+/- 4.7 AC FOR SALE

Seawall Blvd., Galveston, TX 77554

Property Description

- Lot Size: +/- 4.7 AC
- Price: $4,900,000
- Price/SF: $23.93
- Approx. 443 Frontage on Seawall Blvd
- Less than 6 mi from Galveston Island Historic Pleasure Pier
- Less than 3 mi to Moody Gardens and Schlitterbahn Waterpark
- Approx. 7 mi to Port of Galveston Cruise Terminals and the University of Texas Medical Branch
- Seller has pre-approved plans for Hotel/Condo/Apartment Project

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DN COMMERCIAL

+/- 4.7 AC FOR SALE

Seawall Blvd., Galveston, TX 77554

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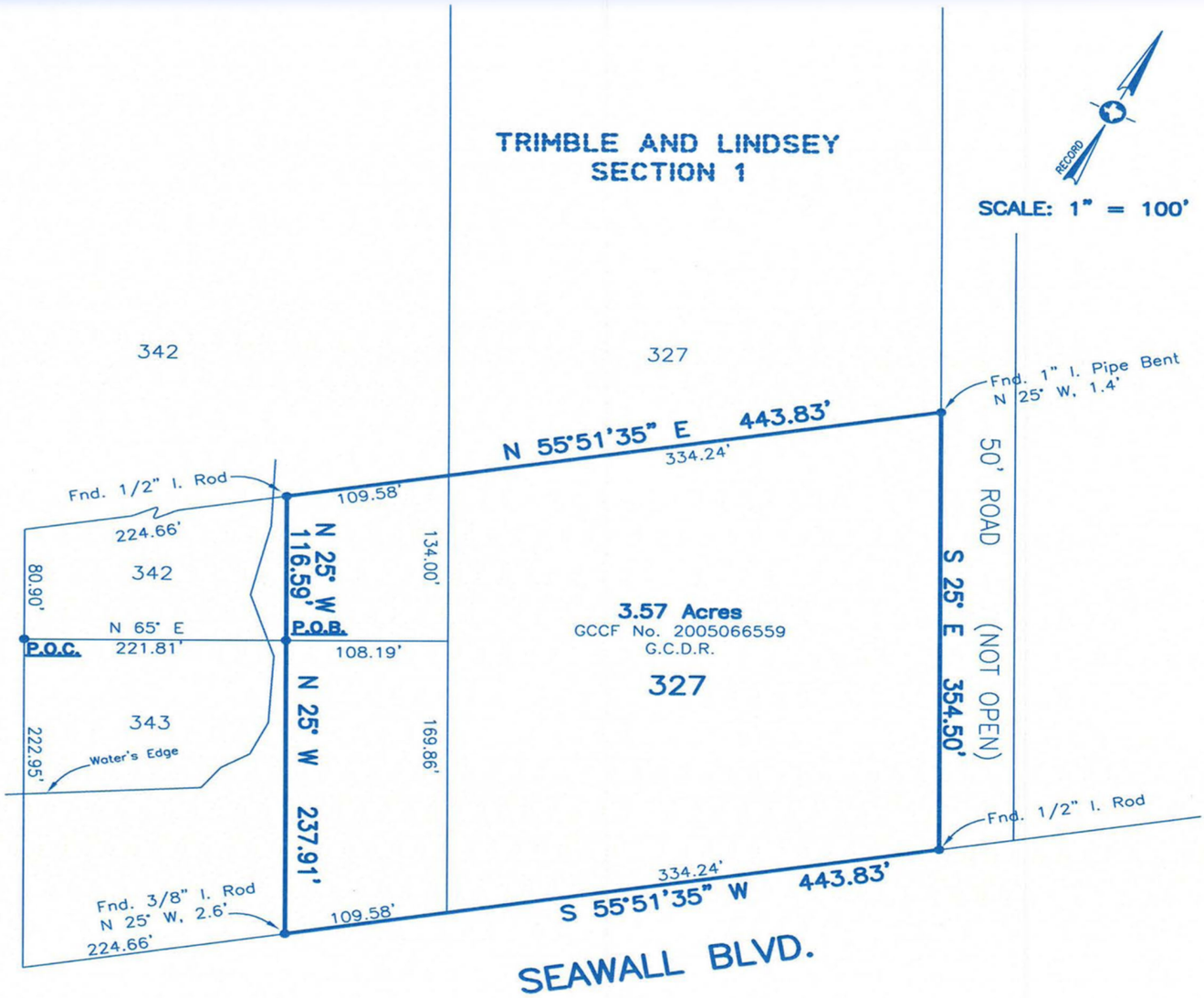
Seawall Blvd., Galveston, TX 77554



Survey of a 3.57 acre tract of land as described under Galveston County Clerks File No. 2005066559, Galveston County Deed Records, being out of Lots 327, 342, and 343 of Trimble and Lindsey Survey, Section 1, on Galveston Island, in Galveston County, Texas, and being more particularly described on attached exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Patrick A. Jordan
Registered Professional
Land Surveyor No. 5525

STATE OF TEXAS
REGISTERED
PATRICK A. JORDAN
5525
PROFESSIONAL
LAND SURVEYOR

Survey Date: July 10, 2008
File No.: 7205-0000-0327-002
Drafter: PAJ
Job No.: 06-0055

COASTAL SURVEYING OF TEXAS, INC.

GALVESTON OFFICE
8017 HARBORSIDE DRIVE (physical)
P.O. BOX 877 (mailing)
GALVESTON, TX 77553
ph (409) 740-1517 fx (409) 740-0377

CRYSTAL BEACH OFFICE
975 LAZY LANE WEST
P.O. BOX 2742 (mailing)
CRYSTAL BEACH, TX 77650
ph (409) 684-6400 fx (409) 684-6112

WWW.SURVEYGALVESTON.COM

NOTES:

1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.

2) This property is subject to Zoning Ordinances by the City of Galveston and to any restrictions of record.

3) Bearings based on Monumentation of "SIAS" Baseline.

4) Surveyed without benefit of a Title Report.

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+/- 4.7 AC FOR SALE

Seawall Blvd., Galveston, TX 77554

COASTAL SURVEYING OF TEXAS, INC.

Exhibit "A"

Survey of a 3.57 acre tract of land as described under Galveston County Clerks File No. 2005066559, Galveston County Deed Records, being out of Lots 327, 342, and 343 of Trimble and Lindsey Survey, Section 1, on Galveston Island, in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 343, and the Southwest corner of Lot 342, Trimble & Lindsey, Section 1;

THENCE N 65° E, along the North line of said Lot 343 and the South line of said Lot 342, a distance of 221.81 feet to the POINT OF BEGINNING;

THENCE N 25° W, along the West line of herein described tract, a distance of 116.59 feet;

THENCE N 55°51'35" E, along the North line of herein described tract, a distance of 443.83 feet to a point lying in the East line of Lot 327 and the West line of Lot 326;

THENCE S 25° E, along the East line of said Lot 327 and the West line of said Lot 326, a distance of 354.50 feet to a point lying in the Northerly right-of-way line of Seawall Boulevard;

THENCE S 55°51'35" W, along the Northerly right-of-way line of said Seawall Boulevard and the South line of herein described tract, a distance of 443.83 feet;

THENCE N 25° W, along the West line of herein described tract, a distance of 237.91 feet to the PLACE OF BEGINNING and containing 3.57 acres of land, more or less.

COASTAL SURVEYING OF TEXAS

Patrick A. Jordan
Registered Professional Land Surveyor No 5525

July 10, 2008 06-0055_3Ac

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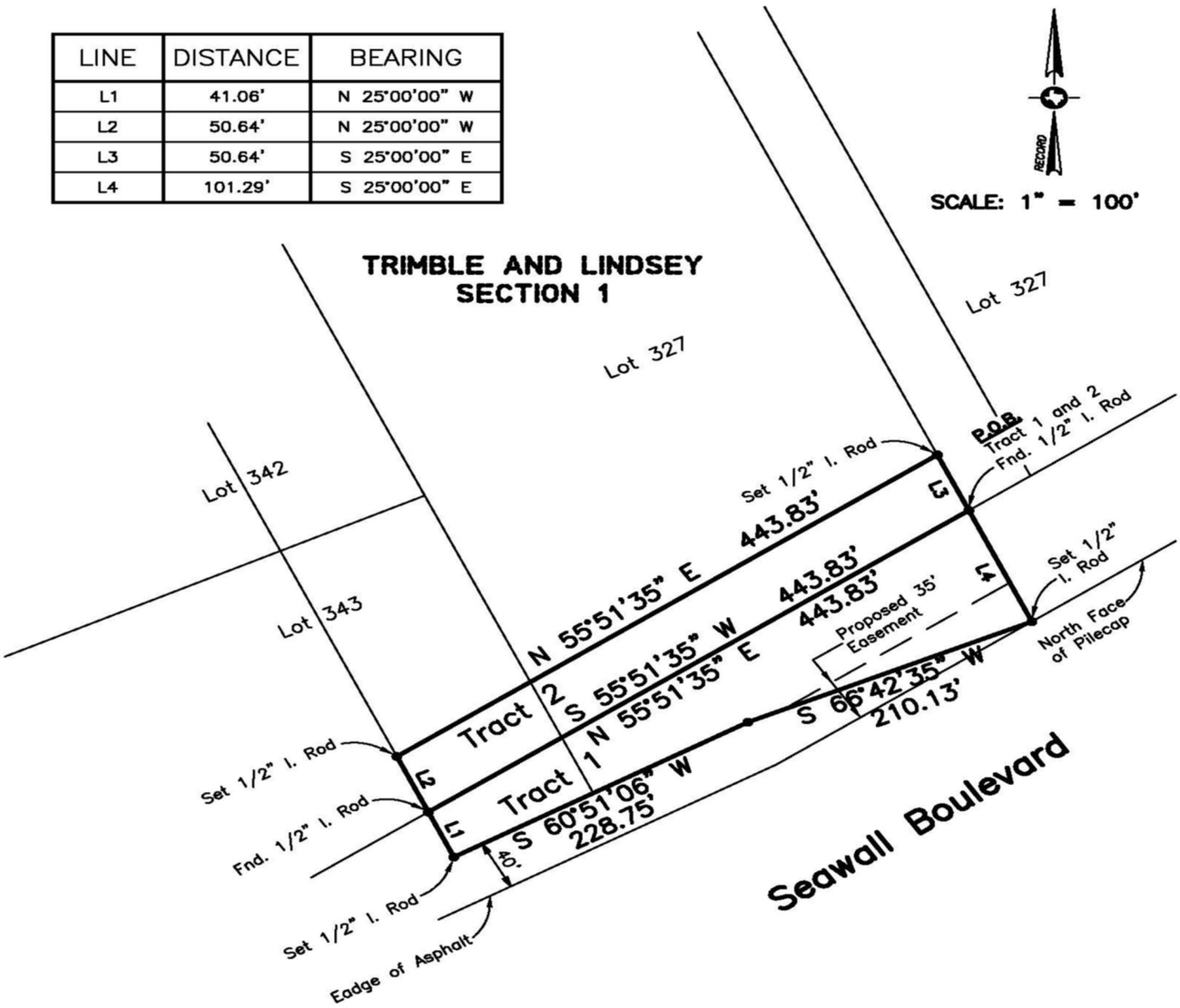
Seawall Blvd., Galveston, TX 77554

