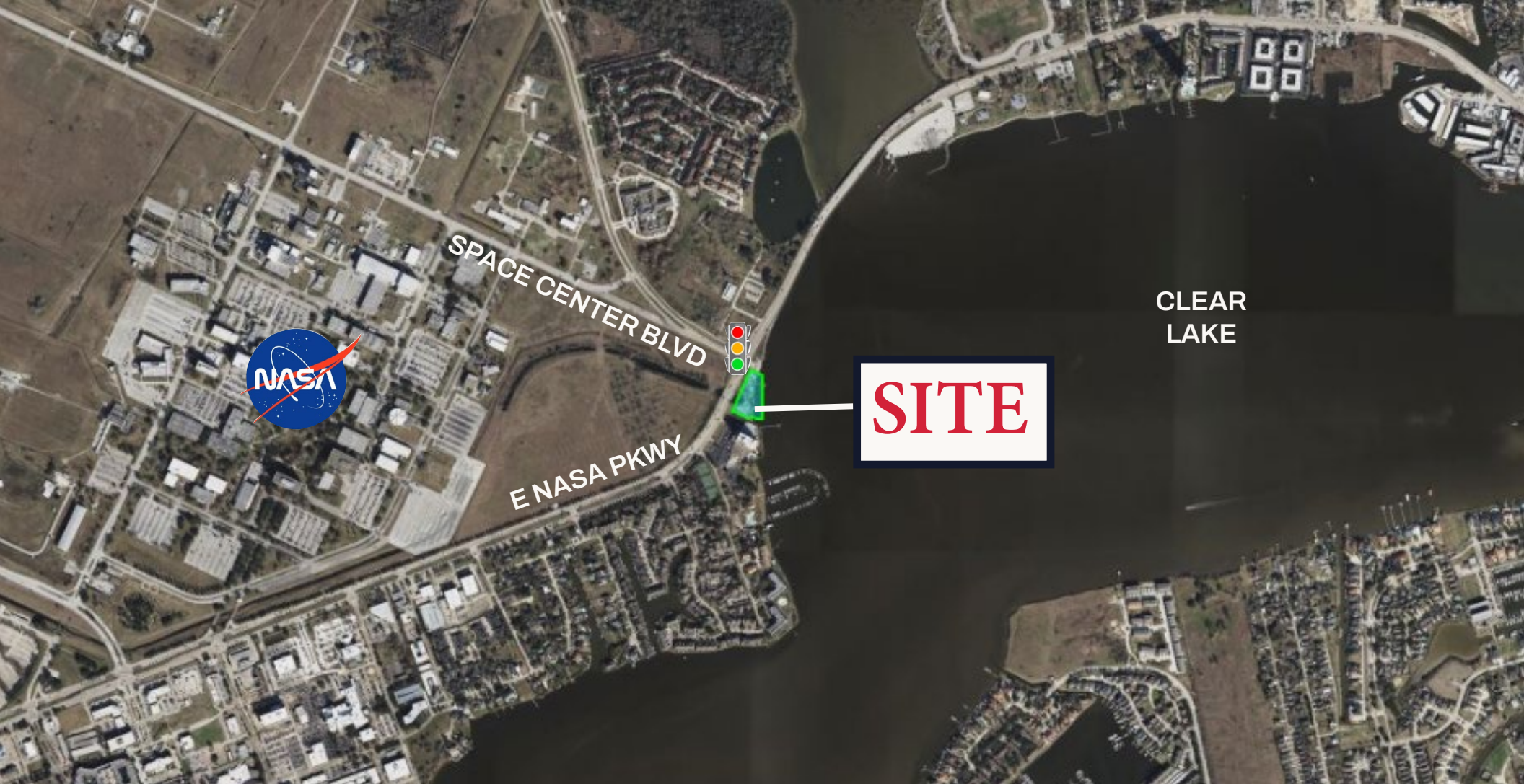




~2.16 ACRES ON CLEAR LAKE/ NASA PKWY FOR SALE

3002 NASA ROAD 1, HOUSTON, TEXAS 77058

 Transwestern

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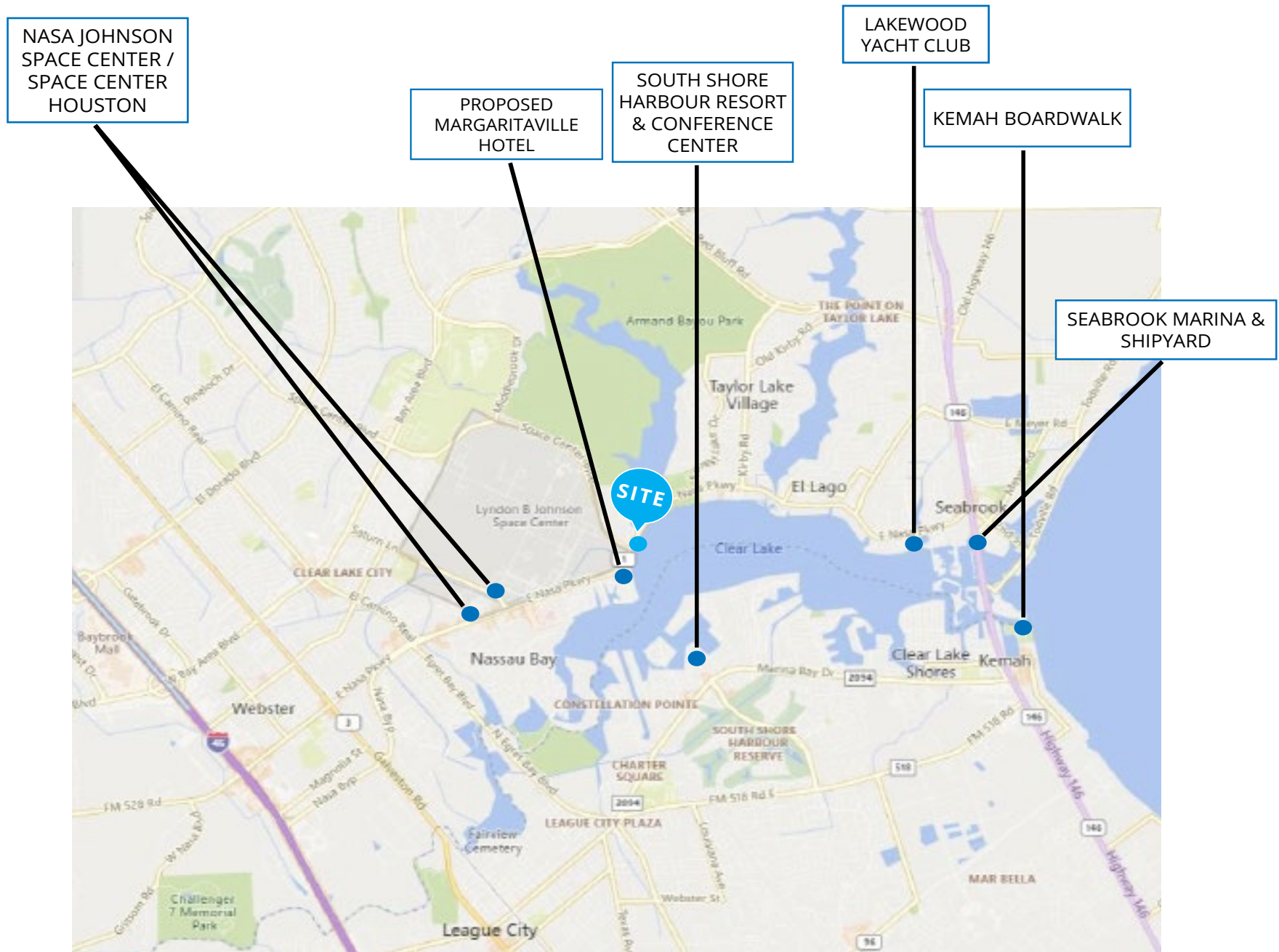
Property Overview

- Rare Development Opportunity in the Heart of the Clear Lake/NASA Corridor
- ~2.16 Gross Acres - 1.30 Acres of Dry Land (per survey and appraisal)
- ~396' of Lake Frontage with Some Dock/ Pier Infrastructure in Place
- ~424' on NASA Parkway
- Zoned C-Commerical with PUD allowed City of Nassau Bay
- Adjoins proposed Compass Hotel by Margaritaville, Opening Late 2027 ([Click here to learn more](#))
- Potential Site for Restaurant, Residential, Hospitality, Retail
- The Clear Lake Area is the 3rd Largest Concentration of Pleasure Boats in the U.S.
- For more information on the area: www.bayareahouston.com
www.nassaubay.com

CALL BROKER FOR PRICE



Area Map



Area Overview

Exceptional waterfront development opportunity in Nassau Bay's premier NASA/Clear Lake Corridor. Located along NASA Parkway with direct Clear Lake frontage, the property is minutes from NASA Johnson Space Center, Space Center Houston, Kemah Boardwalk, UH-Clear Lake, and major regional employment, entertainment, and recreational destinations.

