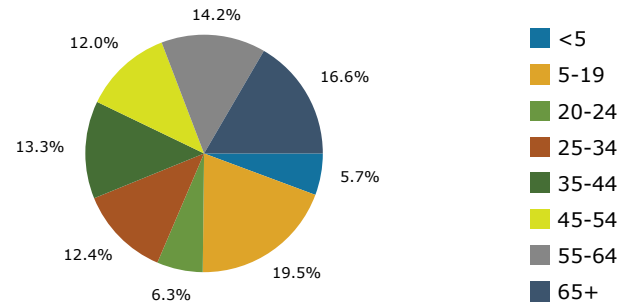
Prepared by Esri
Latitude: 29.48351
Longitude: -94.92304

2024 Population by Race

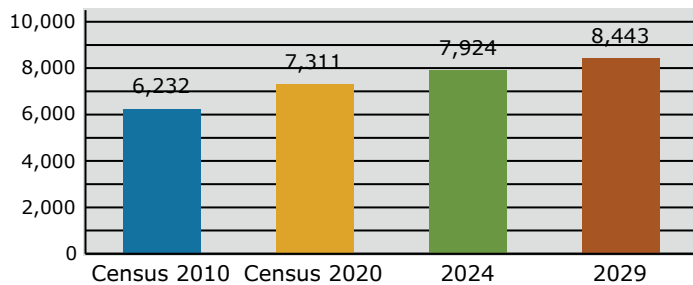


2024 Percent Hispanic Origin: 38.6%

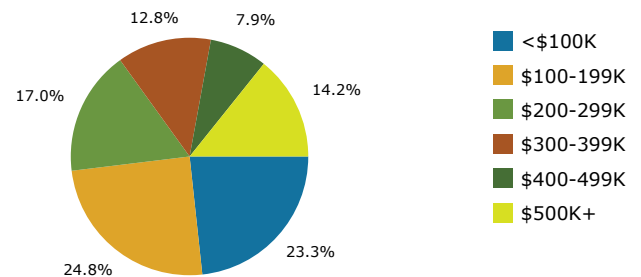
2024 Population by Age



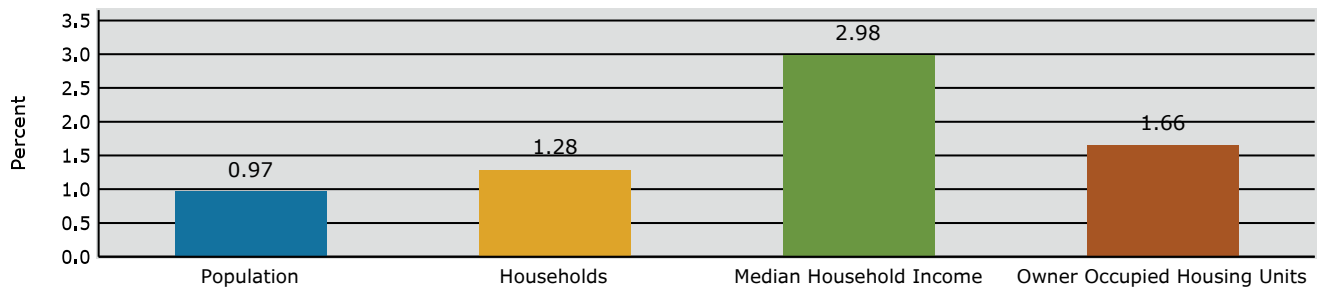
Households



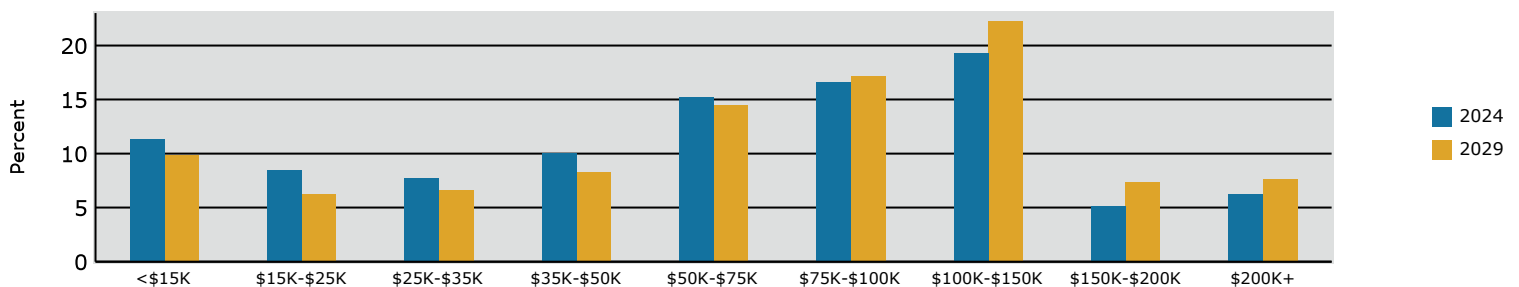