LINE	DISTANCE	BEARING
L1	41.06'	N 25°00'00" W
L2	50.64'	N 25°00'00" W
L3	50.64'	S 25°00'00" E
L4	101.29'	S 25°00'00" E



Survey of two tracts of land tract 1 being a 0.6597 acre and tract 2 being a 0.5094 acre tract of land being out of Lots 327 and 343 of Section One, **TRIMBLE AND LINDSEY** Survey of Galveston Island, being out of and part of Seawall Boulevard, Galveston County, Texas, and being more particularly described on attached exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Patrick A. Jordan
Registered Professional
Land Surveyor No. 5525

Rev.06-15-07 (35' Easement)	
Rev.04-26-07	
Rev.04-25-07	
Survey Date: 4-23-07	
File No.:	
Drafter: PAJ	
Job No.: 06-0055_ESMT	

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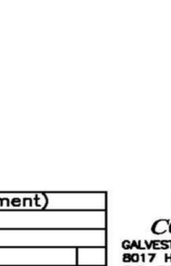

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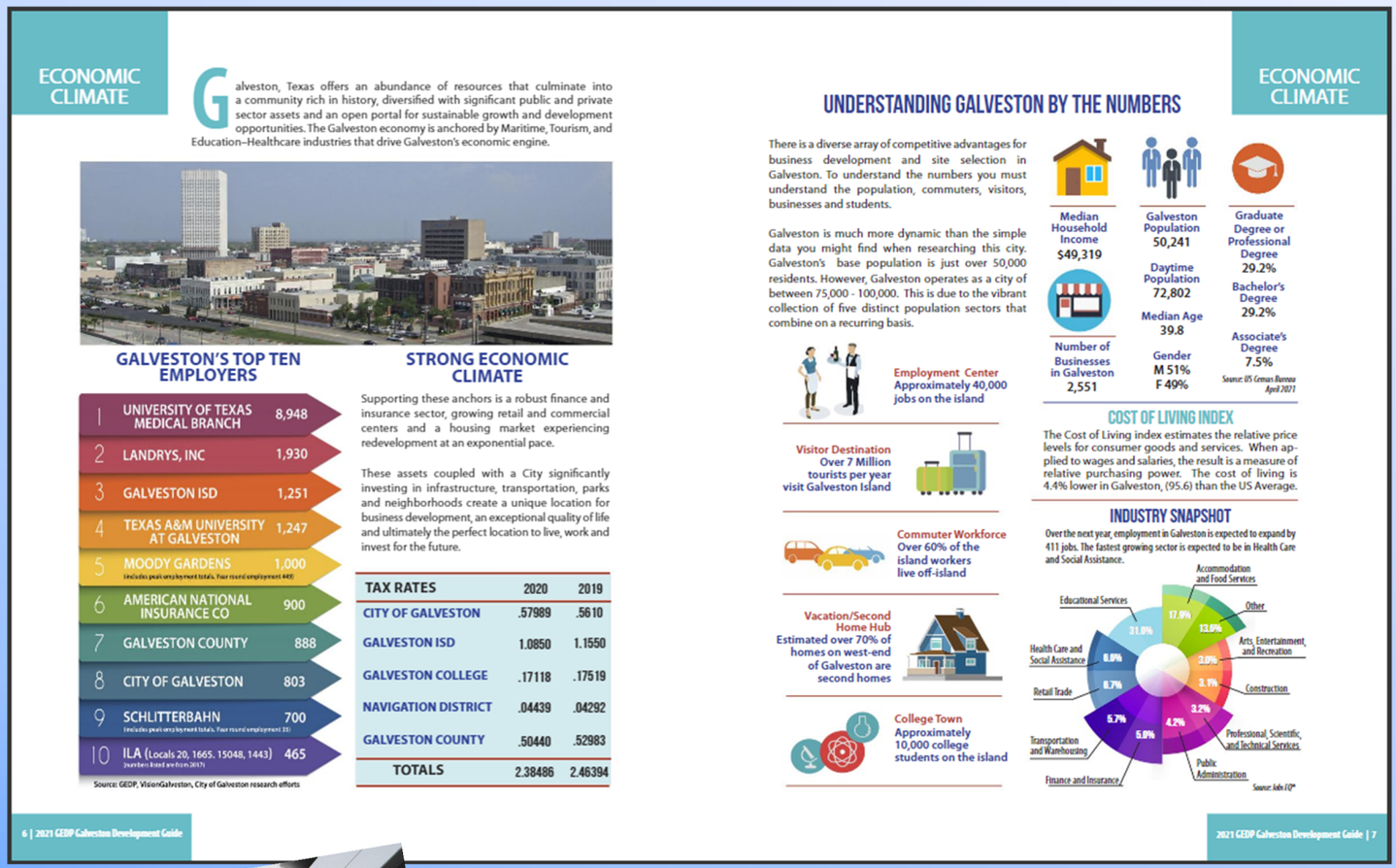
Galveston - Prime for Development



ECONOMIC CLIMATE

Galveston, Texas offers an abundance of resources that culminate into a community rich in history, diversified with significant public and private sector assets and an open portal for sustainable growth and development opportunities. The Galveston economy is anchored by Maritime, Tourism, and Education–Healthcare industries that drive Galveston's economic engine.

STRONG ECONOMIC CLIMATE

Supporting these anchors is a robust finance and insurance sector, growing retail and commercial centers and a housing market experiencing redevelopment at an exponential pace.

These assets coupled with a City significantly investing in infrastructure, transportation, parks and neighborhoods create a unique location for business development, an exceptional quality of life and ultimately the perfect location to live, work and invest for the future.

TAX RATES	2020	2019
CITY OF GALVESTON	.57989	.5610
GALVESTON ISD	1.0850	1.1550
GALVESTON COLLEGE	.17118	.17519
NAVIGATION DISTRICT	.04439	.04292
GALVESTON COUNTY	.50440	.52983
TOTALS	2.38486	2.46394

6 | 2021 GEDP Galveston Development Guide

ECONOMIC CLIMATE

UNDERSTANDING GALVESTON BY THE NUMBERS

There is a diverse array of competitive advantages for business development and site selection in Galveston. To understand the numbers you must understand the population, commuters, visitors, businesses and students.

Galveston is much more dynamic than the simple data you might find when researching this city. Galveston's base population is just over 50,000 residents. However, Galveston operates as a city of between 75,000 - 100,000. This is due to the vibrant collection of five distinct population sectors that combine on a recurring basis.

Median Household Income $49,319

Galveston Population 50,241

Daytime Population 72,802

Median Age 39.8

Gender M 51% F 49%

Graduate Degree or Professional Degree 29.2%

Bachelor's Degree 29.2%

Associate's Degree 7.5%

Number of Businesses in Galveston 2,551

Source: US Census Bureau April 2021

Employment Center Approximately 40,000 jobs on the island

Visitor Destination Over 7 Million tourists per year visit Galveston Island

Commuter Workforce Over 60% of the island workers live off-island

Vacation/Second Home Hub Estimated over 70% of homes on west-end of Galveston are second homes

College Town Approximately 10,000 college students on the island

COST OF LIVING INDEX

The Cost of Living index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 4.4% lower in Galveston, (95.6) than the US Average.

INDUSTRY SNAPSHOT

Over the next year, employment in Galveston is expected to expand by 411 jobs. The fastest growing sector is expected to be in Health Care and Social Assistance.

2021 Galveston Development Guide | 7

ECONOMIC CLIMATE

We are positioned for the future. Future growth is a reality that is evident across the greater Houston-Galveston region. Developments continue at an accelerated pace along the I-45 Corridor from Houston to Galveston. Galveston's proximity to the nation's 4th largest city presents a unique opportunity to take advantage of all that Houston has to offer while benefitting from the quality of life and economic climate of an exceptional coastal barrier island – Galveston, Texas.

Sectors Presenting Opportunities for Rapid Growth:

EMERGING TECHNOLOGY

World Class Research

Home of the Galveston National Lab at the University of Texas Medical Branch (1 of only 2 in the country), Home to a national Maritime Training Academy – Texas A&M University at Galveston (1 of only 6 in the country); Home to Galveston College (voted #1 Community College in Texas); Incubator space (public and private) in development; Emerging Tech ecosystem that continues developing with numerous initiatives and collaborations.

HOUSING

Infill Redevelopment

Exponential growth of vacation rental properties; concentrated efforts focused on infill redevelopment; opportunities for work force housing; un-paralleled location for second home destinations; commercial-retail site development connectivity.

INDUSTRIAL

Location. Location. Location.