NASA JOHNSON SPACE CENTER & SPACE CENTER HOUSTON
1 MILE

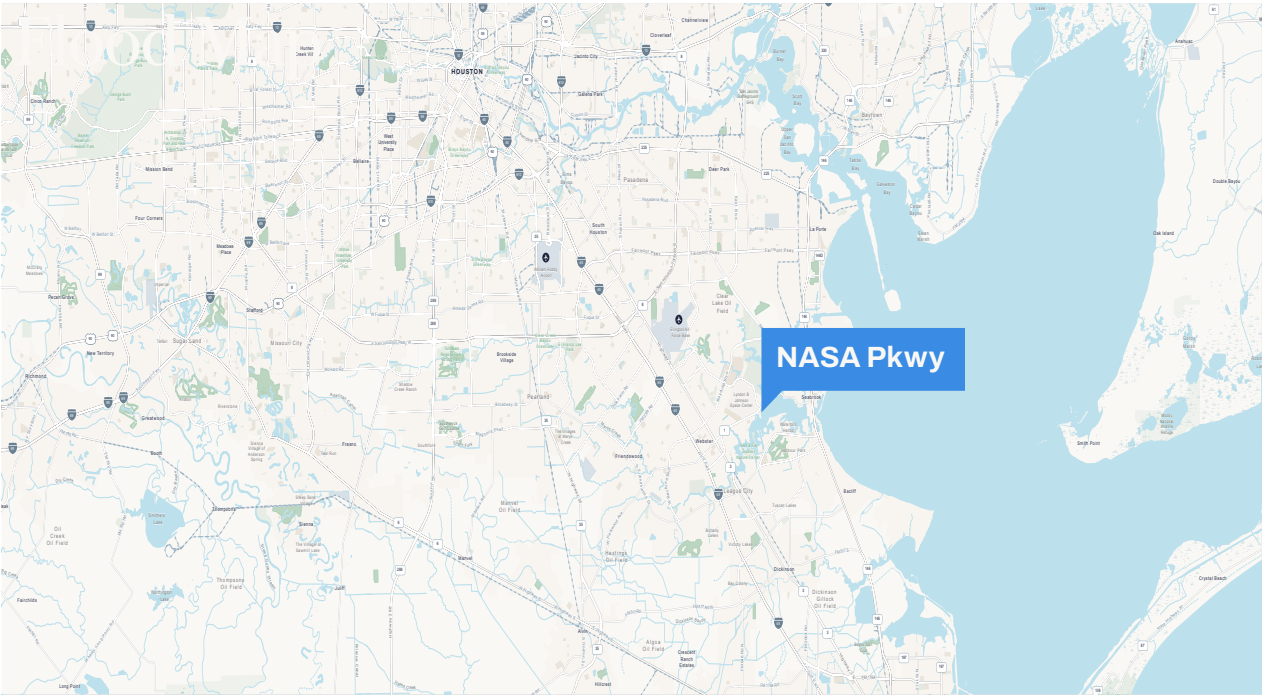
ARMAND BAYOU NATURE CENTER
2 MILES

UNIVERSITY OF HOUSTON - CLEAR LAKE
4 MILES

UTMB HEALTH CLEAR LAKE CAMPUS
5.3 MILES

KEMAH BOARDWALK
7 MILES

DOWNTON HOUSTON
27 MILES



	<u>2-MILE</u>	<u>5-MILE</u>	<u>10-MILE</u>
2025 TOTAL POPULATION	26,799	171,184	527,317
2025 AVG HOUSEHOLD INCOME	\$113,318	\$123,631	\$118,196
ANNUAL HOUSEHOLD GROWTH 2025-2030	1.1%	1.0%	1.0%

Per Costar

TRAFFIC COUNTS



E NASA Pkwy
35,775 CPD

Space Center Blvd
33, 004 CPD

Per Costar

Survey

The location of the subject tract on the FEMA Flood Insurance Rate Map, Community Panel No. 48201C1090M, effective date of 01/06/2017, indicates that the subject tract is within Zone "AE" Base Flood Elevations Determined (Elev. 16) and Zone "VE" Coastal Floodzone Velocity Hazard (Elev. 17 & 18). This statement is based on scaling the location of said survey on the above reference map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.

Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System South Central Zone (4204) as established by RTN/VRS.

This survey was performed subject to a Title Commitment prepared by Stewart Title Guaranty Company file number 1278401 with an effective date of November 23, 2021. No further research of the Harris County Deed Records was performed by the surveyor regarding these easements.

This property adjoins and shares a common boundary with the tidally influenced submerged lands of the state of Texas. This common boundary is subject to change and may be determined accurately only by a survey made on the ground and under the direction of a licensed state land surveyor in accordance with the original grant from the sovereign. The boundary as shown herein is based on record title only. The owner(s) of this property may gain or lose portions of this property as a result of changes in the boundary. State law prohibits the use, encumbrance, construction, or placement of any structure in, on, or over state owned submerged lands without proper permit or approval.

EXHIBIT A Called 2.16 ACRES

Being a called 2.16 acre tract as described in the instrument recorded at Harris County Clerk's File Number (HCCFN) 20140112430, and being located in the Sarah Deel Survey, A-13, Harris County, Texas and being more particularly described as follows:

BEGINNING at a two and one quarter inch iron pipe found for the most westerly corner of this Tract and being in the southerly right of way of NASA Road 1 (variable width) also being the northerly corner of a called 5.1569 acre tract as recorded in K265806 HCCFN, said **POINT OF BEGINNING** having a Texas State Plane Coordinate System, South Central Zone (4204) Value of X= 3,215,929.24 and Y= 13,770,982.49 (NAD 83 GRID) TXSPCS said system also also the Basis of Bearing;

THENCE, North 24 degrees 11 minutes 32 seconds East along the southerly right of way of NASA Road 1, and the northerly line of said this Tract, a distance of 424.78 feet to the northerly corner of this tract and the most westerly corner of a called 0.1538 acre tract as recorded in 20060142890 HCCFN from which a found 'x' bears North 24° East 0.7';

THENCE, South 66 degrees 00 minutes 47 seconds East along the northeasterly line of this Tract and the southwesterly line of said called 0.1538 acre, passing the approximate edge of water Clear Lake at a distance of 59.1 feet, continuing for a total distance of 132.98 feet to a point in Clear Lake;