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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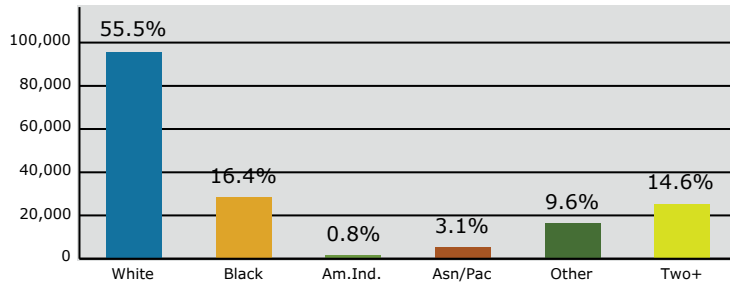


Graphic Profile

902 FM 517, Dickinson, Texas, 77539 3
902 FM 517, Dickinson, Texas, 77539
Ring band: 5 - 10 mile radius

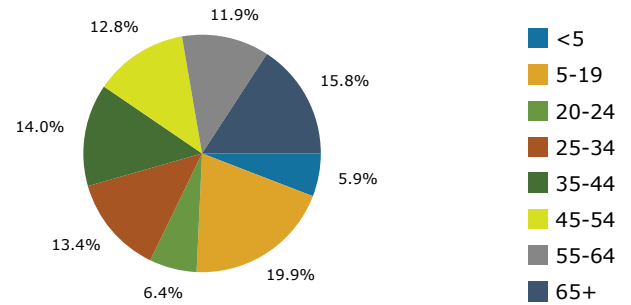
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2024 Population by Race

