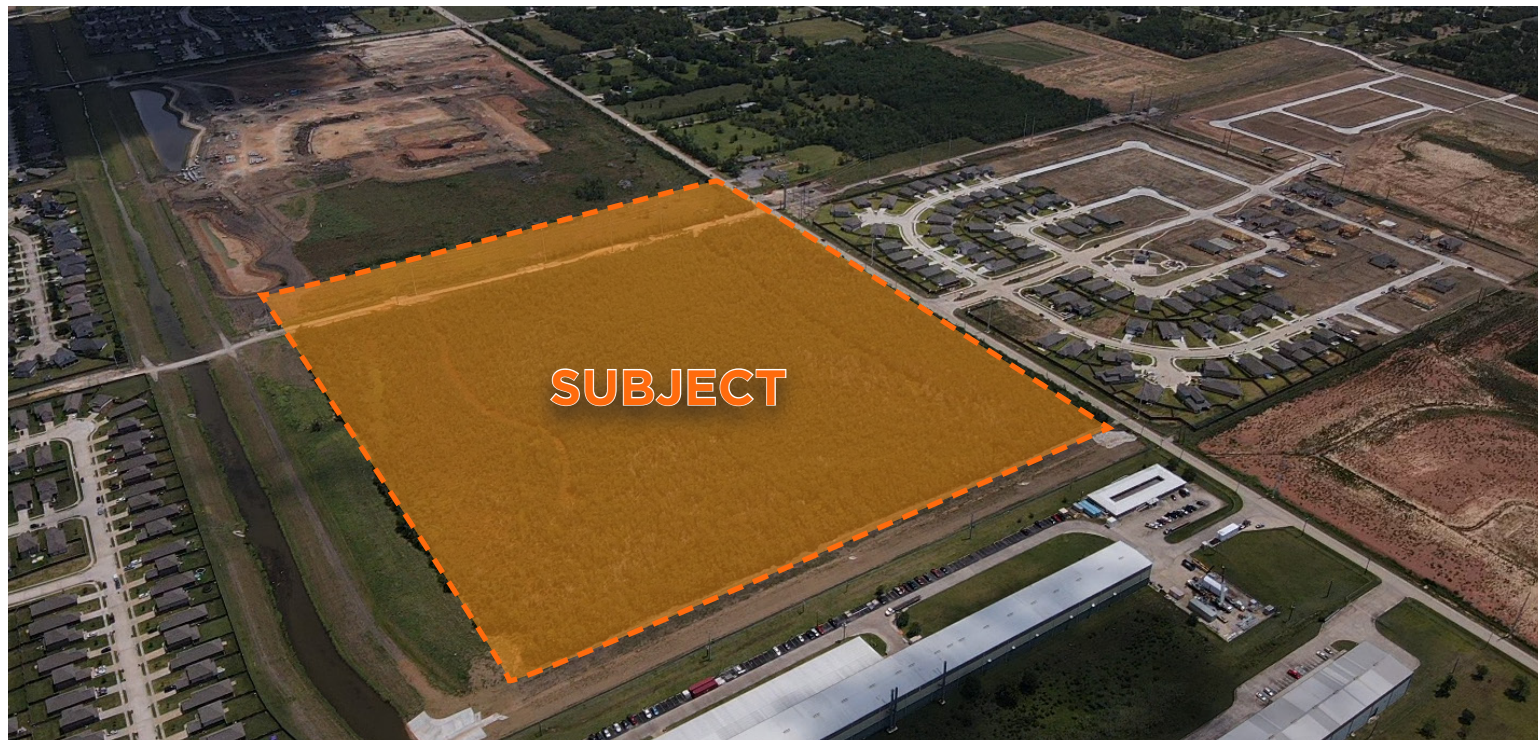


# FOR SALE DEVELOPMENT OPPORTUNITY

## 312 DELANY ROAD | LA MARQUE, TX 77568



### PROPERTY FEATURES:

**Address:** 312 Delany Road  
La Marque, TX 77568

**Investment Type:** Commercial, Multi-Family,  
Residential or Hold for Future  
Development.

**Land Area:** **±51.01 ACRES TOTAL**  
(Provided by GCAD)  
**±2,221,995.60 SF**  
**±48.37 Acres**  
(Net Useable Acreage)  
**±2,102,997.20 SF**  
**±47.45 Acres Total**  
(According to Survey  
provided by Seller)  
**±2,066,922 SF**

**Asking Price:** Call Broker for Pricing

### SUBJECT PROPERTY:

- **Frontage:** 1,413.12'
- **Usage:** Commercial, Multi-Family, Residential or Hold for Future Development.
- **Utilities:** M.U.D Available – Galveston County
- **Located** in 500 Year Floodplain (see map provided)
- **High Growth** Area & Ongoing Major Residential Developments.
- **Electrical Easement:** Located on the Northern Border of the Tract of Land. (±2.73 Acres absorbed from Electrical Easement)



**BRANDON WUNTCH**

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M / 713.882.1739  
bwuntch@fritscheanderson.com

