

# Waterview Lots For Sale

## In Beautiful San Leon, Texas

1206-1318 23<sup>rd</sup> St.



### San Leon Quick Facts

- Population 5.34K
- Population Density per Sq Mi 1.14K
- Population change since 2010 +18.7%
- Median Age 40
- Median Estimated Home Value \$293K
- Estimated Home Value 12-Month Change +17.7%
- % Homes Owned 70%
- % Homes Rented 30%

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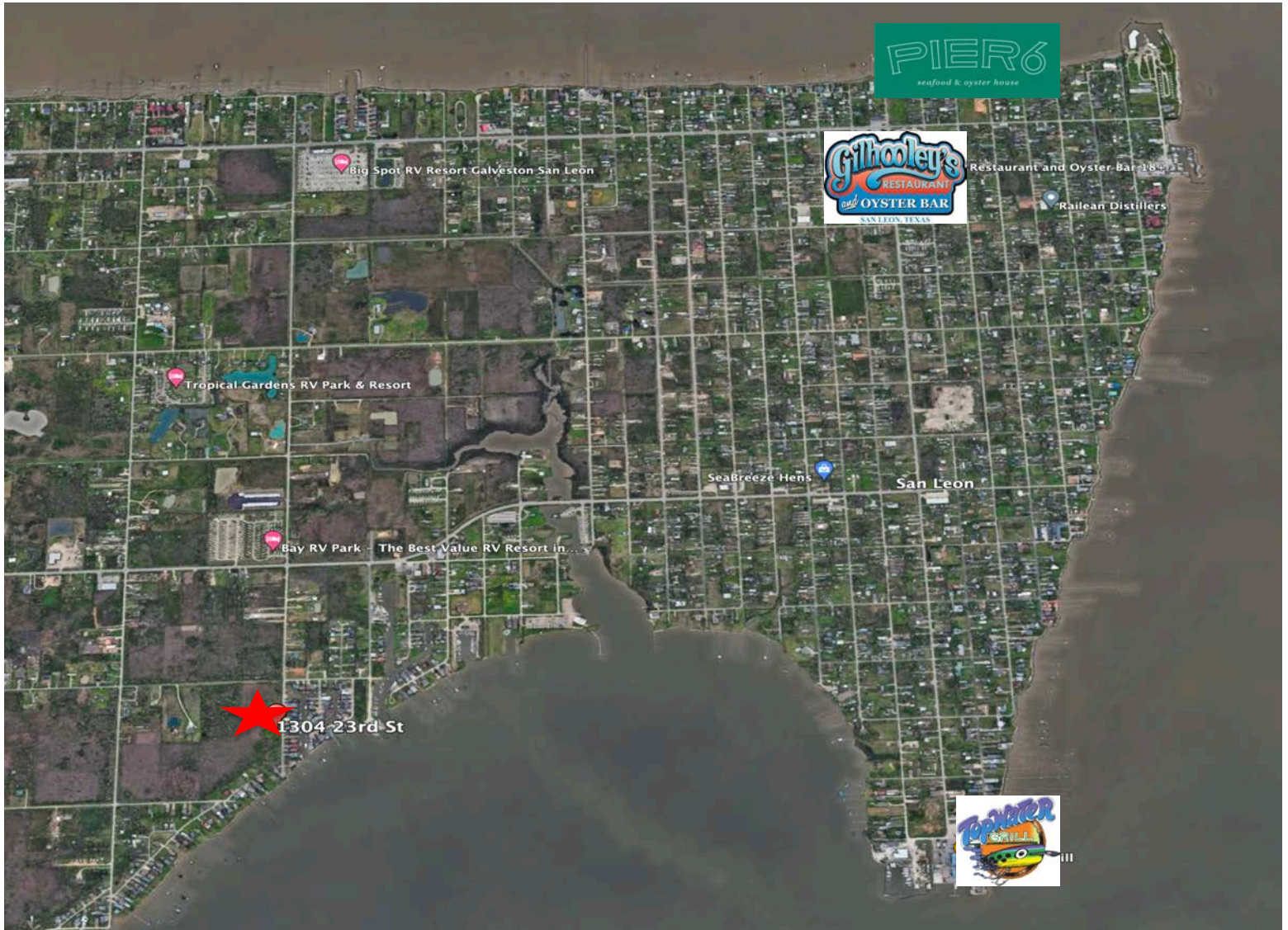
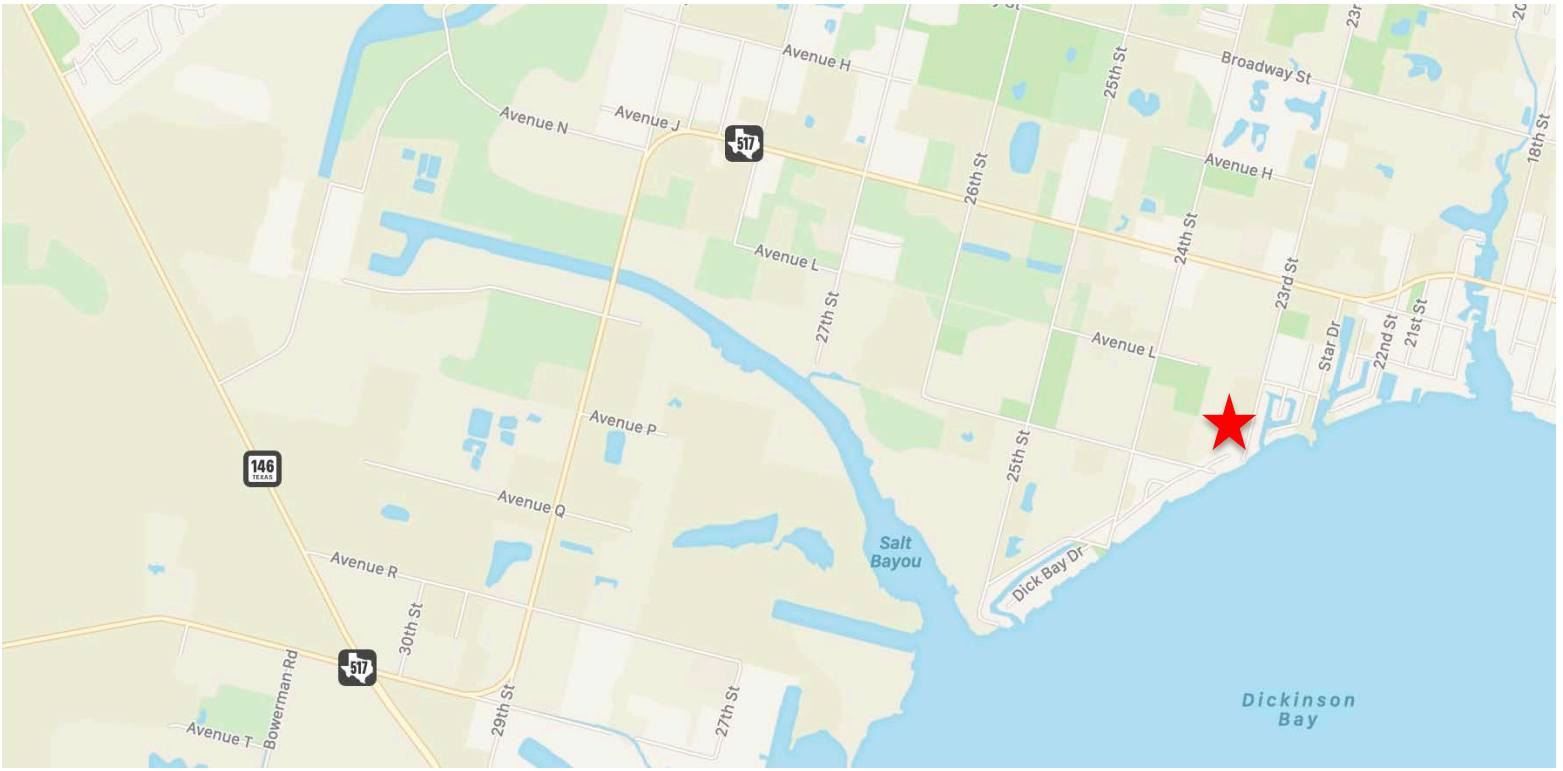
### San Leon Quick Facts