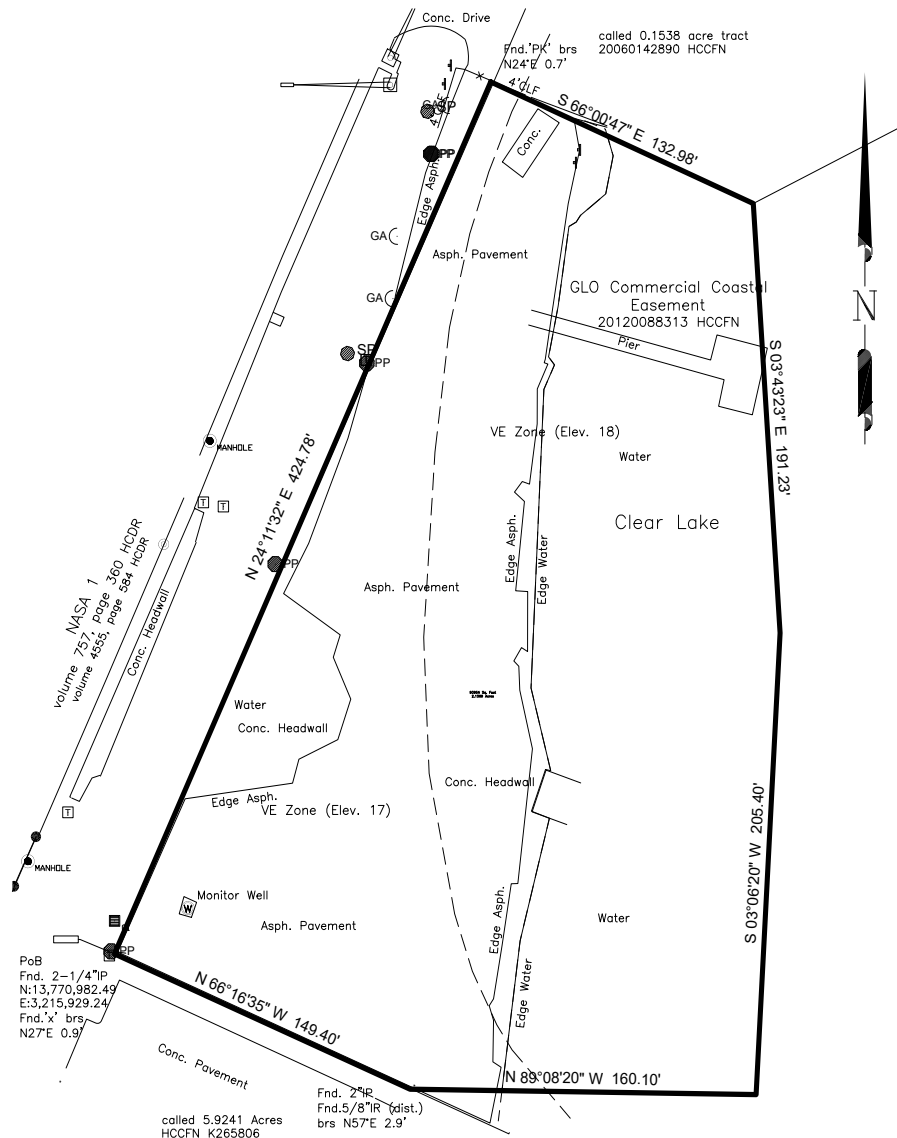
THENCE South 03 degrees 43 minutes 23 seconds East along the easterly line of this Tract and within Clear lake, a distance of 191.23 feet to an angle point;

THENCE South 03 degrees 06 minutes 20 seconds West continuing along the easterly line of this Tract and within Clear lake, a distance of 205.40 feet to the southeasterly corner of this Tract;

THENCE North 89 degrees 08 minutes 20 seconds West along the southerly line of this Tract passing the approximate edge of water Clear Lake at a distance of 117.6 feet, continuing for a total distance of 160.10 feet, found a two inch iron pipe in the northeasterly line of said called 5.1569 acre tract;

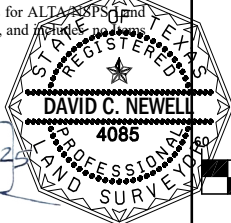
THENCE North 66 degrees 16 minutes 35 seconds West continuing along the southerly line of this Tract and the northeasterly line of said called 5.1569 acre tract, a distance of 149.40 feet to the **POINT OF BEGINNING**,

LEGEND	
—	Fence
—	Overhead Electric
●	PP
⊕	Fire Hydrant
⊖	Inlet
⊙	Manhole
⊕	Street Light
⊖	Sign-One Pole
⊙	Sign-One Pole
⊕	Concrete
⊖	Asphalt
⊙	Building
⊕	Harris County Clerk's File Number
⊖	Set 5/8" IR w/yellow plastic cap "4085"

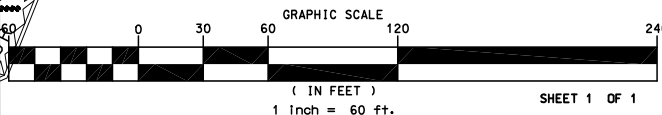


07/07/2021

To
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA and NSPS and Title Surveys, jointly established and adopted by ALTA and NSPS, and include no other Table A thereof.
The fieldwork was completed on June 6, 2021.
Date of Plat or Map: June 7, 2021, rev 02/28/25 revised title