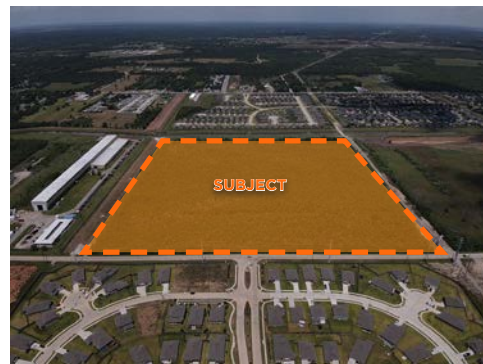
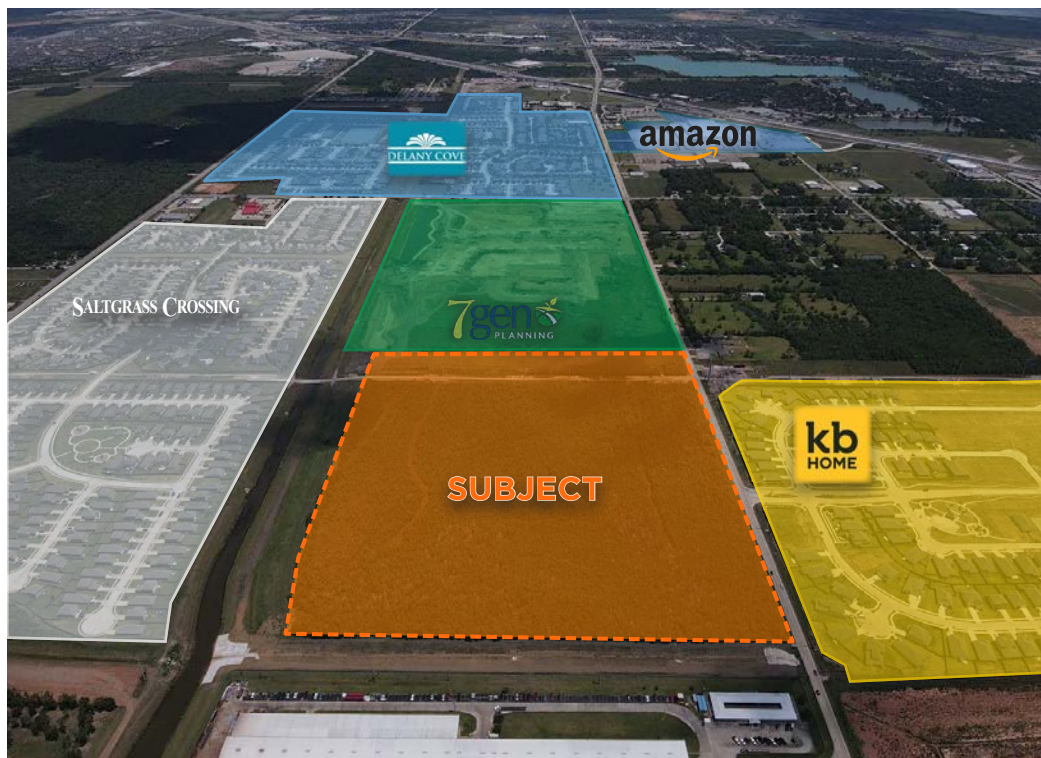
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# FOR SALE DEVELOPMENT OPPORTUNITY

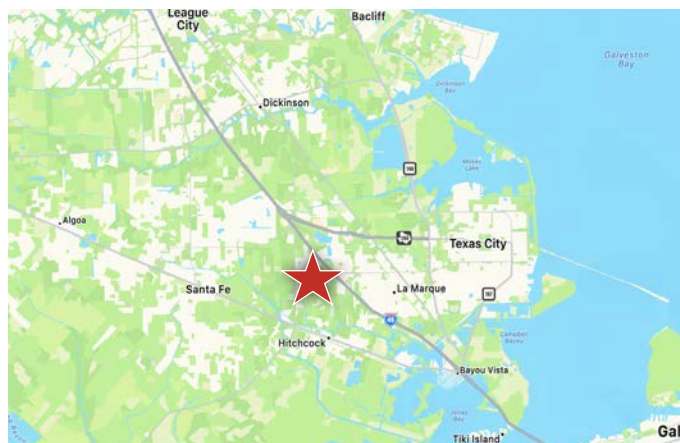
## 312 DELANY ROAD | LA MARQUE, TX 77568



DEVELOPER	DEVELOPMENT
Lennar Homes	Delany Cove
KB Homes	Sunset Grove
7 Gen Planning	Trails at Woodhaven Lakes

### Within Close Proximity to Neighboring Cities:

- Hitchcock, TX
- Santa Fe, TX
- Bayou Vista, TX
- Texas City, TX
- Galveston, TX
- Kemah, TX
- Dickinson, TX



### Proximity to Large Businesses Attractions and Major Thoroughfares:

- 0.88 Miles from the New Amazon Delivery Station (DHT1)
- 1.08 Miles from FM 2004
- 1.18 Miles from Highway 6
- 1.33 Miles from Interstate 45 (I-45)
- 2.09 Acres from Emmett Lowry Express Way (FM 1764)
- 4.75 Miles from Tanger Outlets Houston



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