



Zoning:	Commercial
Topography:	Flat
Within City Limits:	Yes
Last Updated:	Sep 19, 2024

Economic Development Contact

Kristin Edwards  
Texas City EDC  
1801 9th Avenue North  
Texas City, TX 77590  
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Realtor/Owner Contact

Cushman & Wakefield  
Kristen McDade  
713-823-0436

Property and Area Description

Two Tracts of Land 126 Acres Tract 1 +/- 108.58 acres of land. Frontages: 3710 along I-45 frontage road, 2219 along Emmet Lowry Expressway and 571 along Camp Wallace Road Tract 2 +/- 17.54 acres of land including hard corner. Frontages: 572 along Century Blvd. and 351 along the I-45. frontage road. Utilities through the City of Texas City. It is believed that very little detention would be required do to the drainage easement on the site leading off to the surrounding waterways. Signalised Intersection at Century Blvd. and Monticello. A HARD CORNER Located in Texas City, currently zoned Single Family Residential. The City of Texas City has indicated that they would rezone if a mixed use is proposed, including some retail. Uses could potentially include multi-family, single family, single family for-rent, hospitality, entertainment, medical, and office- along with some retail. Within the Intersection at I-45 and FM 1764 and Emmet Lowry, you can find most QSR’s, a Sam’s and a WalMart, the newly developed Lago Mar Residential development sporting the largest Lagoon in Texas. Just one intersection north to find Buccee’s, Tanger Outlets, and more. A brandnew Starbuck’s and Dental office are almost complete at the north end of the subject property along Camp Wallace Road. As the corridor from Houston to Galveston continues to fill in and move south, this is the next intersection experiencing strong momentum. Take advantage of this opportunity before this pocket fills in completely and prices rise. Contact brokers for pricing.

Population

	<b>265,465</b> 10 Mile Radius	<b>774,051</b> 20 Mile Radius	<b>1,843,768</b> 30 Mile Radius
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Source: ESRI®, 2025

Households

	<b>101,062</b> 10 Mile Radius	<b>297,103</b> 20 Mile Radius	<b>660,919</b> 30 Mile Radius
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Source: ESRI®, 2025

Transportation

**Nearest Interstate:** I-45 (0 mi.)  
**Nearest Airport:** Scholes International Airport  
**Nearest Commercial Airport:** William P. Hobby International  
**Rail Served:** Unknown

Utilities

**Electric:** Texas New Mexico Power  
**Natural Gas:** CenterPoint Energy  
**Water:** City of Texas City  
**Sewer:** City of Texas City

Property Images



# 1301 Century Blvd.

1301 Century Blvd. , Texas City, Texas 77591 - Galveston County



## Property Details

**Latitude/Longitude:** 29.3969, -95.0236

**Type of space:** Vacant Land, Commercial

**Min Size:** 17.50 acres

**Max Size:** 126 acres

**Last Updated:** 5/24/2024

## Contact Information

**Contact Name:** Kristin Edwards

**Email:** [kedwards@texascitytx.gov](mailto:kedwards@texascitytx.gov)

## Documents

[60a54413d993c400010a301c\\_brochure.pdf](#)

## Availability

**For Sale:** No

## Description

### Two Tracts of Land ±126 Acres

#### Tract 1

+/- 108.58 acres of land

Frontages: 3710' along I-45 frontage road, 2219' along Emmet Lowry Expressway and 571' along Camp Wallace Road

#### Tract 2

+/- 17.54 acres of land including hard corner

Frontages: 572' along Century Blvd. and 351' along the I-45 frontage road

- Utilities through the City of Texas City. It is believed that very little detention would be required do to the drainage easement on the site leading off to the surrounding waterways.
- Signalised Intersection at Century Blvd. and Monticello – A HARD CORNER
- Located in Texas City, currently zoned Single Family Residential. The City of Texas City has indicated that they would rezone if a mixed use is proposed, including some retail. Uses could potentially include multi-family, single family, single family for-rent, hospitality, entertainment, medical, and office- along with some retail.
- Within the Intersection at I-45 and FM 1764 and Emmet Lowry, you can find most QSR's, a Sam's and a WalMart, the newly developed Lago Mar Residential development sporting the largest Lagoon in Texas. Just one intersection north to find Buccee's, Tanger Outlets, and more. A brandnew Starbuck's and Dental office are almost complete at the north end of the subject property along Camp Wallace Road. As the corridor from Houston to Galveston continues to fill in and move south, this is the next intersection experiencing strong momentum. Take advantage of this opportunity before this pocket fills in completely and prices rise.
- Contact brokers for pricing.

## Site Details

**Total Acres:** 126 acres

## Other

**Zoning:** Commercial

## Contacts

**Company:** Cushman & Wakefield

**Name:** Kristen McDade

**Phone:** 713-823-0436