4th most popular Cruise Terminal in the U.S.; undeveloped land availability adjacent to deep water; continued expansion and diversification of existing industry; location.

MULTI-MODAL TRANSPORTATION

Connecting to the World

Houston-Galveston Ship Channel; Galveston Ship Channel; 2 Class 1 Rail Lines; Scholes International Airport; I-45 Improvements; connectivity within the Houston region and to the world.

WORKFORCE DEVELOPMENT

Training for jobs

Workforce supplies are challenged across the country; Unique and creative solutions are being explored; Galveston's proximity to the 4th largest City in the country, utilization of job training programs with Galveston College and the Texas Workforce Commission; and as a college town with an abundance of students provides opportunity of new strategies and the leveraging of existing assets.

SPORTS TOURISM

Hitting a home run

One of Galveston's strongest emerging sectors; abundance of natural resources; existing destination tourism sector that supports events, tournaments and exhibitions; inventory of available facilities; and more…

RESILIENCY DURING DISASTER - HAVE A PLAN

Every business should have a plan should disaster occur. With hurricane season upon us, now is the time to prepare. The Business Recovery Guide contains information focused on helping you prepare, recover and get back to business.

BUSINESS RECOVERY GUIDE LINK

Introducing the Verity - Economic Impact Portal, a new business continuity tool for Galveston. Contact the GEDP to learn more about the real-time tracking of impacts during natural disasters.

CLICK FOR MORE INFORMATION

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TOURISM

The Galveston Tourism industry has been challenged this past year with a national pandemic, uncertainty for the cruise industry, cancellation of festivals and events, the winter freeze and ultimately the demands of a challenged workforce. Galveston is resilient and a premiere tourism destination. The opportunities for tourism and hospitality sectors is strong and out-performing other markets across the Gulf Coast and beyond.

Photo by Robert Mihovil© 2016

PARK BOARD AND CVB LEADING THE WAY

The Galveston Park Board of Trustees and Galveston Island Convention and Visitors Bureau have greatly assisted in the response and proactive marketing to lead Galveston's tourism industry through recovery and into the future.

SPRING BREAK 2017 - 2021 OCCUPANCY, AVERAGE DAILY RATE AND REVENUE

YEAR	OCCUPANCY	ADR	REVENUE
2021	72.6%	$167.9	$9,174,464
2020	50.8%	$115.1	$4,501,370
2019	75.9%	$141.9	$7,562,182
2018	74.7%	$151.6	$8,009,337
2017	76.9	$147.2	$8,028,574

Sourced from Smith Travel Resource for Only Hotels

HOTEL OCCUPANCY TAX COLLECTION ANALYSIS

SEASON	FY'18-19 ACTUALS	FY'19-'20 BUDGET	COVID BUDGET	FY'19-'20 ACTUAL
FALL	$1,579,066	$2,430030	$2,430030	$1,699,400
WINTER	$1,870,926	$1,749,888	$1,749,888	$2,004,786
SPRING	$2,577,669	$3,089,490	$417,648	$1,947,945
SUMMER	$6,236,549	$5,040,546	$3,276,360	$4,625,076
FY TOTAL	$12,264,210	$12,264,210	$7,873,926	$10,277,207

Source: Park Board of Trustees

TEXAS HOTELS - SUMMER 2020
Average Daily Rate

GALVESTON	$147.17
SOUTH PADRE	$116.42
CORPUS CHRISTI	$ 95.54
SAN ANTONIO	$ 78.49
HOUSTON	$ 70.48
GRAPEVINE	$155.07

Source: Smith Travel Resource for Only Hotels

Source: Park Board of Trustees

Park Board managed parks have seen an increase in revenue year over year. Galveston's proximity to Houston and regional markets, like Austin and Dallas, are seeing an influx in new residents which bodes well for the island as a drivemarket destination.

The rate for parking along the seawall increased from $1 to $2 per hour prior to Spring Break. During March, the number of transactions increased by more than 50% year over year indicating a significant increase in the number of visitors.

ON THE HORIZON:

- $1.8M in road, ditch and drainage work. Through a Public/Private Partnership for Entertainment & Amenity Opportunity (JLL)
- Beach Nourishment plans for 2021-2023 to include Dellanera, 8 Mile, Babe's Beach and part of the historic Seawall. Funded by FEMA, Babe's Beach RESTORE, and TX GLO. Total cost of Beach Nourishment is $74.8M for 2021-2023
- Increase visibility of recreational and leisure market and increase convention bookings

NEWEST VISITOR CENTER IS MOBILE!

Photo: Galveston CVB

This 27 foot,1975 Dodge Travco motorhome, has been remodeled and retrofitted for the 21st century and serves as an anchor for events around the island.

KEY PERFORMANCE INDICATORS:

	MARCH 2021	MARCH 2020	MARCH 2019
Seawall Urban Park Transactions	34,951	21,966	28,075
Seawall Urban Park Revenue	$210,952	$56,929	$66,982
Dellanera Park Revenue	$96,764	$77,341	$61,850
Stewart Beach Revenue	$82,443	$30,381	$48,104
East Beach Revenue	$62,314	$14,388	$19,848
Seawolf Park Total Revenue	$101,354*	$47,166*	$125,734**

**Excludes Cavalla Historical Foundation (CHF) payments per fee schedule agreement*
***Includes ½ of CHF sub and ship ticket collections*

Galveston is home to the first port in Texas and the 4th busiest cruise homeport in North America. Maritime remains a strong engine for growth for the city, county and state, significantly contributing to jobs, tax revenues and the economy. The Galveston Wharves has earned Green Marine certification, making it only the second port in Texas to become accredited in this voluntary environmental program for the North American marine industry.

LONG-TERM SUCCESS

- Third cruise terminal in development - target opening 2022
- 12+ construction projects to advance the master plan
- Earned certification by Green Marine, a voluntary environmental certification program for North American marine industry
- Pelican Island - develop for cargo, industry
- 850 total acres with over 307 developable acres

20-Year Strategic Master Plan

To position the port for long-term success:

West - Expanded cargo area, move cargo business from East Port area
Mid - Cruise parking garages, remodeled Cruise terminal 1, Pier 19-22 commercial village
East - Cruise terminals, commercial/marina village, mass transit

Photo by Robert Mihovil© 2014

Photo by Robert Mihovil© 2016

The Port of Galveston is a city-owned, self-sustaining entity with no taxing authority and receives no city property taxes.

PORT
1,400 ft wide and 45 ft deep channel

- Major Texas Seaport
- Growing port business benefits Galveston with jobs and tax revenue
- 45 minutes from open seas
- Recent ship channel improvements
- Lay Dockage + 22% | 461 vessels in '20
- Lay Dockage revenue +11% | 5.1M

CARGO
Supported by rail and truck transportation

- New laydown yard for wind products
- 2 Class 1 Rail Lines / 1 short line
- Minutes from interstate and highways
- Cargo includes grain, fresh fruit, wind components, RO-RO cargo
- 4.2M short-ton of cargo +6% over 2019
- Expanding west end cargo

CRUISE
4th busiest cruise port in North America

- Top 10 Cruise ports in the World
- Over 10 million passengers since 2010
- Two current cruise terminals recently renovated
- New Royal Caribbean Cruise Terminal in development
- Over $125M onshore spending
- Approximately $100K in health/safety enhancements for Galveston Cruise Terminals

Architectural rendering for the new Royal Caribbean Cruise Terminal.

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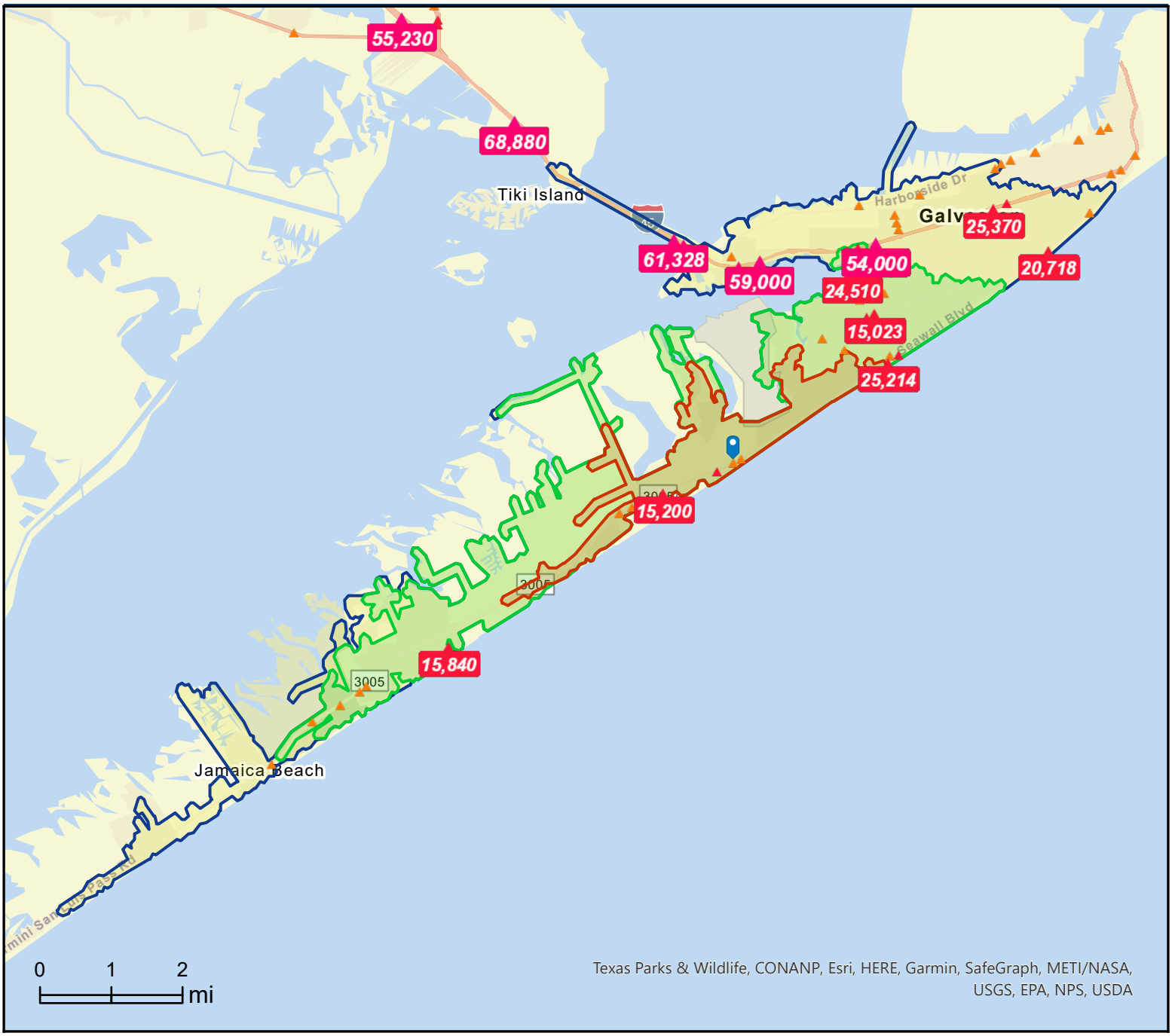
Traffic Count Map

