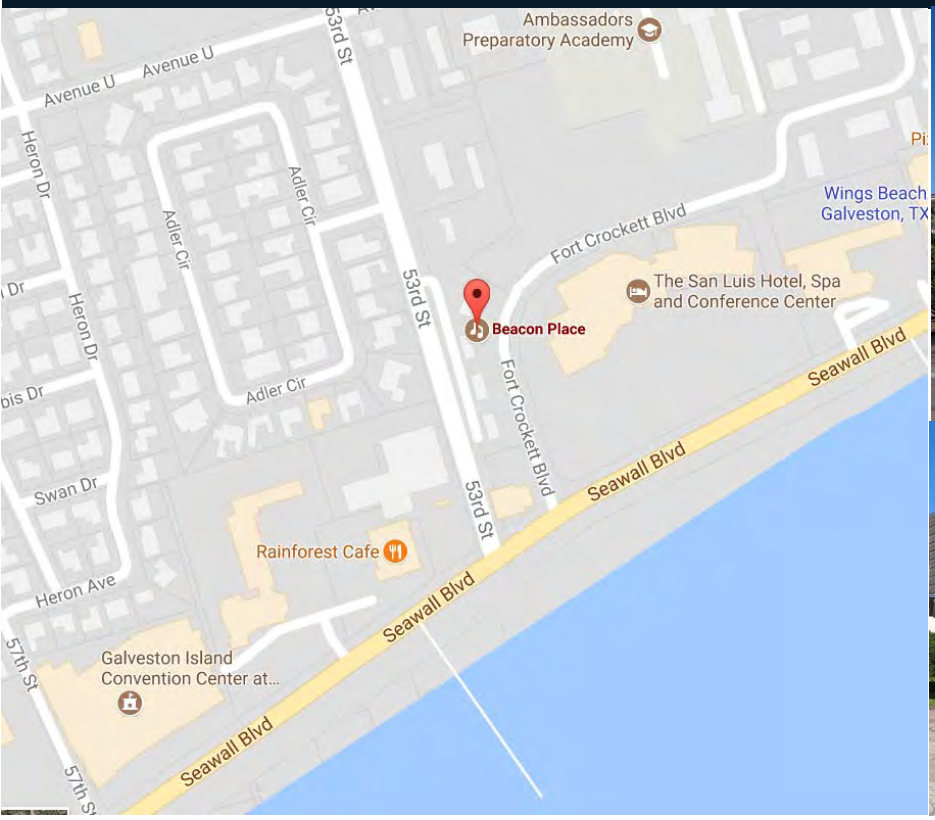
FOR SALE - $2,700,000
Beacon Place 3104 Mary Moody Northen Blvd. Galveston, TX 77551

Connect Commercial

2.45 Acres next to the San Luis Hotel and Resort just off the Galveston Seawall



Great Opportunity for Hotel or other use in the heart of Galveston, TX

The highest and best use for the property include but are not limited to the following:

- Hotel
- Condominiums
- Restaurant
- Multi-level parking garage
- Putt Putt Golf/family entertainment.

Key Features:

Lot Size: 2.45 AC

PropertyType: Business/ Investment

Price: $2,700,000

Owner/Woman, Inc.
Michaelle Wormly
713-417-4864

Contact:
David Boatner-Broker
Gillus Blanchard-Realtor
254-813-4573
gillusjustsold1@yahoo.com

