



**WATERFRONT  
LOTS FOR  
SALE**

Located in Bacliff,  
Southeast Housto  
Region

Presented by  
Cadillo  
Companies, LLC  
Houston TX 77098

# OFFERING MEMORANDUM

Release for Q1 2026



# EXECUTIVE SUMMARY

5027 W Bayshore Dr Bacliff, TX 77518

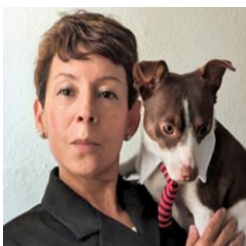
South of Kemah Boardwalk, a popular tourist destination



## SALES PRICE & HIGHLIGHTS

**ASKING PRICE:** \$980,000  
**LOT SIZE AC:** 0.75 AC  
**LOT SIZE SF:** 32,844 SF  
**FRONTAGE LF:** 123 +/- LF  
**DIVISIBLE:** No  
**PIER LENGTH:** 220+/- LF  
**UTILITIES:** Yes, utilities on site  
**WATER DISTRICT:** Bacliff MUD  
**USE RESTRICTION:** Deed Restricted Res  
**COUNTY:** Galveston

1. Development Opportunity just South of FM 646
2. Located on W Bayshore Dr. with Gorgeous Views!
3. Gated and with built steps to its private pier!
4. Ideal for retirement or relaxing weekend getaway
5. So. of Kemah Boardwalk and League City
6. Quiet area away from noise & heavy traffic!
7. Build and develop one, two or more units!!
8. Have your West Coast like view in Galveston Bay
9. Seller financing available for qualified buyers



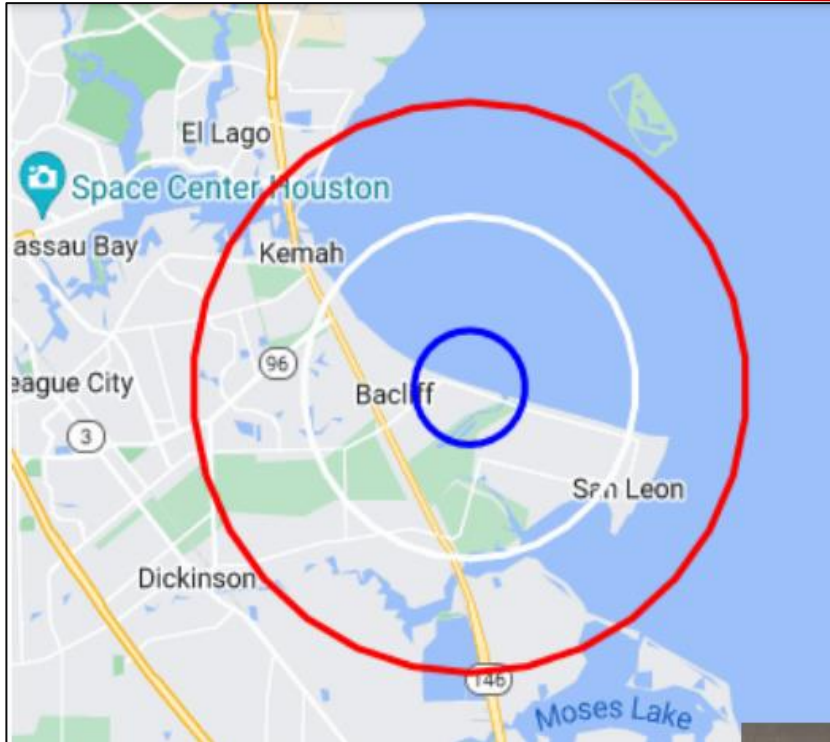
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# TRADE AREA & REGION DEMOGRAPHICS

5027 W Bayshore Dr Bacliff, TX 77518  
 South of Kemah Boardwalk, a popular tourist destination



## REGION DEMOGRAPHICS

### TRADE AREA

	3-mil	5-mil
<b>Population</b>	13,286+	33,332+
<b>AHI</b>	\$53,066+	\$65,232+
<b>HH units*</b>	9,330	25,329
<b>Unemployment</b>	2.68%	2.50%

*\*Projected by 2023, Source: Catylist Research*

## TRADE AREA



Bacliff is a community just South of the City of Kemah and League City, approximately 35 miles South East of downtown Houston. It is situated South of Grand/FM 646 and East of Hwy 146, and has waterfront views to Clifton Channel in Trinity Bay and Galveston Bay.