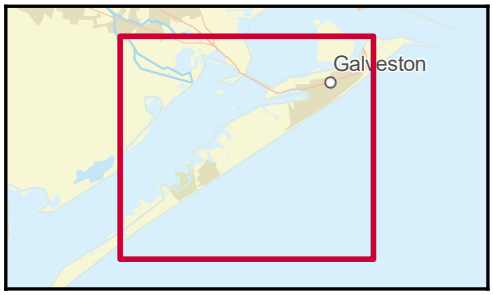
77554, Galveston, Texas
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292



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: ©2022 Kalibrate Technologies (Q1 2022).

June 06, 2022

©2022 Esri

Traffic Count Map - Close Up

77554, Galveston, Texas
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
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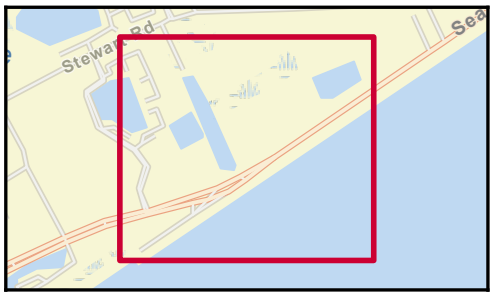

Source: ©2022 Kalibrate Technologies (Q1 2022).

June 06, 2022

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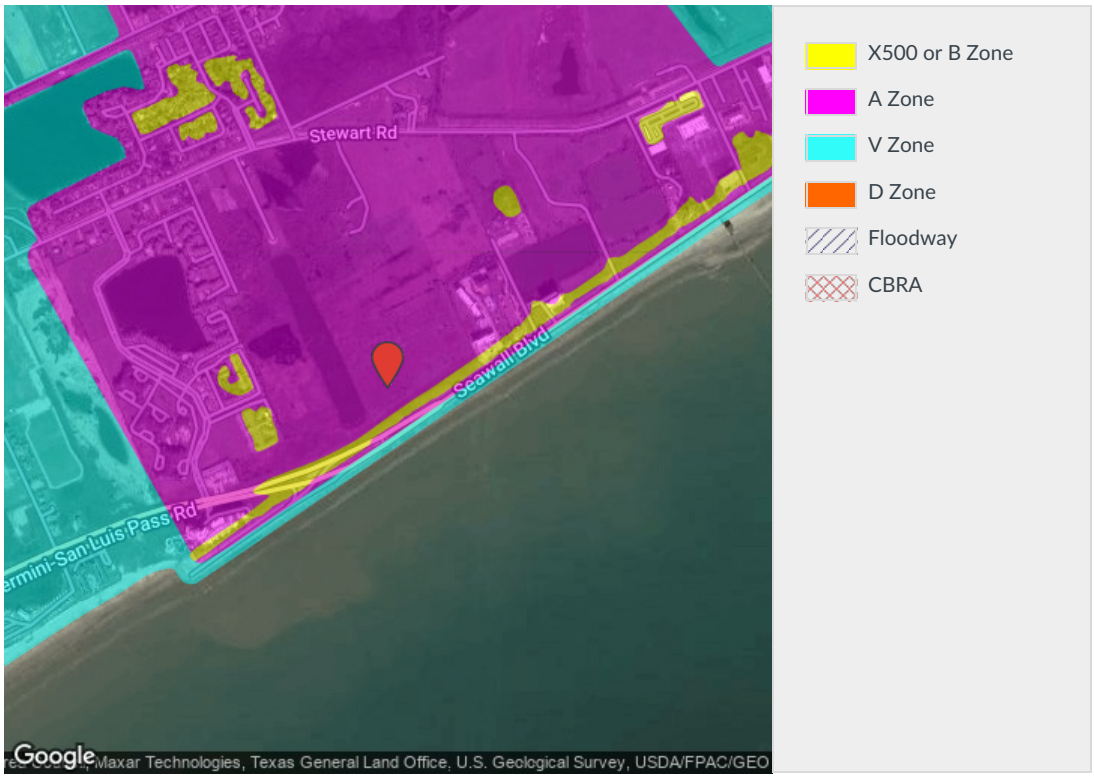
9550 SEAWALL BLVD GALVESTON, TX 77554-9772

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: IN

COMMUNITY	485469	**PANEL**	0526G
PANEL DATE	August 15, 2019	**MAP NUMBER**	48167C0526G



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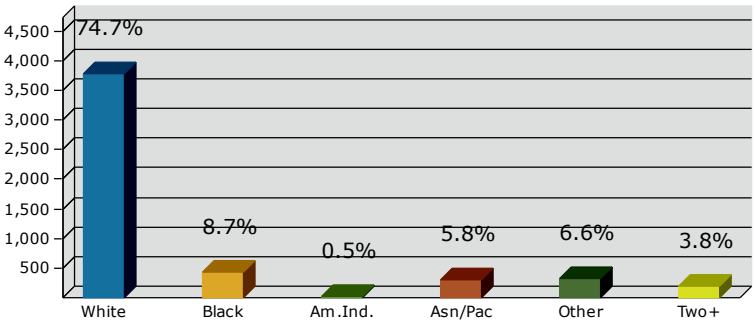
Graphic Profile

77554, Galveston, Texas
Drive Time: 5 minute radius

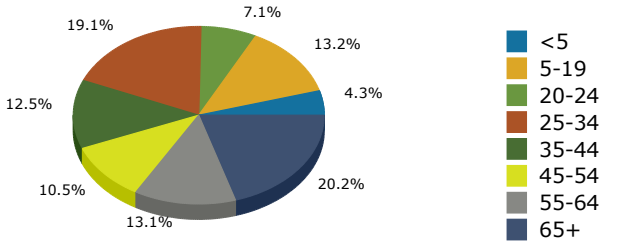
Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