FOR SALE 2.45 AC $2,700,000
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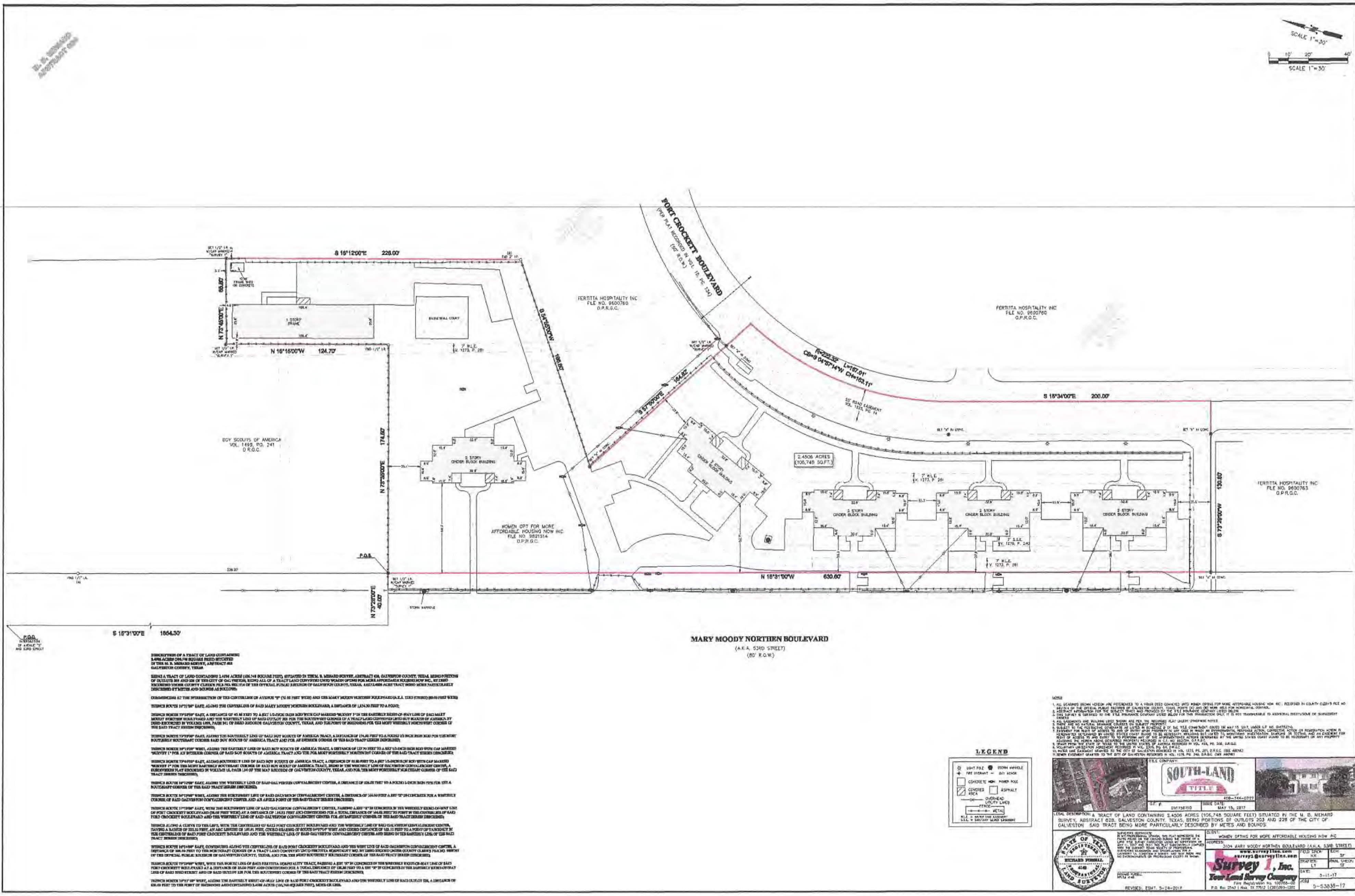


SCALE 1"=30'
FORT CROCKETT BOULEVARD
(PER PLAT RECORDED IN VOL. 15, PG. 134)
(50' R.O.W.)
MARY MOODY NORTHEN BOULEVARD
(A.K.A. 53RD STREET)
(80' R.O.W.)
FERTITTA HOSPITALITY INC
FILE NO. 9600760
O.P.R.G.C.
FERTITTA HOSPITALITY INC
FILE NO. 9600763
O.P.R.G.C.
BOY SCOUTS OF AMERICA
VOL. 1490, PG. 241
D.R.G.C.
WOMEN OPT FOR MORE
AFFORDABLE HOUSING NOW INC
FILE NO. 9821514
O.P.R.G.C.
2.4506 ACRES
(106,748 SQ.FT.)
2 STORY
CINDER BLOCK BUILDING
1 STORY
FRAME
BASKETBALL COURT
S 16°12'00"E 228.00'
S 54°55'00"W 186.80'
S 37°00'00"E 164.82'
R=222.32' L=167.01'
CB=S 04°57'14"W CH=163.11'
S 18°34'00"E 200.00'
S 73°29'00"W 130.80'
N 18°31'00"W 630.60'
N 73°28'00"E 40.00'
N 73°55'00"E 174.60'
N 16°15'00"W 124.70'
N 73°45'00"E 66.80'
S 18°31'00"E 1654.30'
P.O.B.
P.O.C.
STORM MANHOLE
M. B. MENARD
ABSTRACT 628
LEGEND
LIGHT POLE
STORM MANHOLE
FIRE HYDRANT
GUY ANCHOR
CONCRETE
POWER POLE
COVERED AREA
ASPHALT
OVERHEAD UTILITY LINES
FENCE
METAL
TITLE COMPANY:
SOUTH-LAND TITLE
409-744-0727
G.F. #: GV1758710
ISSUE DATE: MAY 15, 2017
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.4506 ACRES (106,748 SQUARE FEET) SITUATED IN THE M. B. MENARD SURVEY, ABSTRACT 628, GALVESTON COUNTY, TEXAS, BEING PORTIONS OF OUTLOTS 203 AND 228 OF THE CITY OF GALVESTON. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.
STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR
CLIENT:
WOMEN OPTING FOR MORE AFFORDABLE HOUSING NOW INC
ADDRESS:
3104 MARY MOODY NORTHEN BOULEVARD (A.K.A. 53RD STREET)
www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
FIELD CREW: KR
DRAFTER: LT
FINAL CHECK: SF
DATE: 5-11-17
JOB: 5-53838-17
REVISED: ESMT. 5-24-2017
DESCRIPTION OF A TRACT OF LAND CONTAINING
GALVESTON COUNTY, TEXAS