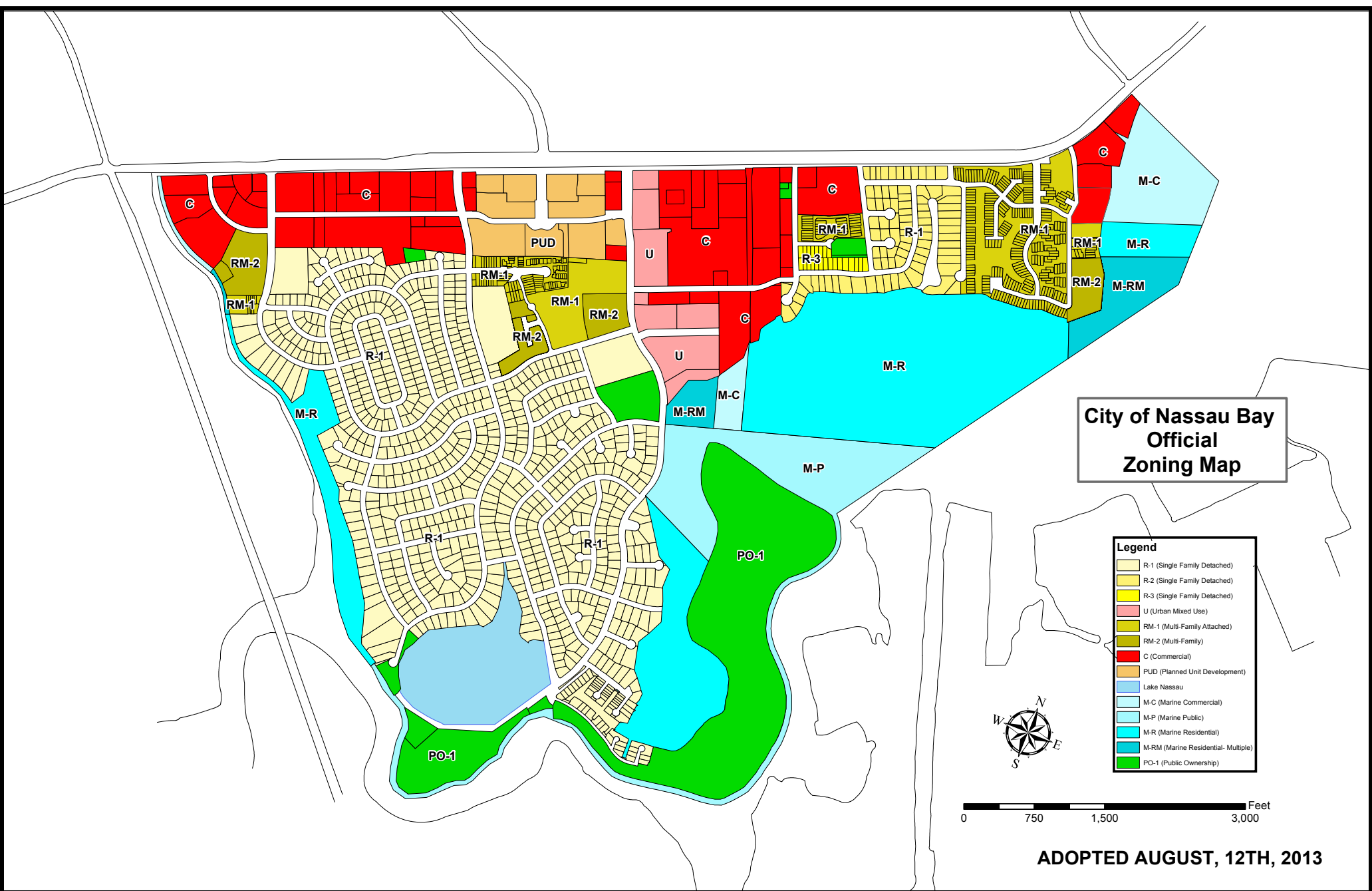
David C. Newell RPLS Texas Registration 4085



David C. Newell, RPLS, LS, CFM LLC
Professional Land Surveyor
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Crosby TX 77532
713 540 0404
davidclarknewellrpls@gmail.com
TBPELS#10194715

DRAWN BY:	CHECKED BY:	DCN
SURVEY of a called 2.16 acre tract as described in (HCCFN) 20140112430 out of the Sarah Deel Survey, A-13 Harris County, Texas		

Official Zoning Map - Nassau Bay



Flood Plain





Clear Lake/ NASA Parkway

Visit www.transwestern.com for more information.

SALE INQUIRIES

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