2021 Population by Race

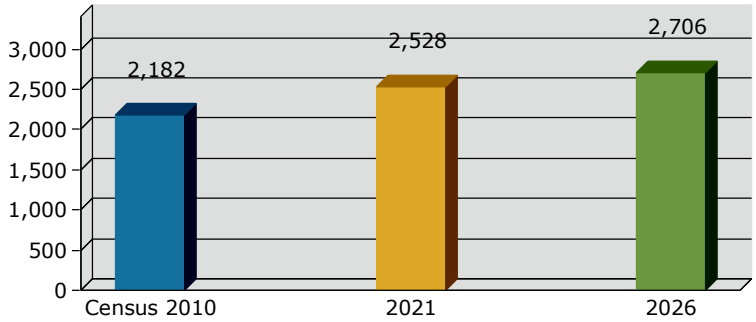


2021 Percent Hispanic Origin:26.5%

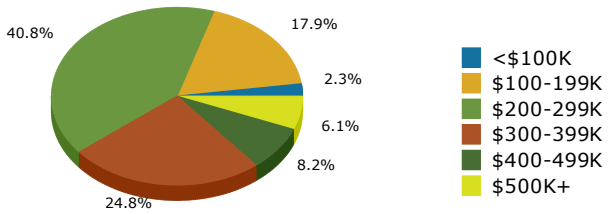
2021 Population by Age



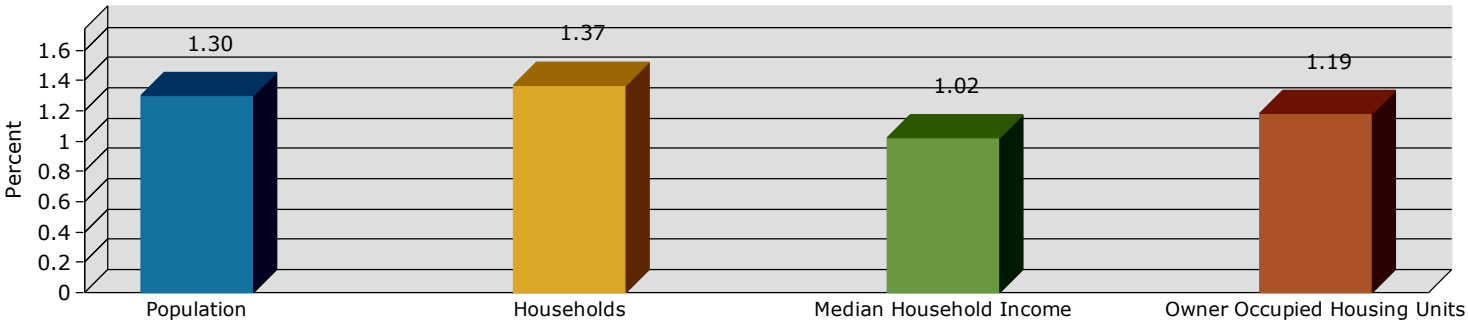
Households



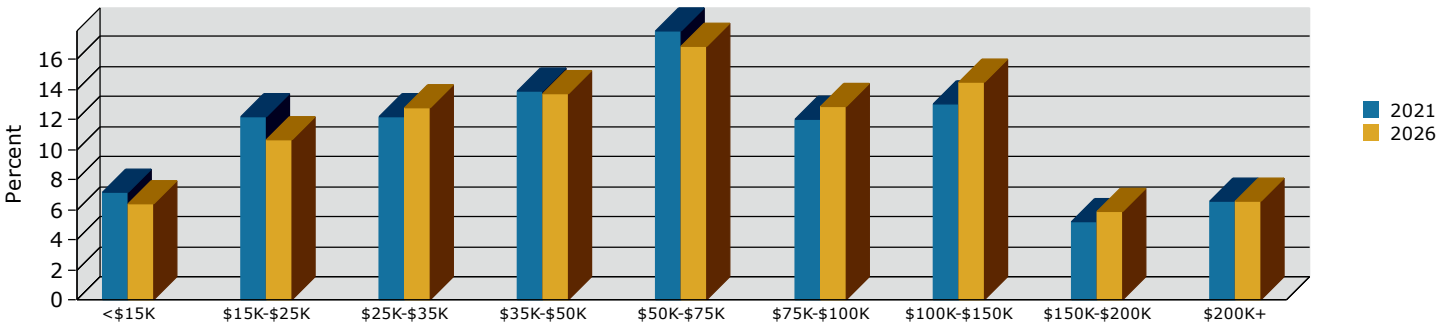
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

June 06, 2022

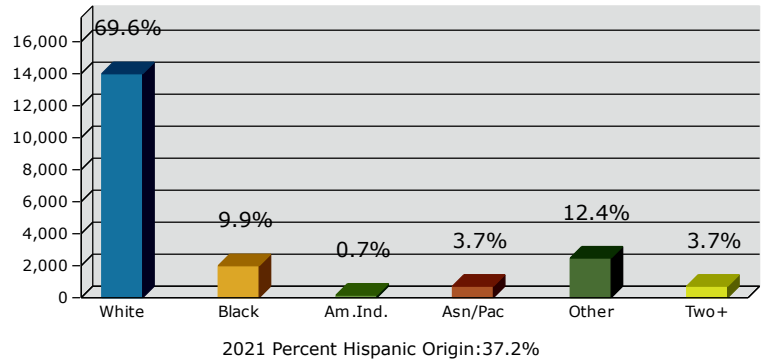
©2022 Esri

Graphic Profile

77554, Galveston, Texas
Drive Time: 10 minute radius

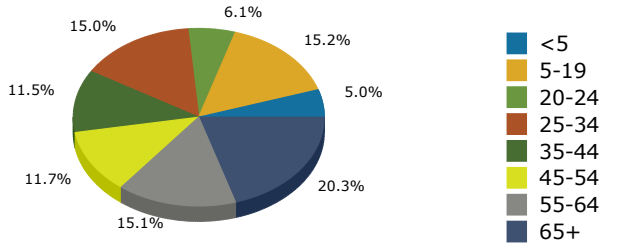
Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

2021 Population by Race

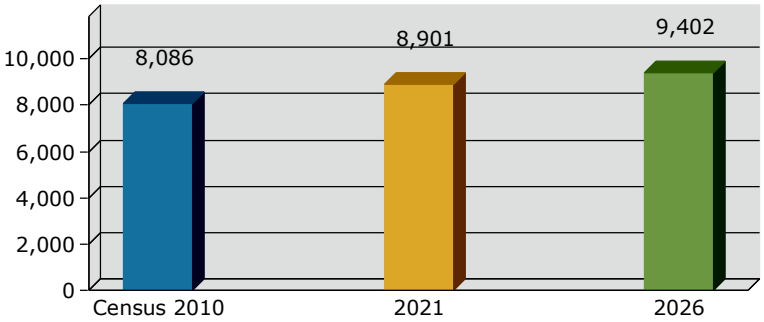


2021 Percent Hispanic Origin:37.2%

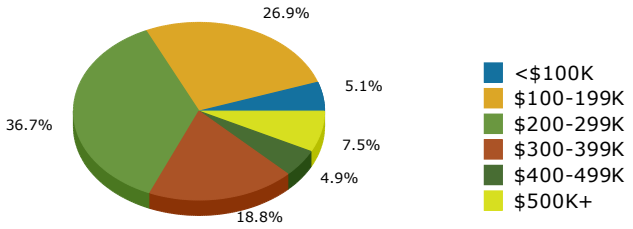
2021 Population by Age



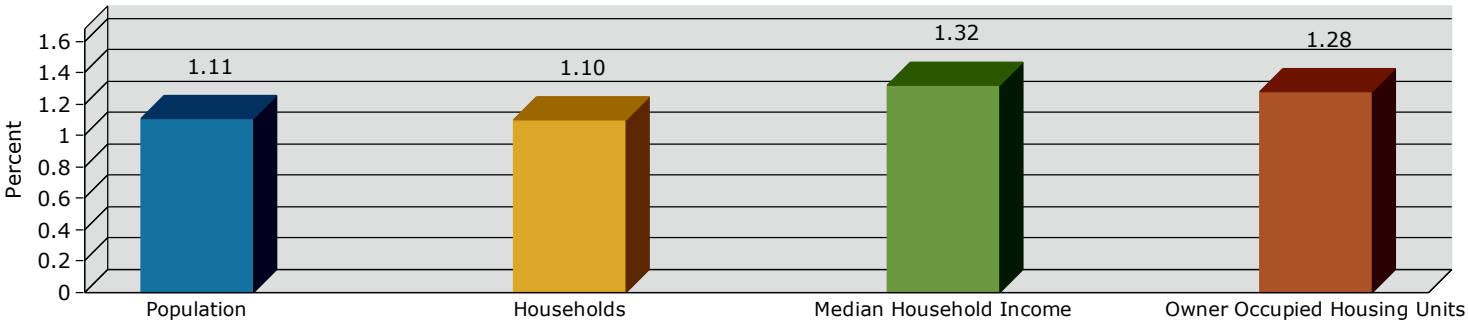
Households



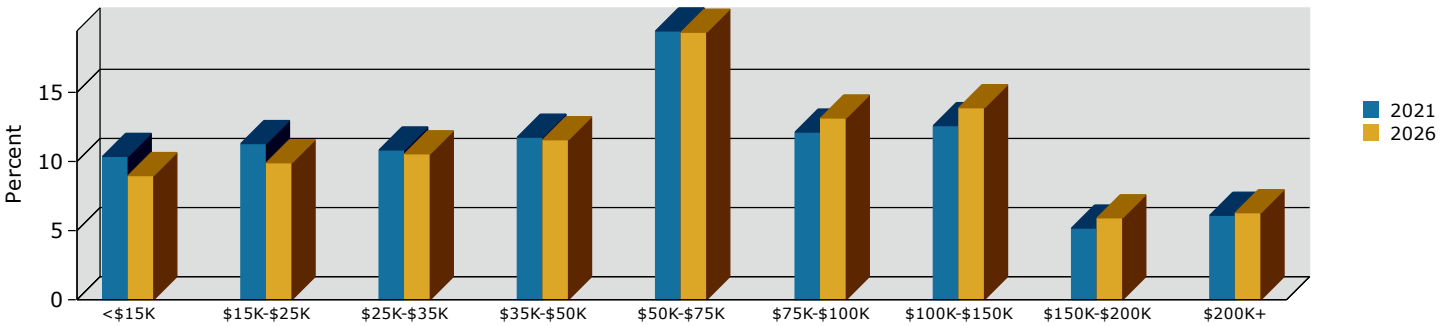
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

June 06, 2022

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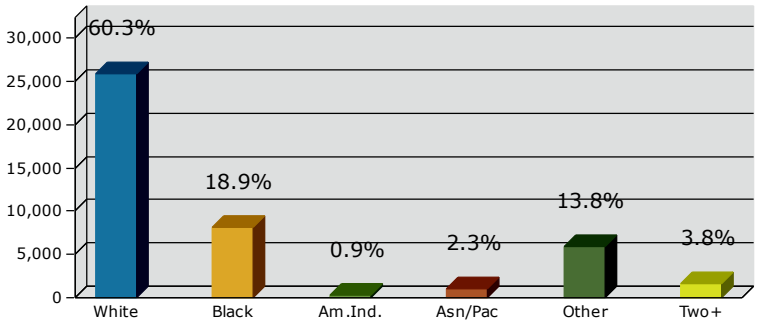
Graphic Profile

77554, Galveston, Texas
Drive Time: 15 minute radius

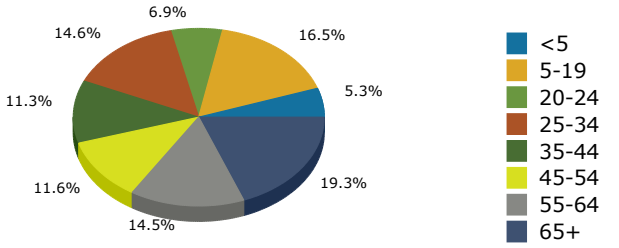
Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