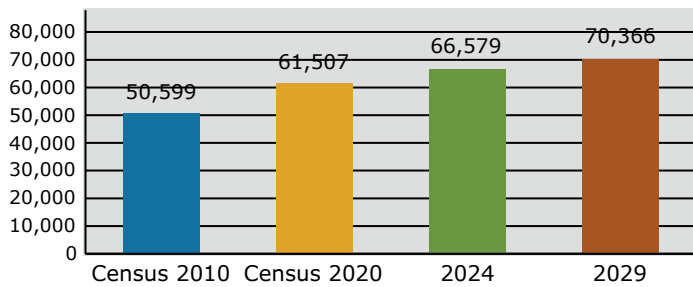


2024 Percent Hispanic Origin: 28.7%

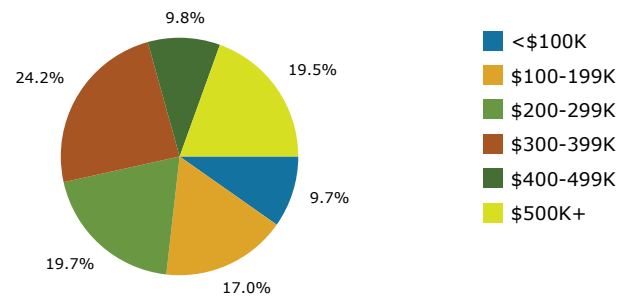
2024 Population by Age



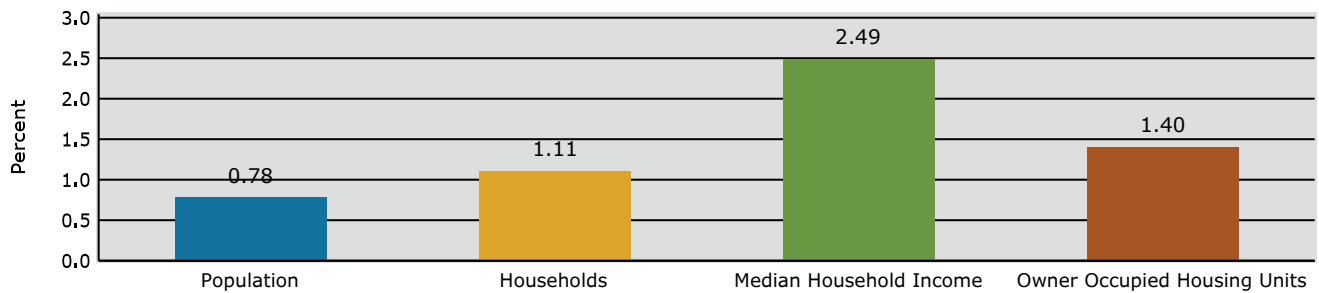
Households



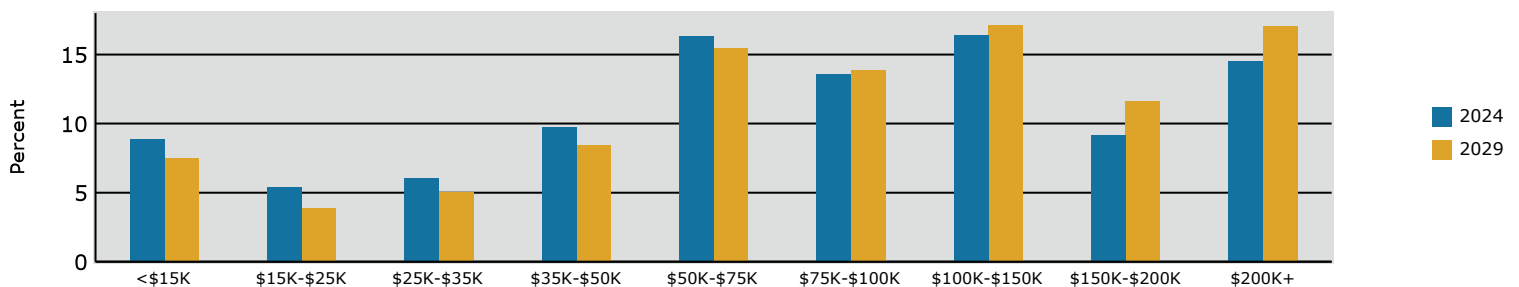
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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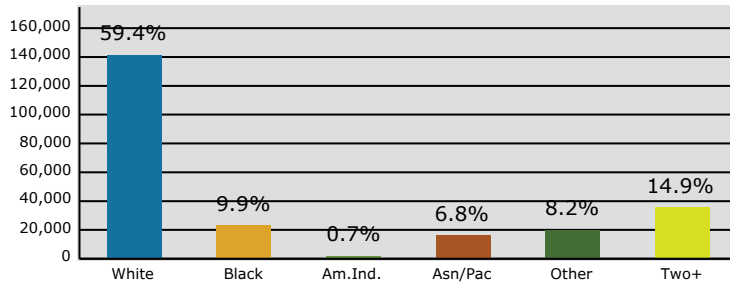


Graphic Profile

902 FM 517, Dickinson, Texas, 77539 3
902 FM 517, Dickinson, Texas, 77539
Ring band: 10 - 15 mile radius

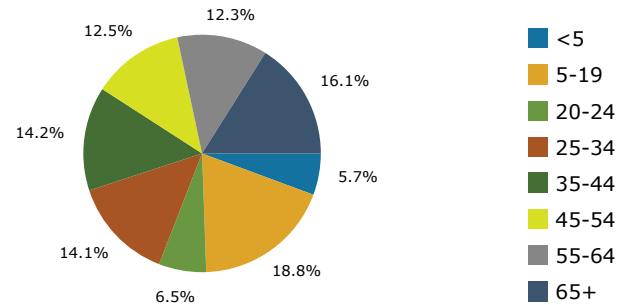
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2024 Population by Race