DESCRIPTION OF A TRACT OF LAND CONTAINING 2.4506 ACRES (106,748 SQUARE FEET) SITUATED IN THE M. B. MENARD SURVEY, ABSTRACT 628 GALVESTON COUNTY, TEXAS

Being a tract of land containing 2.4506 acres (106,748 square feet), situated in the M. B. Menard Survey, Abstract 628, Galveston County, Texas, being portions of Outlots 203 and 228 of the City of Galveston, being all of a tract land conveyed unto Women Opting for More Affordable Housing Now Inc., by deed recorded under County Clerk's File No. 9821514 of the Official Public Records of Galveston County, Texas. Said 2.4506-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the centerline of Avenue "S" (70.00 feet wide) and the Mary Moody Northen Boulevard (a.k.a. 53rd Street) (80.00 feet wide);

THENCE South 16°31'00" East, along the centerline of said Mary Moody Northen Boulevard, a distance of 1,854.30 feet to a point;

THENCE North 73°28'00" East, a distance of 40.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the easterly right-of-way line of said Mary Moody Northen Boulevard and the westerly line of said Outlot 203 for the southwest corner of a tract land conveyed unto Boy Scouts of America by deed recorded in Volume 1499, Page 241 of Deed Records Galveston County, Texas, and the POINT OF BEGINNING for the most westerly northwest corner of the said tract herein described;

THENCE North 73°35'00" East, along the southerly line of said Boy Scouts of America tract, a distance of 174.50 feet to a found 1/2-inch iron rod for the most southerly southeast corner said Boy Scouts of America tract and for an interior corner of the said tract herein described;

THENCE North 16°15'00" West, along the easterly line of said Boy Scouts of America tract, a distance of 127.70 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of said Boy Scouts of America tract and the for most northerly northwest corner of the said tract herein described;

THENCE North 73°45'00" East, along southerly line of said Boy Scouts of America tract, a distance of 65.80 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the most easterly southeast corner of said Boy Scout of America tract, being in the westerly line of Galveston Convalescent Center, a subdivision plat recorded in Volume 15, Page 134 of the Map Records of Galveston County, Texas, and for the most northerly northeast corner of the said tract herein described;

THENCE South 16°12'00" East, along the westerly line of said Galveston Convalescent Center, a distance of 226.00 feet to a found 2-inch iron pipe for the a southeast corner of the said tract herein described;

THENCE South 54°55'00" West, along the northwest line of said Galveston Convalescent Center, a distance of 166.80 feet a set "x" in concrete for a westerly corner of said Galveston Convalescent Center and an angle point of the said tract herein described;

THENCE South 57°50'00" East, with the southwest line of said Galveston Convalescent Center, passing a set "x" in concrete in the westerly right-of-way line of Fort Crockett Boulevard (50.00 feet wide) at a distance of 139.82 feet and continuing for a total distance of 164.82 feet to point in the centerline of said Fort Crockett Boulevard and the westerly line of said Galveston Convalescent Center for an easterly corner of the said tract herein described;

THENCE along a curve to the left, with the centerline of said Fort Crockett Boulevard and the westerly line of said Galveston Convalescent Center, having a radius of 222.32 feet, an arc length of 167.01 feet, chord bearing of South 04°57'14" West and chord distance of 163.11 feet to a point of tangency in the centerline of said Fort Crockett Boulevard and the westerly line of said Galveston Convalescent Center and being in the easterly line of the said tract herein described;

THENCE South 16°34'00" East, continuing along the centerline of said Fort Crockett Boulevard and the west line of said Galveston Convalescent Center, a distance of 200.00 feet to the northeast corner of a tract land conveyed unto Fertitta Hospitality Inc. by deed record under County Clerk's File No. 9600763 of the Official Public Records of Galveston County, Texas, and for the most southerly southeast corner of the said tract herein described;