2021 Population by Race

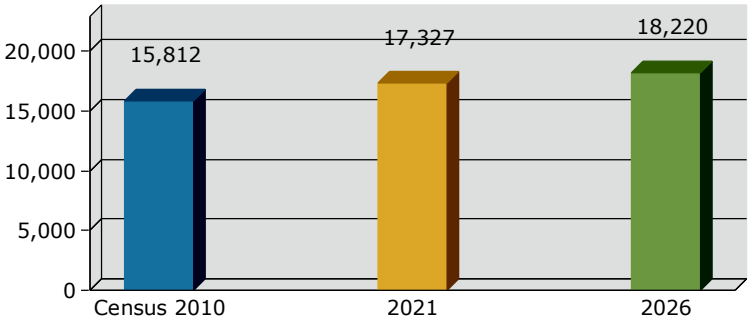


2021 Percent Hispanic Origin:38.4%

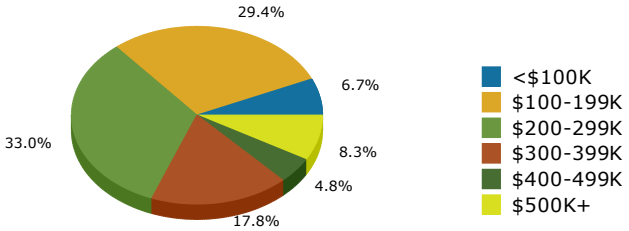
2021 Population by Age



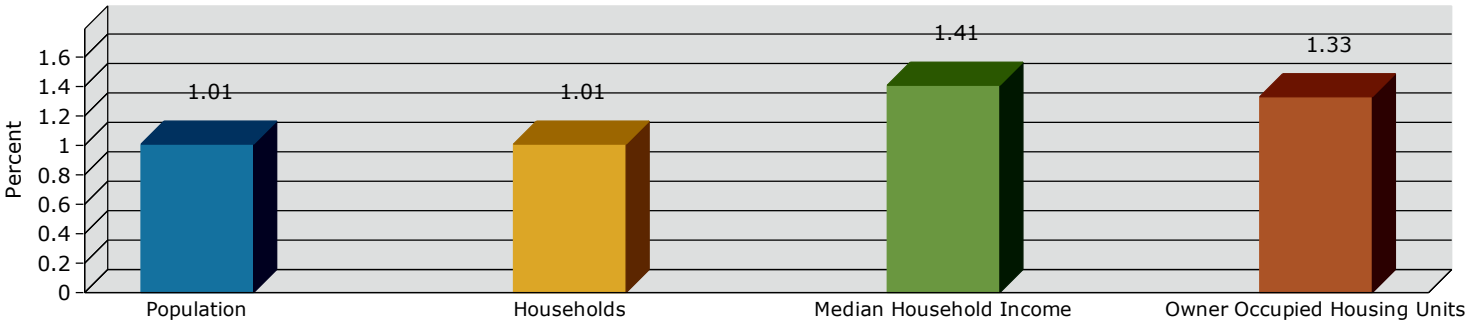
Households



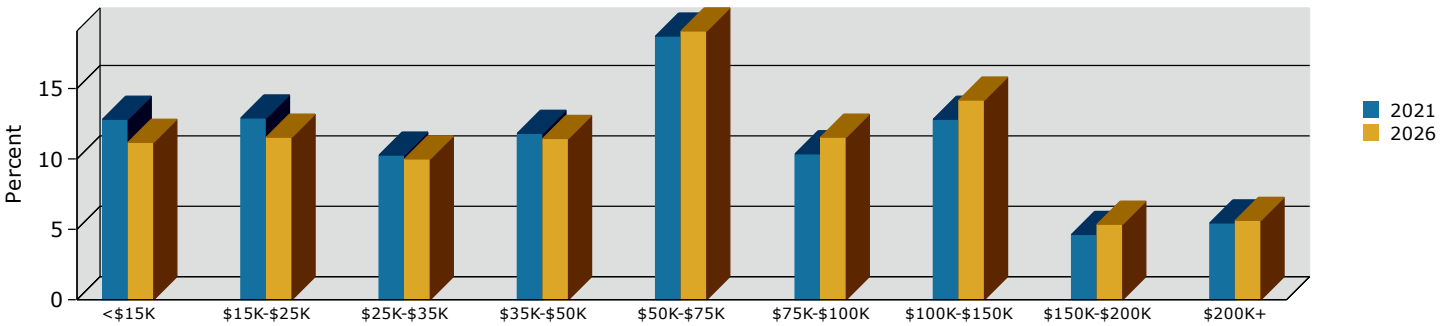
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

June 06, 2022

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Recreation Expenditures

77554, Galveston, Texas
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

Demographic Summary		2021	2026
Population		5,058	5,395
Households		2,528	2,706
Families		1,143	1,206
Median Age		39.6	39.8
Median Household Income		$54,738	$57,588
	Spending Potential Index	**Average Amount Spent**	**Total**
TV/Video/Audio	90	$1,056.59	$2,671,065
Cable & Satellite Television Services	85	$689.35	$1,742,685
Televisions & Video	102	$263.62	$666,440
Audio	94	$100.77	$254,745
Rental of TV/VCR/Radio/Sound Equipment	135	$1.50	$3,786
Repair of TV/Radio/Sound Equipment	73	$1.35	$3,410
Entertainment/Recreation Fees and Admissions	83	$611.93	$1,546,952
Tickets to Theatre/Operas/Concerts	84	$67.69	$171,120
Tickets to Movies	98	$54.35	$137,406
Tickets to Parks or Museums	85	$28.95	$73,185
Admission to Sporting Events, excl.Trips	78	$50.50	$127,675
Fees for Participant Sports, excl.Trips	82	$94.59	$239,121
Fees for Recreational Lessons	75	$105.45	$266,581
Membership Fees for Social/Recreation/Health Clubs	84	$209.28	$529,069
Dating Services	93	$1.11	$2,795
Toys/Games/Crafts/Hobbies	95	$110.09	$278,299
Toys/Games/Arts/Crafts/Tricycles	95	$93.48	$236,329
Playground Equipment	71	$2.38	$6,004
Play Arcade Pinball/Video Games	80	$1.85	$4,685
Online Gaming Services	112	$6.81	$17,225
Stamp & Coin Collecting	107	$5.56	$14,055
Recreational Vehicles and Fees	68	$77.00	$194,666
Docking and Landing Fees for Boats and Planes	63	$5.84	$14,754
Camp Fees	56	$17.37	$43,916
Payments on Boats/Trailers/Campers/RVs	69	$35.21	$89,006
Rental of Boats/Trailers/Campers/RVs	85	$18.59	$46,991
Sports, Recreation and Exercise Equipment	87	$156.30	$395,121
Exercise Equipment and Gear, Game Tables	86	$47.51	$120,100
Bicycles	91	$27.04	$68,360
Camping Equipment	99	$20.55	$51,961
Hunting and Fishing Equipment	84	$40.53	$102,452
Winter Sports Equipment	79	$5.81	$14,688
Water Sports Equipment	72	$6.03	$15,256
Other Sports Equipment	86	$6.14	$15,525
Rental/Repair of Sports/Recreation/Exercise Equipment	83	$2.37	$5,981
Photographic Equipment and Supplies	95	$43.82	$110,768
Film	118	$0.65	$1,647
Photo Processing	86	$6.43	$16,250
Photographic Equipment	92	$14.71	$37,190
Photographer Fees/Other Supplies & Equip Rental/Repair	101	$22.03	$55,682
Reading	88	$90.78	$229,491
Magazine/Newspaper Subscriptions	77	$27.78	$70,229
Magazine/Newspaper Single Copies	77	$4.39	$11,099
Books	95	$31.73	$80,219
Digital Book Readers	97	$26.88	$67,944

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

June 06, 2022

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Recreation Expenditures

77554, Galveston, Texas
Drive Time: 10 minute radius

Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

Demographic Summary		2021	2026
Population		20,138	21,281
Households		8,901	9,402
Families		4,842	5,075
Median Age		42.4	42.9
Median Household Income		$55,263	$59,013
	Spending Potential Index	**Average Amount Spent**	**Total**
TV/Video/Audio	89	$1,044.47	$9,296,831
Cable & Satellite Television Services	88	$708.81	$6,309,087
Televisions & Video	93	$239.83	$2,134,739
Audio	87	$93.15	$829,105
Rental of TV/VCR/Radio/Sound Equipment	106	$1.18	$10,540
Repair of TV/Radio/Sound Equipment	81	$1.50	$13,359
Entertainment/Recreation Fees and Admissions	81	$598.19	$5,324,495
Tickets to Theatre/Operas/Concerts	82	$66.44	$591,398
Tickets to Movies	90	$49.79	$443,191
Tickets to Parks or Museums	82	$27.83	$247,697
Admission to Sporting Events, excl.Trips	78	$50.33	$447,998
Fees for Participant Sports, excl.Trips	80	$92.78	$825,816
Fees for Recreational Lessons	75	$106.06	$944,074
Membership Fees for Social/Recreation/Health Clubs	82	$203.89	$1,814,820
Dating Services	89	$1.07	$9,501
Toys/Games/Crafts/Hobbies	89	$103.04	$917,182
Toys/Games/Arts/Crafts/Tricycles	89	$87.63	$780,003
Playground Equipment	80	$2.67	$23,780
Play Arcade Pinball/Video Games	78	$1.80	$16,002
Online Gaming Services	96	$5.84	$52,016
Stamp & Coin Collecting	98	$5.10	$45,381
Recreational Vehicles and Fees	73	$82.79	$736,875
Docking and Landing Fees for Boats and Planes	69	$6.42	$57,132
Camp Fees	63	$19.47	$173,267
Payments on Boats/Trailers/Campers/RVs	77	$38.97	$346,909
Rental of Boats/Trailers/Campers/RVs	82	$17.93	$159,568
Sports, Recreation and Exercise Equipment	86	$154.39	$1,374,233
Exercise Equipment and Gear, Game Tables	83	$46.05	$409,848
Bicycles	87	$25.78	$229,433
Camping Equipment	89	$18.52	$164,856
Hunting and Fishing Equipment	89	$43.02	$382,881
Winter Sports Equipment	79	$5.81	$51,747
Water Sports Equipment	81	$6.71	$59,714
Other Sports Equipment	82	$5.87	$52,269
Rental/Repair of Sports/Recreation/Exercise Equipment	83	$2.37	$21,074
Photographic Equipment and Supplies	87	$39.91	$355,215
Film	98	$0.54	$4,764
Photo Processing	83	$6.22	$55,344
Photographic Equipment	85	$13.58	$120,860
Photographer Fees/Other Supplies & Equip Rental/Repair	89	$19.58	$174,246
Reading	87	$90.01	$801,212
Magazine/Newspaper Subscriptions	83	$30.15	$268,355
Magazine/Newspaper Single Copies	85	$4.89	$43,500
Books	89	$29.88	$265,991
Digital Book Readers	90	$25.09	$223,365

