



Prime Oceanfront Development Opportunity

8008 Seawall Blvd, Galveston, TX 77551



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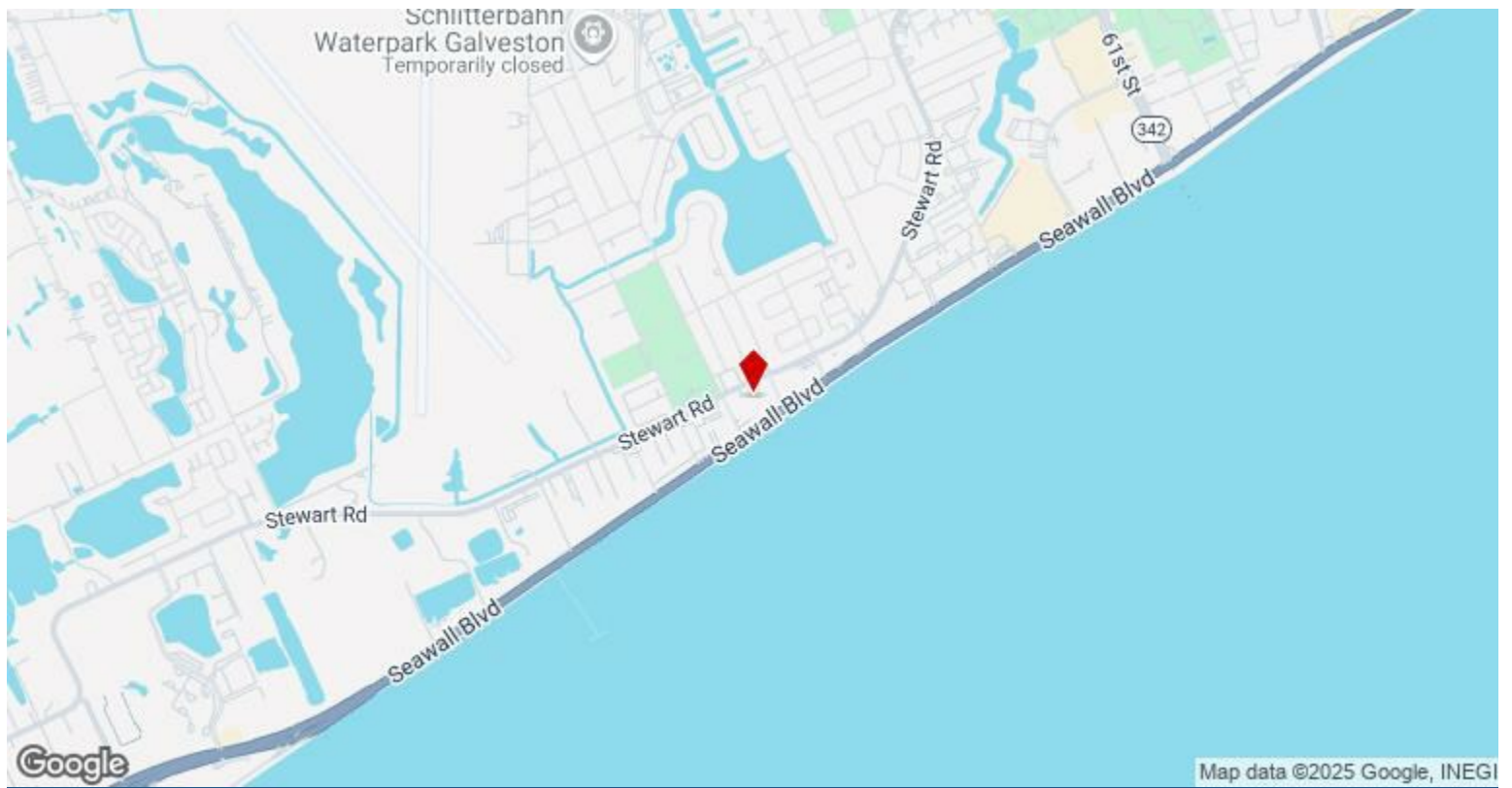
\$14,775,000

Conveyance Real Estate invites developers, investors,...

- 8008 Seawall Boulevard is an approximately 5.9-acre site located along the Galveston beachfront with an existing apartment complex currently closing.
- Flexible zoning and tourism-focused market trends make this an ideal site for mixed-use projects, waterfront residences, beach resorts, and more.
- Redevelopment-ready site with several curb cuts and all utilities present, including sewer capacity for at least 164 units and 3-phase power.
- Record-breaking cruise activity in '24, with a new terminal coming in '25 and recent city funding for comprehensive cruise and cargo port upgrades.
- Minutes from Galveston's best destinations, such as The Strand, Moody Gardens, Discover Pyramid, Pleasure Pier, Schlitterbahn Water Park, and more.
- Capitalize on growth as the population within a 3-mile radius rose by 12.8% from 2020 to 2024 and is estimated to increase another 7% by 2029.



Price:	\$14,775,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	5.92 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	C
APN / Parcel ID:	374999



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Property Photos



Existing Apartments, Family-Owned for Over 60 Years with Low Occupancy to Easily Move Out Tenants



Uniquely Expansive Tract

Property Photos



Capitalize on Galveston's Unprecedented Growth



Directly Along the Galveston Coastline with Excellent Seawall Boulevard

Property Photos



Generous Zoning Allows for Unlimited Development Potential



Capitalize on Galveston's Blossoming Tourism Sector

Property Photos



Curb Cuts and Utilities to Site



Minutes from The Strand, Moody Gardens, Discover Pyramid, Pleasure Pier, Schlitterbahn Water Park, and More

Property Photos



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Ready to be Demolished



Eviction Notices Sent to Current Tenants