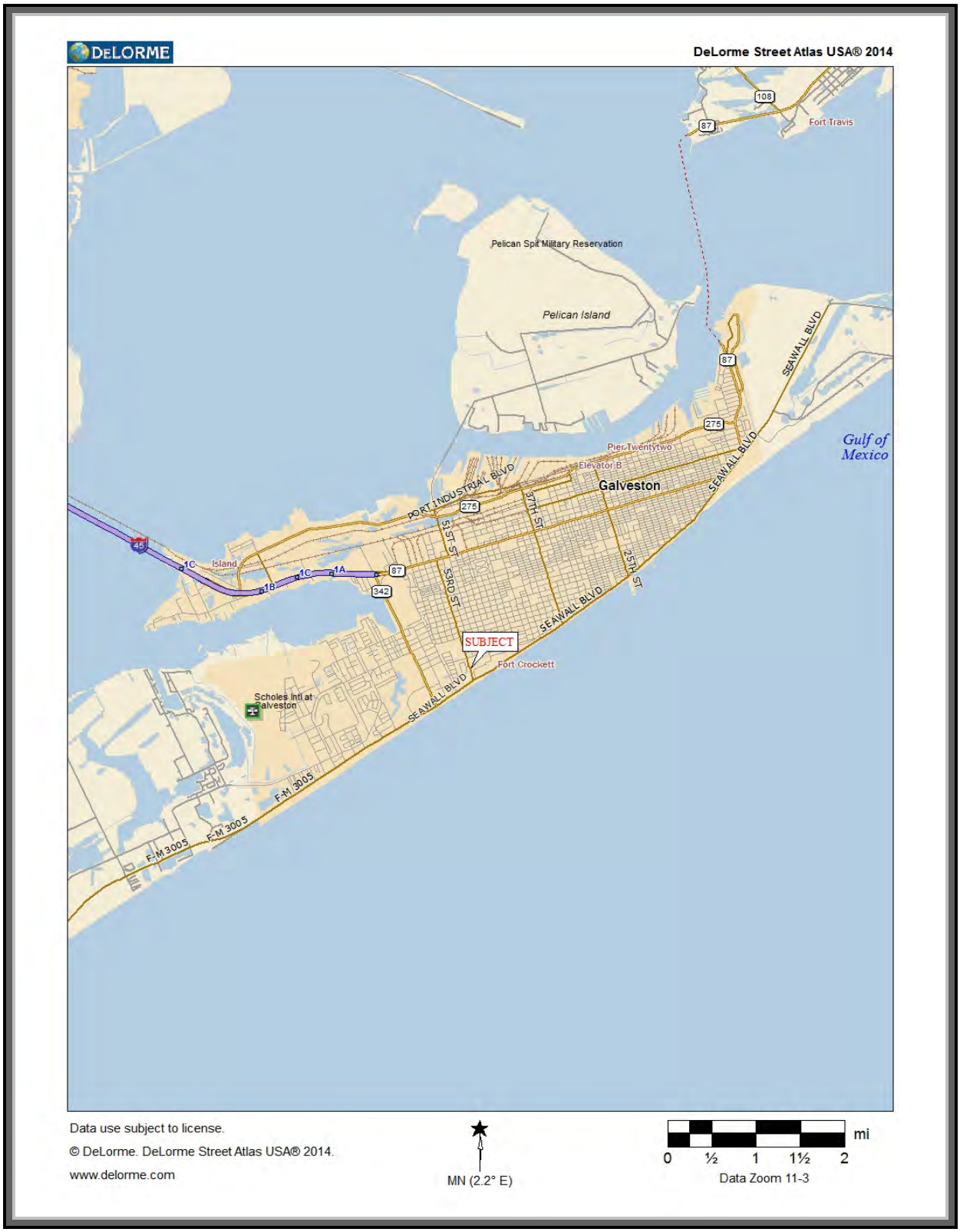
THENCE South 73°29'00" West, with the north line of said Fertitta Hospitality Tract, passing a set "x" in concrete in the westerly right-of-way line of said Fort Crockett Boulevard at a distance of 25.00 feet and continuing for a total distance of 130.80 feet to a set "x" in concrete in the easterly right-of-way line of said 53rd Street and of said Outlot 228 for the southwest corner of the said tract herein described;

THENCE North 16°31' 00" West, along the easterly right-of-way line of said Fort Crockett Boulevard and the westerly line of said Outlot 228, a distance of 630.60 feet to the POINT OF BEGINNING and containing 2.4506 acres (106,748 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated May 11, 2017, job number 5-53836-17

Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382

May 11, 2017


DeLorme Street Atlas USA® 2014
Fort Travis
Pelican Spit Military Reservation
Pelican Island
SEAWALL BLVD
Gulf of Mexico
Pier Twentytwo
Elevator B
Galveston
PORT INDUSTRIAL BLVD
61ST ST
51ST ST
53RD ST
25TH ST
Island
SUBJECT
Fort Crockett
Scholes Intl at Galveston
F-M 3005
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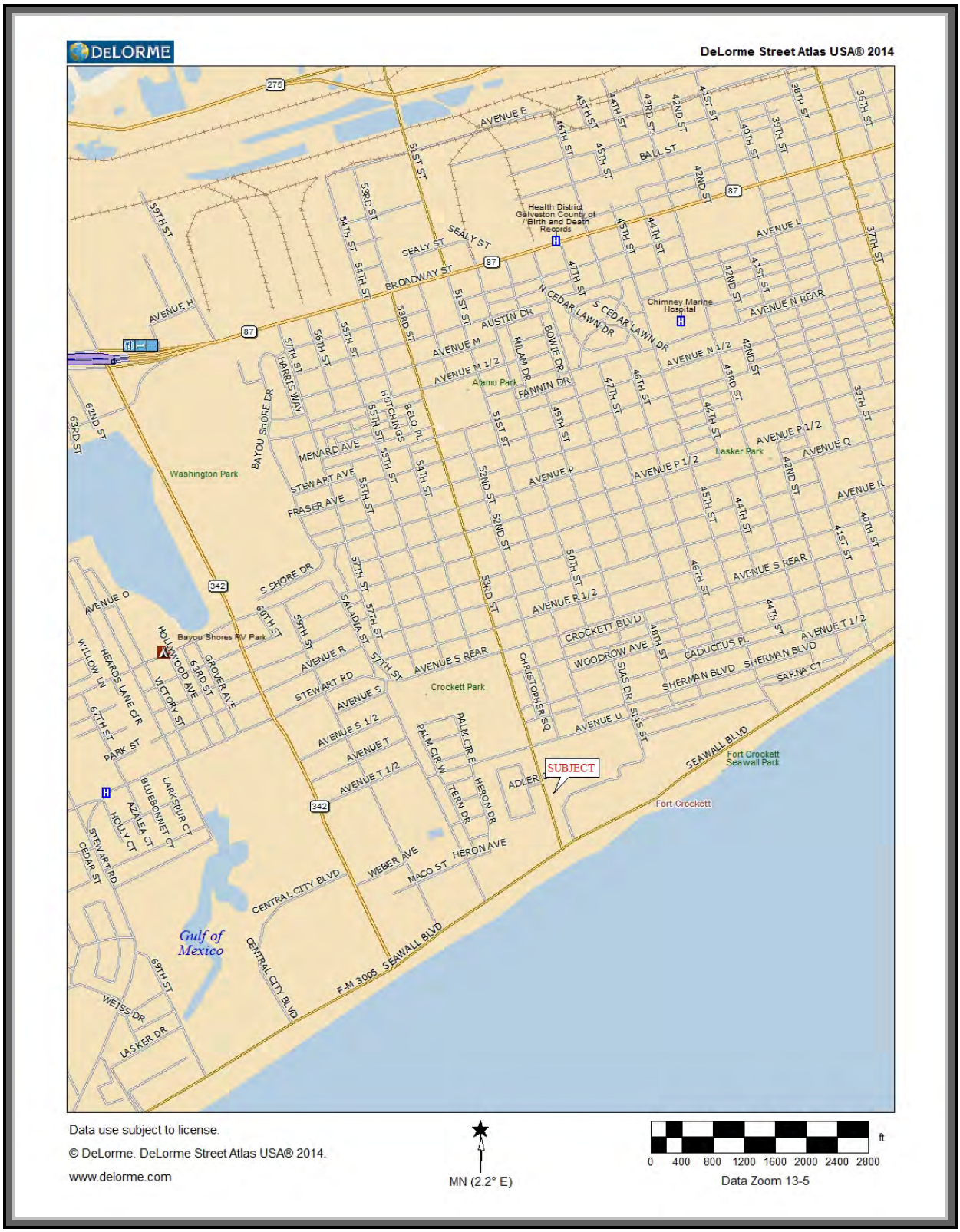
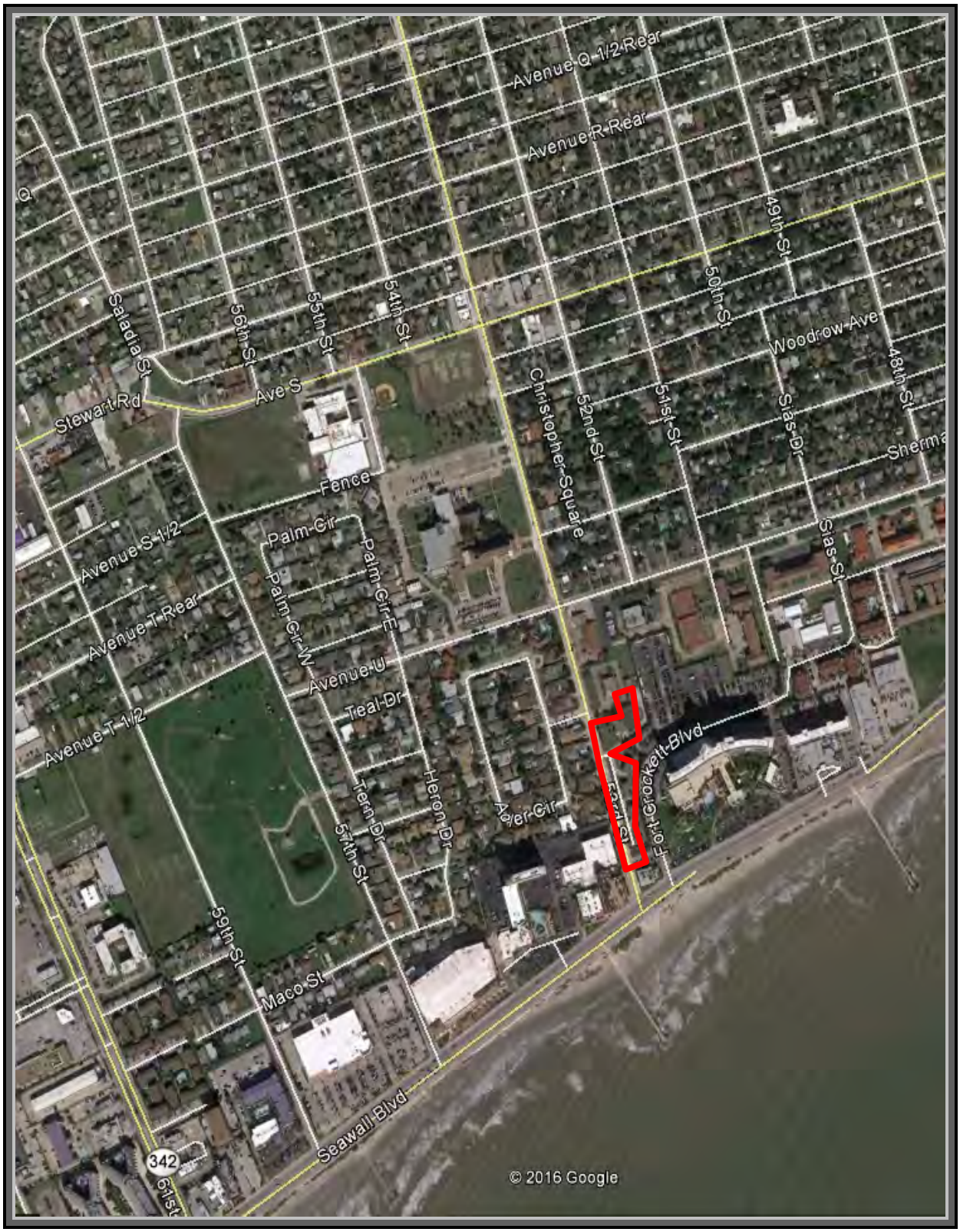
© DeLorme. DeLorme Street Atlas USA® 2014.
www.delorme.com
MN (2.2° E)
mi
0 ½ 1 1½ 2
Data Zoom 11-3