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

June 06, 2022

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Recreation Expenditures

77554, Galveston, Texas
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

Demographic Summary		2021	2026
Population		42,920	45,132
Households		17,327	18,220
Families		9,568	9,995
Median Age		40.8	41.4
Median Household Income		$51,889	$55,640
	Spending Potential Index	**Average Amount Spent**	**Total**
TV/Video/Audio	86	$1,008.28	$17,470,442
Cable & Satellite Television Services	86	$692.04	$11,990,974
Televisions & Video	88	$226.56	$3,925,611
Audio	81	$86.89	$1,505,464
Rental of TV/VCR/Radio/Sound Equipment	106	$1.18	$20,514
Repair of TV/Radio/Sound Equipment	87	$1.61	$27,879
Entertainment/Recreation Fees and Admissions	74	$547.08	$9,479,198
Tickets to Theatre/Operas/Concerts	75	$60.73	$1,052,203
Tickets to Movies	82	$45.43	$787,126
Tickets to Parks or Museums	77	$25.98	$450,104
Admission to Sporting Events, excl.Trips	72	$46.35	$803,084
Fees for Participant Sports, excl.Trips	74	$84.91	$1,471,248
Fees for Recreational Lessons	68	$95.71	$1,658,415
Membership Fees for Social/Recreation/Health Clubs	75	$186.96	$3,239,477
Dating Services	84	$1.01	$17,540
Toys/Games/Crafts/Hobbies	85	$98.49	$1,706,565
Toys/Games/Arts/Crafts/Tricycles	85	$83.63	$1,449,048
Playground Equipment	81	$2.71	$46,911
Play Arcade Pinball/Video Games	80	$1.85	$32,091
Online Gaming Services	90	$5.48	$94,875
Stamp & Coin Collecting	93	$4.83	$83,641
Recreational Vehicles and Fees	71	$80.15	$1,388,740
Docking and Landing Fees for Boats and Planes	67	$6.22	$107,785
Camp Fees	58	$17.99	$311,723
Payments on Boats/Trailers/Campers/RVs	79	$40.04	$693,844
Rental of Boats/Trailers/Campers/RVs	73	$15.89	$275,388
Sports, Recreation and Exercise Equipment	82	$148.09	$2,565,945
Exercise Equipment and Gear, Game Tables	78	$43.30	$750,307
Bicycles	82	$24.53	$424,950
Camping Equipment	80	$16.55	$286,745
Hunting and Fishing Equipment	90	$43.63	$755,972
Winter Sports Equipment	71	$5.22	$90,464
Water Sports Equipment	84	$7.01	$121,397
Other Sports Equipment	77	$5.48	$95,013
Rental/Repair of Sports/Recreation/Exercise Equipment	75	$2.14	$37,060
Photographic Equipment and Supplies	81	$37.07	$642,379
Film	87	$0.48	$8,359
Photo Processing	78	$5.84	$101,167
Photographic Equipment	78	$12.46	$215,904
Photographer Fees/Other Supplies & Equip Rental/Repair	83	$18.29	$316,948
Reading	83	$85.14	$1,475,232
Magazine/Newspaper Subscriptions	79	$28.66	$496,655
Magazine/Newspaper Single Copies	83	$4.75	$82,279
Books	84	$28.11	$487,083
Digital Book Readers	85	$23.62	$409,216

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

June 06, 2022

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DN COMMERCIAL

Executive Summary

77554, Galveston, Texas
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	5,622	21,814	46,270
2010 Population	4,433	18,341	38,867
2021 Population	5,058	20,138	42,920
2026 Population	5,395	21,281	45,132
2000-2010 Annual Rate	-2.35%	-1.72%	-1.73%
2010-2021 Annual Rate	1.18%	0.83%	0.89%
2021-2026 Annual Rate	1.30%	1.11%	1.01%
2021 Male Population	49.0%	49.3%	50.7%
2021 Female Population	51.0%	50.7%	49.3%
2021 Median Age	39.6	42.4	40.8

In the identified area, the current year population is 42,920. In 2010, the Census count in the area was 38,867. The rate of change since 2010 was 0.89% annually. The five-year projection for the population in the area is 45,132 representing a change of 1.01% annually from 2021 to 2026. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 38.5.

Race and Ethnicity			
2021 White Alone	74.7%	69.6%	60.3%
2021 Black Alone	8.7%	9.9%	18.9%
2021 American Indian/Alaska Native Alone	0.5%	0.7%	0.9%
2021 Asian Alone	5.8%	3.7%	2.3%
2021 Pacific Islander Alone	0.0%	0.0%	0.1%
2021 Other Race	6.6%	12.4%	13.8%
2021 Two or More Races	3.8%	3.7%	3.8%
2021 Hispanic Origin (Any Race)	26.5%	37.2%	38.4%

Persons of Hispanic origin represent 38.4% of the population in the identified area compared to 18.9% 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 78.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households			
2021 Wealth Index	78	83	74
2000 Households	2,612	9,641	19,183
2010 Households	2,182	8,086	15,812
2021 Total Households	2,528	8,901	17,327
2026 Total Households	2,706	9,402	18,220
2000-2010 Annual Rate	-1.78%	-1.74%	-1.91%
2010-2021 Annual Rate	1.32%	0.86%	0.82%
2021-2026 Annual Rate	1.37%	1.10%	1.01%
2021 Average Household Size	1.97	2.25	2.36

The household count in this area has changed from 15,812 in 2010 to 17,327 in the current year, a change of 0.82% annually. The five-year projection of households is 18,220, a change of 1.01% annually from the current year total. Average household size is currently 2.36, compared to 2.35 in the year 2010. The number of families in the current year is 9,568 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.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

June 06, 2022

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DN COMMERCIAL

Executive Summary

77554, Galveston, Texas
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2021 Percent of Income for Mortgage	21.3%	19.6%	19.7%
Median Household Income			
2021 Median Household Income	$54,738	$55,263	$51,889
2026 Median Household Income	$57,588	$59,013	$55,640
2021-2026 Annual Rate	1.02%	1.32%	1.41%
Average Household Income			
2021 Average Household Income	$80,134	$78,701	$74,067
2026 Average Household Income	$85,985	$85,597	$80,985
2021-2026 Annual Rate	1.42%	1.69%	1.80%
Per Capita Income			
2021 Per Capita Income	$40,024	$34,799	$30,193
2026 Per Capita Income	$43,079	$37,845	$32,998
2021-2026 Annual Rate	1.48%	1.69%	1.79%
Households by Income			

Current median household income is $51,889 in the area, compared to $64,730 for all U.S. households. Median household income is projected to be $55,640 in five years, compared to $72,932 for all U.S. households

Current average household income is $74,067 in this area, compared to $90,054 for all U.S. households. Average household income is projected to be $80,985 in five years, compared to $103,679 for all U.S. households

Current per capita income is $30,193 in the area, compared to the U.S. per capita income of $34,136. The per capita income is projected to be $32,998 in five years, compared to $39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	98	107	107
2000 Total Housing Units	3,592	12,726	24,706
2000 Owner Occupied Housing Units	914	4,527	8,838
2000 Renter Occupied Housing Units	1,698	5,114	10,345
2000 Vacant Housing Units	980	3,085	5,523
2010 Total Housing Units	4,159	13,339	25,187
2010 Owner Occupied Housing Units	782	3,998	7,942
2010 Renter Occupied Housing Units	1,400	4,088	7,870
2010 Vacant Housing Units	1,977	5,253	9,375
2021 Total Housing Units	4,722	14,388	27,647
2021 Owner Occupied Housing Units	823	4,184	8,327
2021 Renter Occupied Housing Units	1,705	4,717	9,000
2021 Vacant Housing Units	2,194	5,487	10,320
2026 Total Housing Units	5,026	15,198	29,115
2026 Owner Occupied Housing Units	873	4,459	8,897
2026 Renter Occupied Housing Units	1,832	4,943	9,323
2026 Vacant Housing Units	2,320	5,796	10,895

Currently, 30.1% of the 27,647 housing units in the area are owner occupied; 32.6%, renter occupied; and 37.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 25,187 housing units in the area - 31.5% owner occupied, 31.2% renter occupied, and 37.2% vacant. The annual rate of change in housing units since 2010 is 4.23%. Median home value in the area is $244,006, compared to a median home value of $264,021 for the U.S. In five years, median value is projected to change by 3.29% annually to $286,840.

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.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

June 06, 2022

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Civilian Labor Force Profile

77554, Galveston, Texas
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

2021 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	4,360	2,495	186	6.9%	61.5%	57
16-24	546	226	26	10.3%	46.2%	41
25-54	2,128	1,663	118	6.6%	83.7%	78
55-64	662	370	13	3.4%	57.9%	56
65+	1,023	236	30	11.3%	26.0%	23

Economic Dependency Ratio	
Total	100.6
Child (<16)	28.0
Working-Age (16-64)	41.1
Senior (65+)	31.5

Industry	Employed	Percent	US Percent	Location Quotient
Total	2,495	100.0%	100.0%	-
Agriculture/Forestry/Fishing	0	0.0%	1.3%	0.00
Mining/Quarrying/Oil & Gas	21	0.8%	0.4%	1.60
Construction	197	7.9%	7.1%	1.07
Manufacturing	56	2.2%	9.9%	0.21
Wholesale Trade	18	0.7%	2.5%	0.28
Retail Trade	189	7.6%	10.7%	0.78
Transportation/Warehousing	114	4.6%	5.1%	0.98
Utilities	0	0.0%	0.9%	0.00
Information	47	1.9%	1.8%	1.06
Finance/Insurance	163	6.5%	5.2%	1.33
Real Estate/Rental/Leasing	67	2.7%	1.9%	1.29
Professional/Scientific/Tech	164	6.6%	8.3%	0.80
Management of Companies	1	0.0%	0.1%	0.00
Admin/Support/Waste Management	54	2.2%	3.7%	0.56
Educational Services	302	12.1%	9.3%	1.25
Health Care/Social Assistance	565	22.6%	14.8%	1.50
Arts/Entertainment/Recreation	42	1.7%	1.5%	1.06
Accommodation/Food Services	266	10.7%	5.9%	1.91
Other Services (Excluding Public)	79	3.2%	4.5%	0.70
Public Administration	149	6.0%	5.2%	1.25

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Source: Esri forecasts for 2021 and 2026.