- 4 miles east of Dickinson in northeast Galveston County
- Located on a 5000-acre peninsula surrounded by Galveston, Trinity & Dickinson bays
- Dickinson ISD
- Local economy is based on shrimp & oysters harvested near the Houston Ship Channel



\*Not drawn to scale







# Photos of Waterfront Homes Across the Street



# OFFERING



Lots 2-9 7,200 sf \$59,500 each  
Lot 1 10,750 sf \$69,000  
3.42 acres \$199,000

## INVESTMENT BREAKDOWN\*

Lot cost	\$59,500
Construction	<u>\$144,000</u> (1200 sf home at \$120/sf build cost)
<b>TOTAL COST</b>	<b>\$203,500</b>
Sales Value	\$299,000
Cost	\$203,500
Realtor Fees/Closing Costs	<u>\$12,210</u> (5% realtor fees, 1% closing costs)
<b>POTENTIAL PROFIT</b>	<b>\$83,290 (41%)</b>

*\*For example purposes only! Buyer must perform own due diligence.*

**For More Information Contact**

Dawna Boudreaux

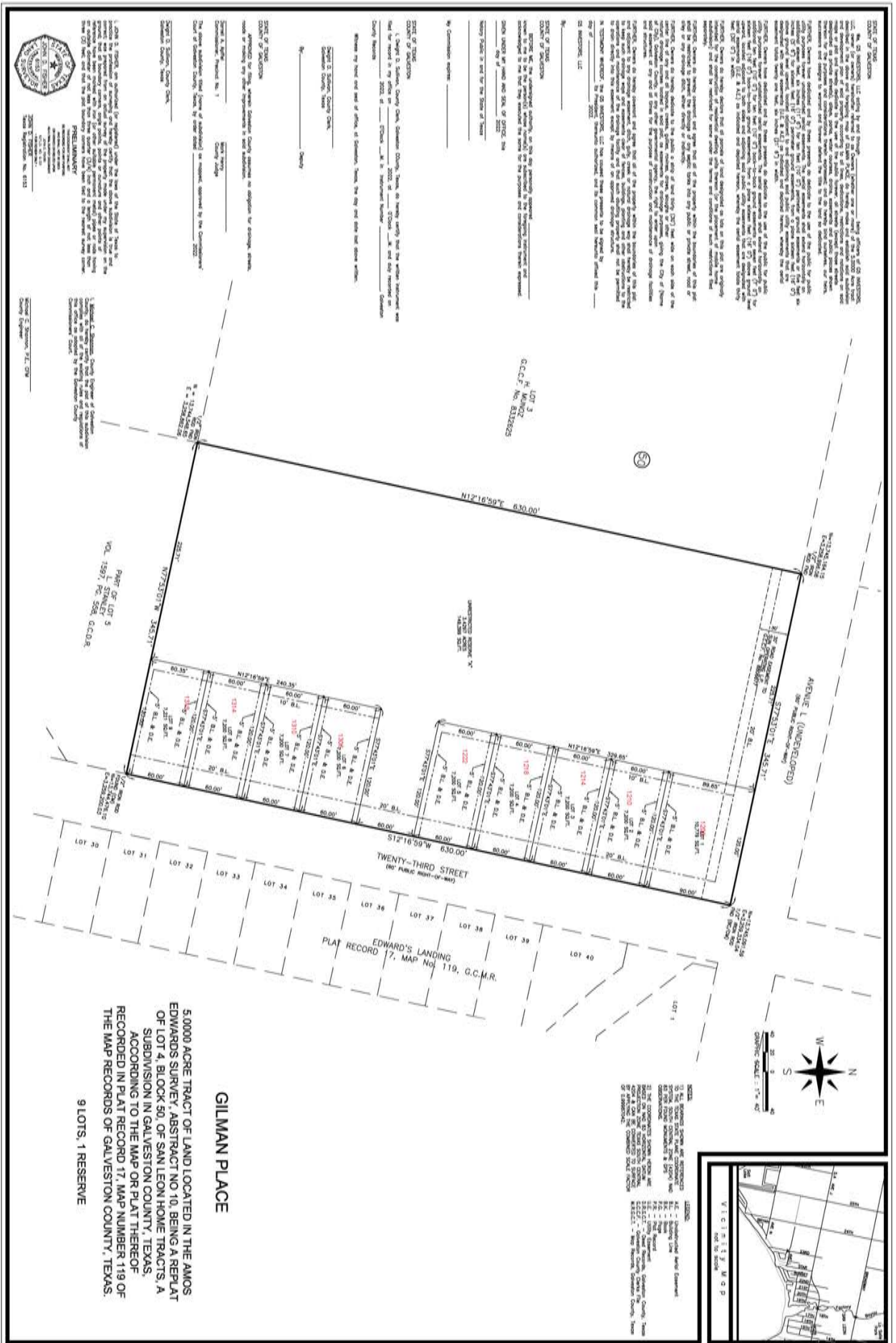
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832-425-9507