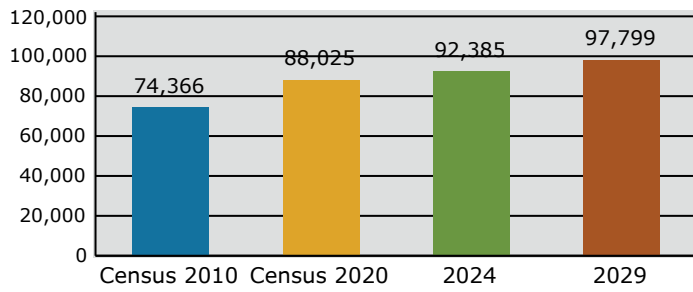


2024 Percent Hispanic Origin: 26.4%

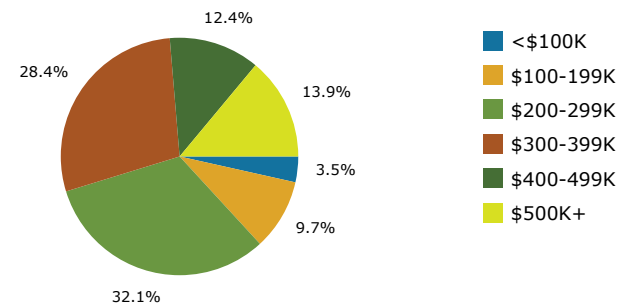
2024 Population by Age



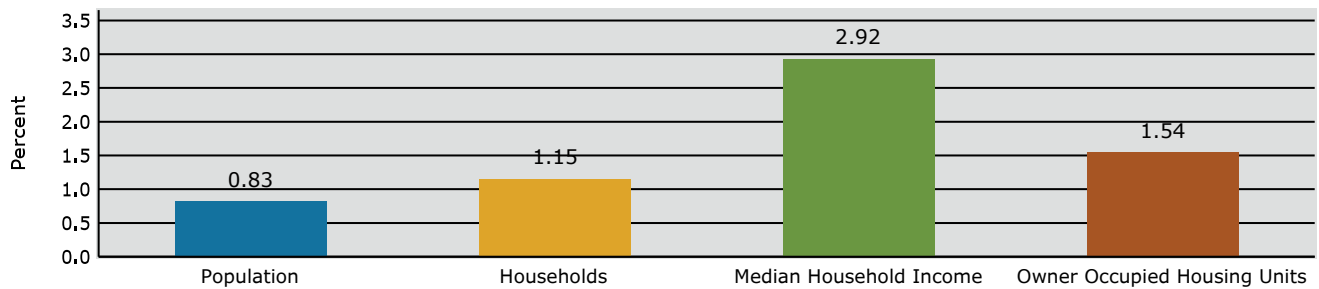
Households



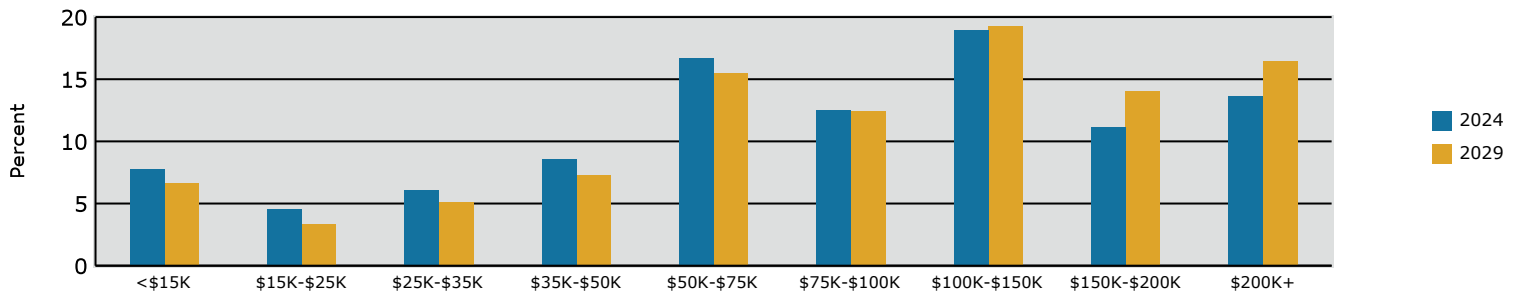
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