June 06, 2022

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Civilian Labor Force Profile

77554, Galveston, Texas
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

Occupation	Employed	Percent	US Percent	Location Quotient
Total	2,495	100.0%	100.0%	-
White Collar	1,710	68.5%	63.1%	1.11
Management	296	11.9%	11.8%	1.17
Business/Financial	117	4.7%	6.1%	0.92
Computer/Mathematical	158	6.3%	3.9%	2.10
Architecture/Engineering	23	0.9%	1.9%	0.45
Life/Physical/Social Sciences	84	3.4%	1.1%	3.78
Community/Social Service	15	0.6%	1.9%	0.33
Legal	12	0.5%	1.2%	0.42
Education/Training/Library	193	7.7%	6.1%	1.20
Arts/Design/Entertainment	21	0.8%	1.9%	0.44
Healthcare Practitioner	328	13.1%	6.8%	2.08
Sales and Sales Related	178	7.1%	9.3%	0.73
Office/Administrative Support	285	11.4%	11.2%	0.86
Blue Collar	362	14.5%	21.8%	0.68
Farming/Fishing/Forestry	11	0.4%	0.6%	0.50
Construction/Extraction	154	6.2%	5.2%	1.15
Installation/Maintenance/Repair	35	1.4%	2.9%	0.45
Production	35	1.4%	5.2%	0.24
Transportation/Material Moving	127	5.1%	7.9%	0.84
Services	423	17.0%	15.1%	1.01
Healthcare Support	90	3.6%	3.5%	1.33
Protective Service	57	2.3%	2.1%	1.05
Food Preparation/Serving	173	6.9%	4.3%	1.57
Building Maintenance	86	3.4%	3.3%	0.87
Personal Care/Service	17	0.7%	1.8%	0.19

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Civilian Labor Force Profile

77554, Galveston, Texas
Drive Time: 10 minute radius

Prepared by Esri
Latitude: 29.24671
Longitude: -94.86292

2021 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	16,878	9,623	858	8.2%	62.1%	57
16-24	2,049	926	189	17.0%	54.4%	45
25-54	7,691	5,990	487	7.5%	84.2%	78
55-64	3,047	1,674	126	7.0%	59.1%	55
65+	4,091	1,034	56	5.1%	26.6%	25

Economic Dependency Ratio	
Total	108.7
Child (<16)	33.9
Working-Age (16-64)	43.1
Senior (65+)	31.8

Industry	Employed	Percent	US Percent	Location Quotient
Total	9,623	100.0%	100.0%	-
Agriculture/Forestry/Fishing	22	0.2%	1.3%	0.15
Mining/Quarrying/Oil & Gas	71	0.7%	0.4%	1.40
Construction	616	6.4%	7.1%	0.86
Manufacturing	373	3.9%	9.9%	0.37
Wholesale Trade	136	1.4%	2.5%	0.56
Retail Trade	746	7.8%	10.7%	0.80
Transportation/Warehousing	514	5.3%	5.1%	1.13
Utilities	17	0.2%	0.9%	0.22
Information	111	1.2%	1.8%	0.67
Finance/Insurance	516	5.4%	5.2%	1.10
Real Estate/Rental/Leasing	264	2.7%	1.9%	1.29
Professional/Scientific/Tech	453	4.7%	8.3%	0.57
Management of Companies	6	0.1%	0.1%	1.00
Admin/Support/Waste Management	393	4.1%	3.7%	1.05
Educational Services	1,235	12.8%	9.3%	1.32
Health Care/Social Assistance	1,783	18.5%	14.8%	1.23
Arts/Entertainment/Recreation	242	2.5%	1.5%	1.56
Accommodation/Food Services	1,301	13.5%	5.9%	2.41
Other Services (Excluding Public)	347	3.6%	4.5%	0.78
Public Administration	477	5.0%	5.2%	1.04

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Drive Time: 10 minute radius

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Latitude: 29.24671
Longitude: -94.86292

Occupation	Employed	Percent	US Percent	Location Quotient
Total	9,623	100.0%	100.0%	-
White Collar	5,896	61.3%	63.1%	0.99
Management	1,104	11.5%	11.8%	1.13
Business/Financial	480	5.0%	6.1%	0.98
Computer/Mathematical	369	3.8%	3.9%	1.27
Architecture/Engineering	93	1.0%	1.9%	0.50
Life/Physical/Social Sciences	211	2.2%	1.1%	2.44
Community/Social Service	133	1.4%	1.9%	0.78
Legal	62	0.6%	1.2%	0.50
Education/Training/Library	676	7.0%	6.1%	1.09
Arts/Design/Entertainment	76	0.8%	1.9%	0.44
Healthcare Practitioner	822	8.5%	6.8%	1.35
Sales and Sales Related	750	7.8%	9.3%	0.80
Office/Administrative Support	1,120	11.6%	11.2%	0.87
Blue Collar	1,583	16.5%	21.8%	0.77
Farming/Fishing/Forestry	35	0.4%	0.6%	0.50
Construction/Extraction	438	4.6%	5.2%	0.85
Installation/Maintenance/Repair	235	2.4%	2.9%	0.77
Production	258	2.7%	5.2%	0.46
Transportation/Material Moving	617	6.4%	7.9%	1.05
Services	2,146	22.3%	15.1%	1.33
Healthcare Support	333	3.5%	3.5%	1.30
Protective Service	228	2.4%	2.1%	1.09
Food Preparation/Serving	940	9.8%	4.3%	2.23
Building Maintenance	499	5.2%	3.3%	1.33
Personal Care/Service	146	1.5%	1.8%	0.42

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Civilian Labor Force Profile

77554, Galveston, Texas
Drive Time: 15 minute radius

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Latitude: 29.24671
Longitude: -94.86292

2021 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	35,718	18,889	2,066	9.9%	58.7%	53
16-24	5,126	2,071	449	17.8%	49.2%	40
25-54	16,096	11,342	1,272	10.1%	78.4%	70
55-64	6,218	3,560	264	6.9%	61.5%	57
65+	8,281	1,917	81	4.1%	24.1%	23

Economic Dependency Ratio	
Total	120.8
Child (<16)	38.1
Working-Age (16-64)	49.3
Senior (65+)	33.4

Industry	Employed	Percent	US Percent	Location Quotient
Total	18,889	100.0%	100.0%	-
Agriculture/Forestry/Fishing	49	0.3%	1.3%	0.23
Mining/Quarrying/Oil & Gas	170	0.9%	0.4%	1.80
Construction	1,442	7.6%	7.1%	1.03
Manufacturing	810	4.3%	9.9%	0.41
Wholesale Trade	251	1.3%	2.5%	0.52
Retail Trade	1,717	9.1%	10.7%	0.94
Transportation/Warehousing	957	5.1%	5.1%	1.09
Utilities	51	0.3%	0.9%	0.33
Information	210	1.1%	1.8%	0.61
Finance/Insurance	791	4.2%	5.2%	0.86
Real Estate/Rental/Leasing	499	2.6%	1.9%	1.24
Professional/Scientific/Tech	944	5.0%	8.3%	0.61
Management of Companies	7	0.0%	0.1%	0.00
Admin/Support/Waste Management	859	4.5%	3.7%	1.15
Educational Services	2,261	12.0%	9.3%	1.24
Health Care/Social Assistance	3,189	16.9%	14.8%	1.12
Arts/Entertainment/Recreation	504	2.7%	1.5%	1.69
Accommodation/Food Services	2,580	13.7%	5.9%	2.45
Other Services (Excluding Public)	714	3.8%	4.5%	0.83
Public Administration	883	4.7%	5.2%	0.98

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Occupation	Employed	Percent	US Percent	Location Quotient
Total	18,889	100.0%	100.0%	-
White Collar	11,035	58.4%	63.1%	0.94
Management	1,983	10.5%	11.8%	1.03
Business/Financial	809	4.3%	6.1%	0.84
Computer/Mathematical	569	3.0%	3.9%	1.00
Architecture/Engineering	222	1.2%	1.9%	0.60
Life/Physical/Social Sciences	450	2.4%	1.1%	2.67
Community/Social Service	281	1.5%	1.9%	0.83
Legal	122	0.6%	1.2%	0.50
Education/Training/Library	1,320	7.0%	6.1%	1.09
Arts/Design/Entertainment	216	1.1%	1.9%	0.61
Healthcare Practitioner	1,407	7.4%	6.8%	1.17
Sales and Sales Related	1,636	8.7%	9.3%	0.90
Office/Administrative Support	2,020	10.7%	11.2%	0.80
Blue Collar	3,375	17.9%	21.8%	0.83
Farming/Fishing/Forestry	61	0.3%	0.6%	0.38
Construction/Extraction	1,079	5.7%	5.2%	1.06
Installation/Maintenance/Repair	462	2.4%	2.9%	0.77
Production	570	3.0%	5.2%	0.51
Transportation/Material Moving	1,203	6.4%	7.9%	1.05
Services	4,478	23.7%	15.1%	1.41
Healthcare Support	649	3.4%	3.5%	1.26
Protective Service	469	2.5%	2.1%	1.14
Food Preparation/Serving	1,749	9.3%	4.3%	2.11
Building Maintenance	1,288	6.8%	3.3%	1.74
Personal Care/Service	323	1.7%	1.8%	0.47

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