This community neighbors multiple employers and Master Planned Communities to the North. It is approximately 12 miles South of NASA, and Seabrook.

Nearby entertainment venues include Kemah Boardwalk – an entertainment and tourist destination drawing millions of visitors each year, Space Center Houston, and Topwater Grill, a popular seafood restaurant with bay views.



# ABOUT THE PROPERTY

5027 W Bayshore Dr Bacliff, TX 77518

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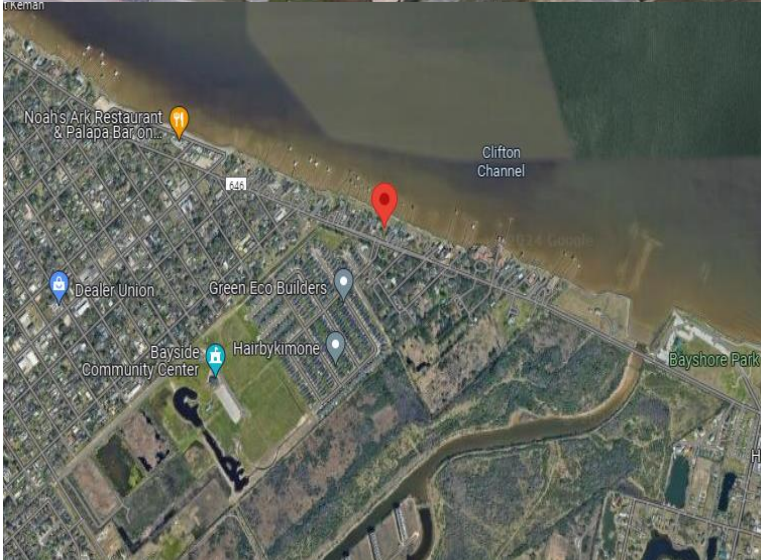


- For sale: 32,670 sf, “shovel ready” condition
- Can accommodate up to 2 units per lot
- Total frontage for two lots: 123+ linear feet
- Depth: Approx. 260+ linear feet
- Pier length: Approx. 220 feet
- Duplex construction on each lot allowed
- Deed Restricted - residential construction
- Deed Restricted – protected waterfront views
- In unincorporated area in Galveston County
- Gas provided by Centerpoint Energy
- Water & Sewer provided by Bacliff MUD
- Electricity provided by Reliant Energy



#### Access Location:

- East of Hwy 146
- South of Hwy 646 (Grand Ave)
- Across Edgewater Residential Community
- Behind closed metal gates and concrete fence
- It offers waterfront views of Clifton Channel in Trinity Bay and Galveston Bay