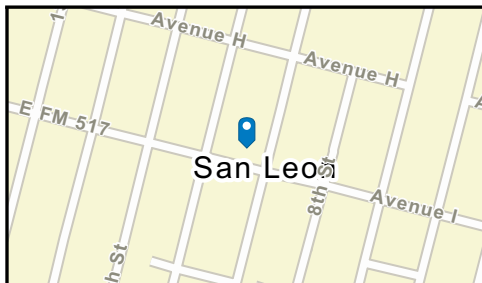
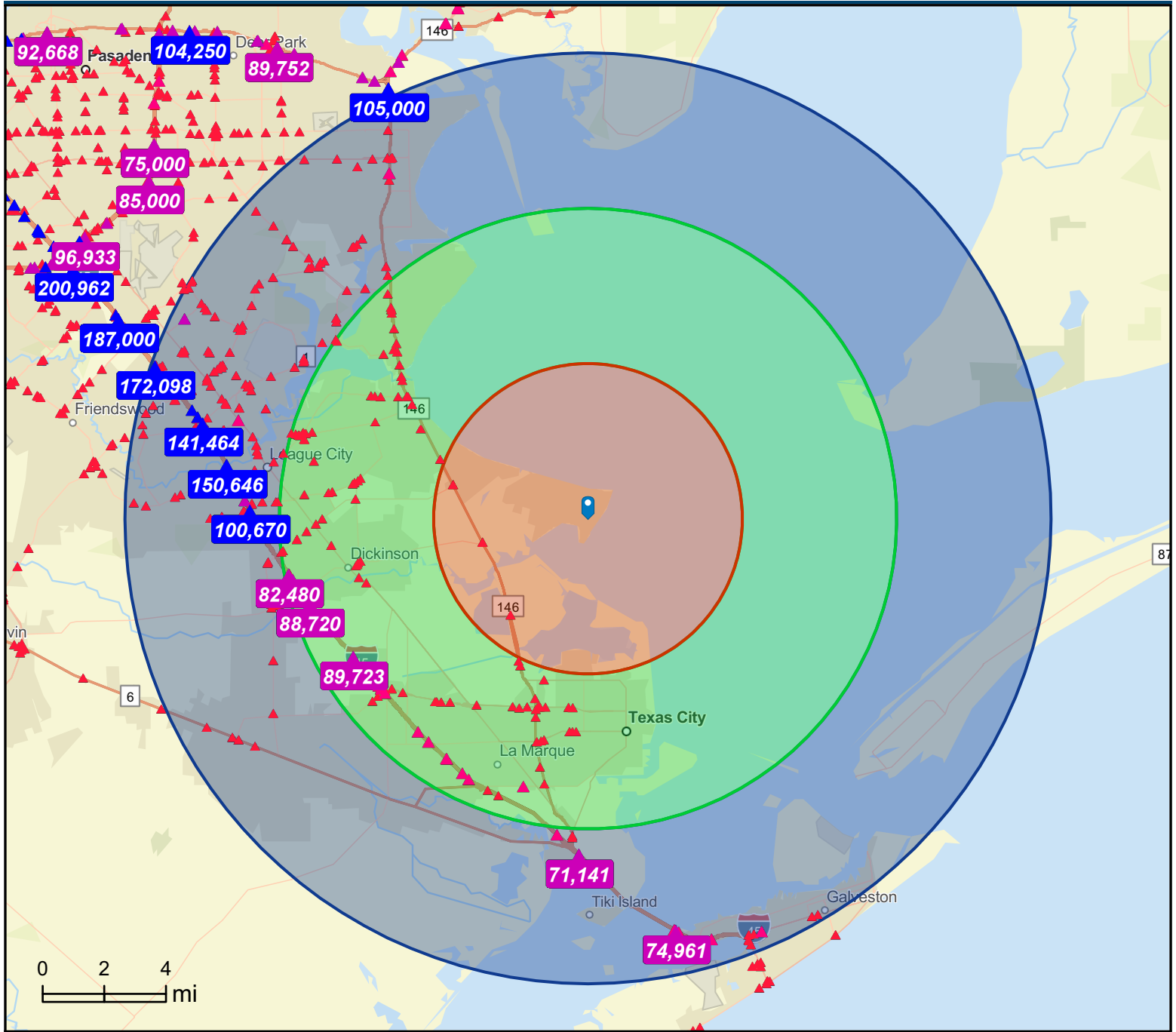
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 01, 2025