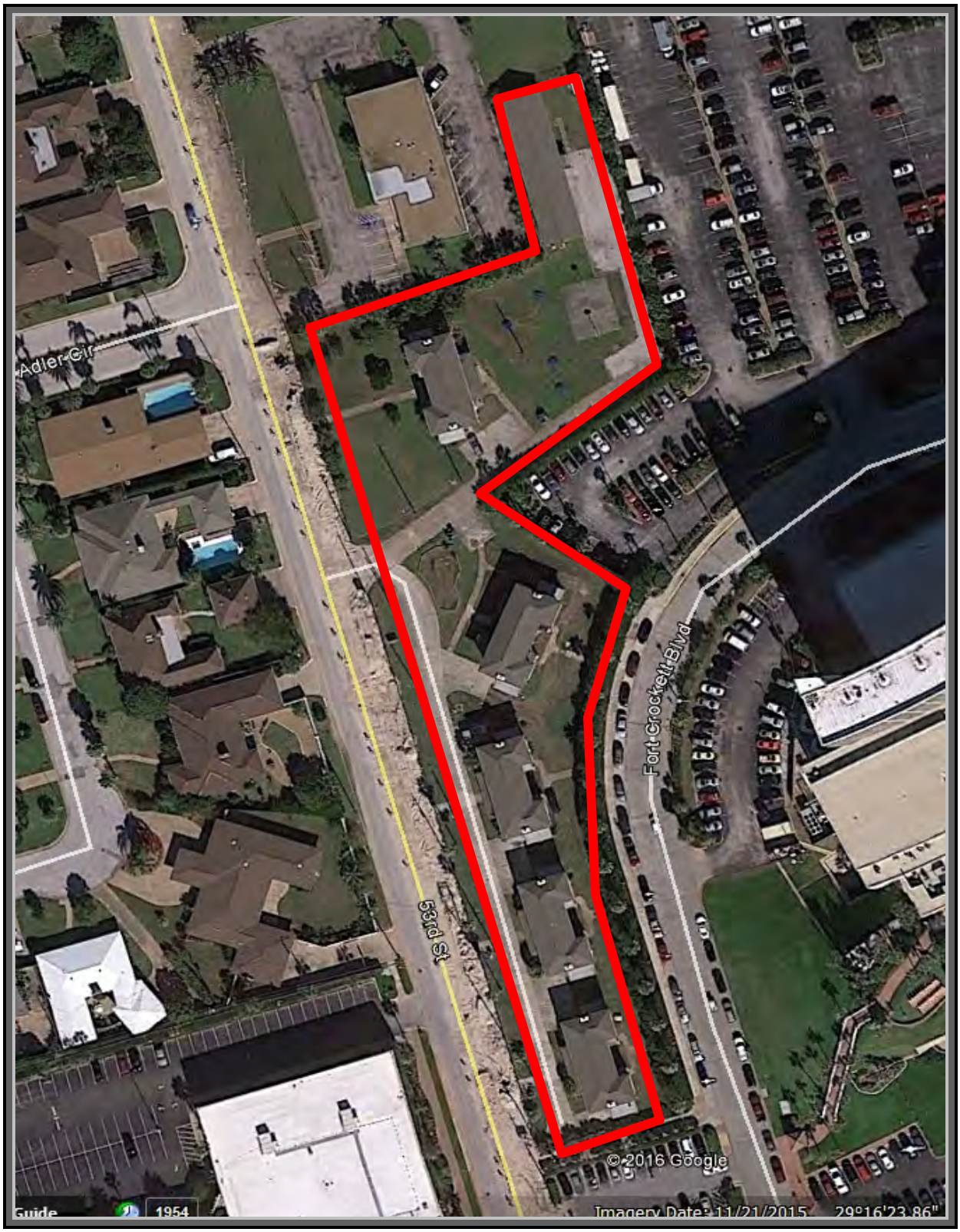
AREA MAP



NEIGHBORHOOD MAP



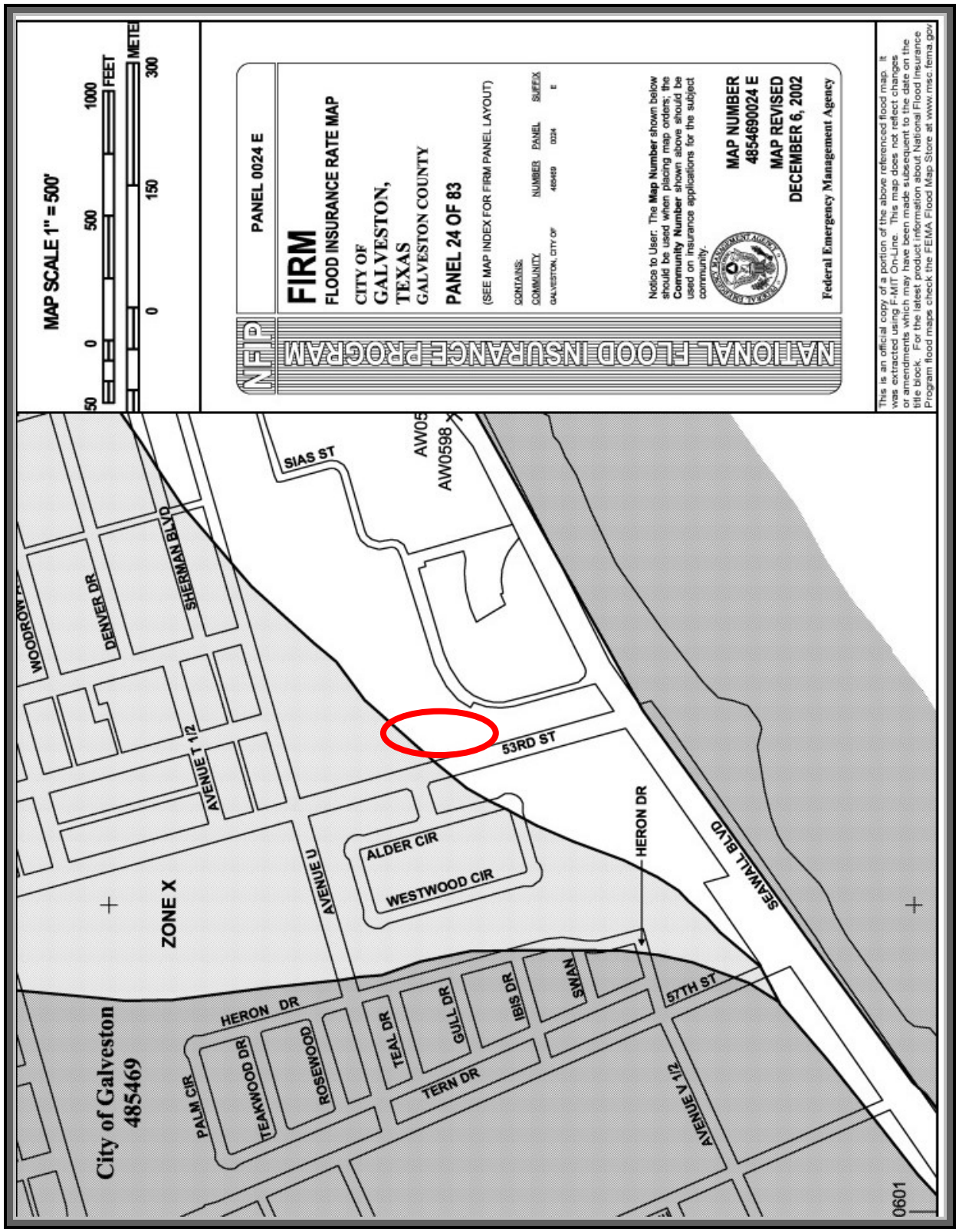
AERIAL PHOTOGRAPH



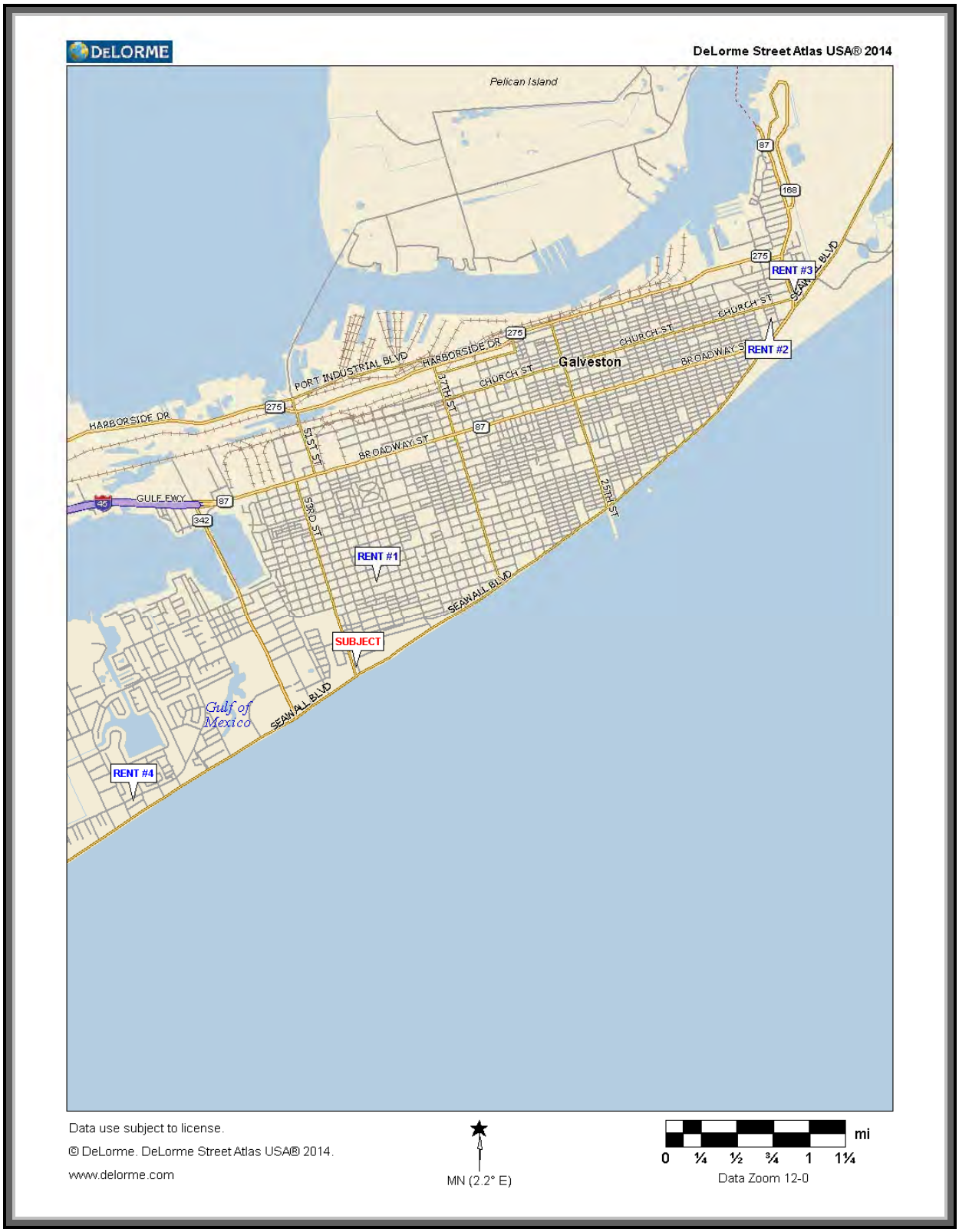
AERIAL PHOTOGRAPH ZOOMED IN


Fort Crockett Blvd
53rd St
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

PLAT MAP



F.E.M.A FLOODPLAIN MAP



RENT COMPARABLES MAP

EQUAL HOUSING OPPORTUNITY

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.

Connect Realty.com, Inc.	573369	commercial@connectrealty.com	281-292-3499
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Boatner	315137	brokertx@connectrealty.com	281-292-3499
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 _____