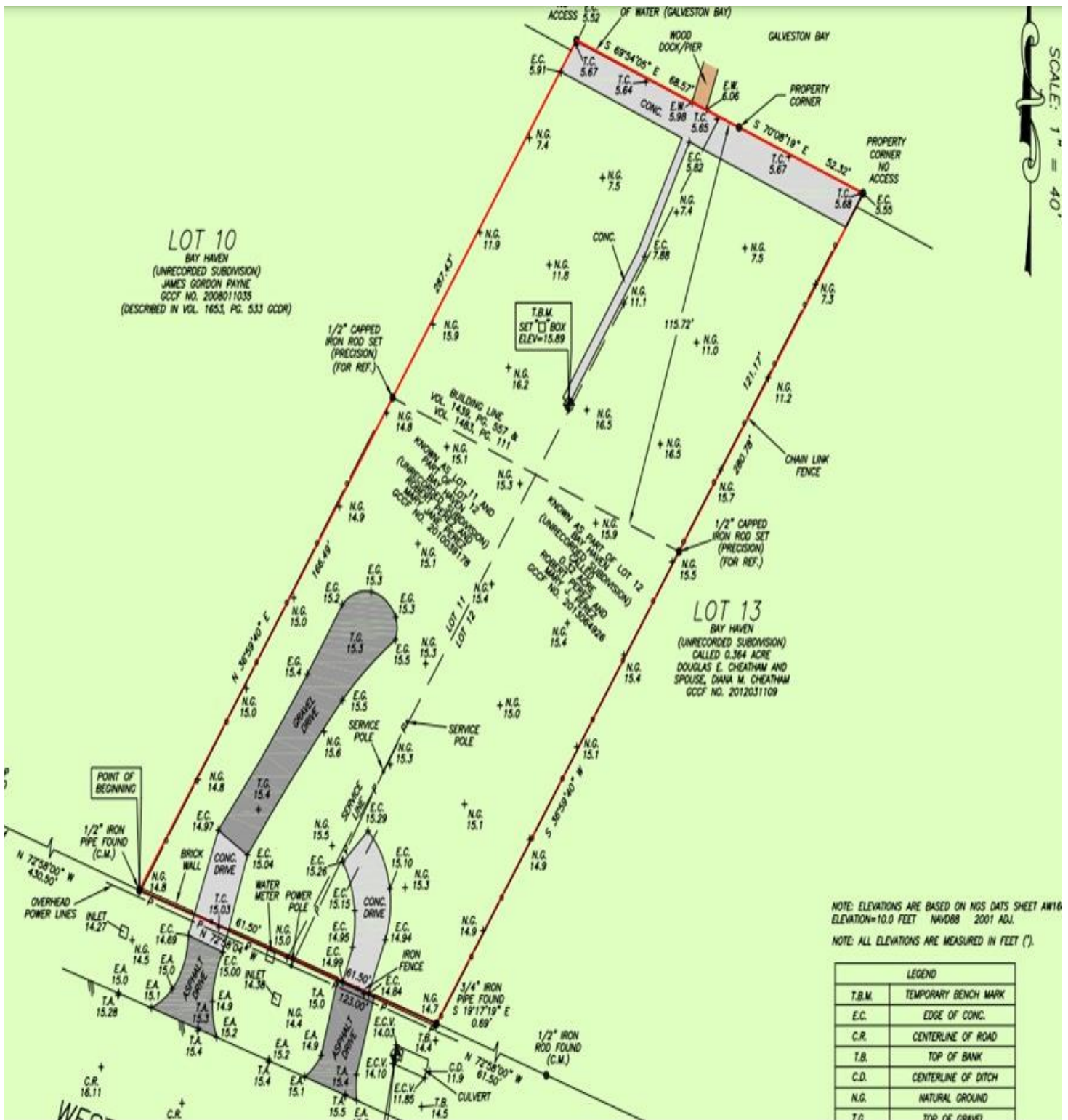
#### Neighboring Points of interest:

- Noah’s Ark Restaurant and Palapas Bar
- La Brisa Mexican Bar & Grill
- McDonald’s
- Days Inn by Wyndham Kemah
- Bayshore Park
- Eagle Point Fishing Camp
- Topwater Grill



# SURVEY

5027 W Bayshore Dr Bacliff, TX 77518  
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# A LOOK FROM INSIDE

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## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>Cadillo Companies, LLC.</b>	<b>9007970</b>	<b>info@cadillocos.com</b>	<b>713-570-6243</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Libia Cadillo</b>	<b>633476</b>	<b>libby@cadillocos.com</b>	<b>713-570-6243</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT**

**WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC**

**A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE  
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR  
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE  
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT  
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE  
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND  
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE  
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION**

**P.O. BOX 12188**

**AUSTIN, TEXAS 78711-2188**

**(512) 936-3000**

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