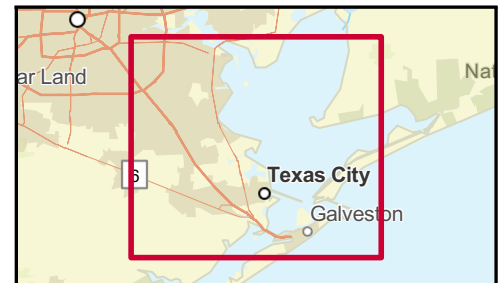
Traffic Count Map

902 FM 517, Dickinson, Texas, 77539 3
 902 FM 517, Dickinson, Texas, 77539
 Ring bands: 0-5, 5-10, 10-15 mile radii

Prepared by Esri
 Latitude: 29.48351
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Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

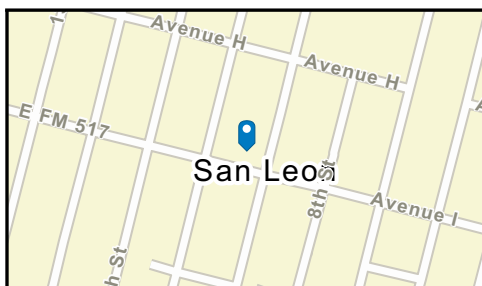
April 01, 2025



Traffic Count Map - Close Up

902 FM 517, Dickinson, Texas, 77539 3
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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

April 01, 2025



Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.07	Ave I	8th St (0.03 miles E)	2011	840
0.08	9th St	FM 517 (0.06 miles N)	2011	1150
0.17	12th St	Ave H (0.08 miles N)	2011	590
0.20	FM 517	12th St (0.03 miles E)	2022	4146
0.36	Broadway St	(0.0 miles)	2001	200
0.36	Broadway St	(0.0 miles)	2011	760
0.60	9th St	Ave D (0.01 miles N)	2002	2300
0.77	Broadway St	(0.0 miles)	2011	440
0.80	9th Street	Ave C (0.04 miles S)	2022	2421
0.87	East Bayshore Drive	10th St (0.02 miles E)	2022	3709
0.87	Bayshore Dr	8th St (0.03 miles E)	2011	1780
0.88	E Bay Shore Dr	12th St (0.01 miles W)	2006	4000
1.06	23rd St	Hwy 517 (0.04 miles S)	2011	450
1.33	24th St	Ave H (0.08 miles N)	2006	830
1.35	24th St	FM 517 (0.07 miles N)	2011	540
1.58	24th St	Bayshore Dr (0.02 miles N)	2011	830
1.60	25th St	FM 517 (0.16 miles S)	2011	600
1.62	25th St	FM 517 (0.06 miles N)	2011	290
1.65		26th St (0.14 miles W)	2022	7153
1.80	25th St	Bayshore Dr (0.06 miles N)	2011	710
1.89	26th St	Hwy 517 (0.09 miles N)	2001	20
1.91	Ave D	26th St (0.07 miles W)	2011	120
2.11	Broadway St	(0.0 miles)	2011	410
2.15	27th St	Ave H (0.12 miles N)	2011	900
2.17	27th St	Ave L (0.12 miles S)	2011	190
2.29	27th St	Ave D (0.17 miles S)	2011	1330
2.70	29th St	Ave J (0.04 miles S)	2001	250
2.79	West Bayshore Drive	Mary Ln (0.35 miles W)	2022	8265
2.80	FM 517	Ave P (0.12 miles S)	2011	6050
2.93	Ave R	FM 517 (0.12 miles W)	2011	1190

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2024 Kalibrate Technologies (Q4 2024).



Information About Brokerage Services

Texas law requires all real estate licensees 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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
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Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

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