# Plat



**GILMAN PLACE**

5.0000 ACRE TRACT OF LAND LOCATED IN THE AMOS EDWARDS SURVEY, ABSTRACT NO. 10, BEING A REPLAT OF LOT 4, BLOCK 50, OF SAN LEON HOME TRACTS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 17, MAP NUMBER 119 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

9 LOTS, 1 RESERVE

EDWARD'S LANDING  
PLAT RECORD 17, MAP NO. 119, G.C.M.R.

VOLUME 1591, PAGE 558, G.C.D.R.



Galveston County, Texas  
Survey No. 1591, Page 558  
G.C.D.R.

PRELIMINARY

This plat is subject to the provisions of the Act to amend the Survey Law, Chapter 253, Acts of the 65th Legislature, Regular Session, 1917, and the Act to amend the Survey Law, Chapter 253, Acts of the 66th Legislature, Regular Session, 1919, and the Act to amend the Survey Law, Chapter 253, Acts of the 67th Legislature, Regular Session, 1921, and the Act to amend the Survey Law, Chapter 253, Acts of the 68th Legislature, Regular Session, 1923, and the Act to amend the Survey Law, Chapter 253, Acts of the 69th Legislature, Regular Session, 1925, and the Act to amend the Survey Law, Chapter 253, Acts of the 70th Legislature, Regular Session, 1927, and the Act to amend the Survey Law, Chapter 253, Acts of the 71st Legislature, Regular Session, 1929, and the Act to amend the Survey Law, Chapter 253, Acts of the 72nd Legislature, Regular Session, 1931, and the Act to amend the Survey Law, Chapter 253, Acts of the 73rd Legislature, Regular Session, 1933, and the Act to amend the Survey Law, Chapter 253, Acts of the 74th Legislature, Regular Session, 1935, and the Act to amend the Survey Law, Chapter 253, Acts of the 75th Legislature, Regular Session, 1937, and the Act to amend the Survey Law, Chapter 253, Acts of the 76th Legislature, Regular Session, 1939, and the Act to amend the Survey Law, Chapter 253, Acts of the 77th Legislature, Regular Session, 1941, and the Act to amend the Survey Law, Chapter 253, Acts of the 78th Legislature, Regular Session, 1943, and the Act to amend the Survey Law, Chapter 253, Acts of the 79th Legislature, Regular Session, 1945, and the Act to amend the Survey Law, Chapter 253, Acts of the 80th Legislature, Regular Session, 1947, and the Act to amend the Survey Law, Chapter 253, Acts of the 81st Legislature, Regular Session, 1949, and the Act to amend the Survey Law, Chapter 253, Acts of the 82nd Legislature, Regular Session, 1951, and the Act to amend the Survey Law, Chapter 253, Acts of the 83rd Legislature, Regular Session, 1953, and the Act to amend the Survey Law, Chapter 253, Acts of the 84th Legislature, Regular Session, 1955, and the Act to amend the Survey Law, Chapter 253, Acts of the 85th Legislature, Regular Session, 1957, and the Act to amend the Survey Law, Chapter 253, Acts of the 86th Legislature, Regular Session, 1959, and the Act to amend the Survey Law, Chapter 253, Acts of the 87th Legislature, Regular Session, 1961, and the Act to amend the Survey Law, Chapter 253, Acts of the 88th Legislature, Regular Session, 1963, and the Act to amend the Survey Law, Chapter 253, Acts of the 89th Legislature, Regular Session, 1965, and the Act to amend the Survey Law, Chapter 253, Acts of the 90th Legislature, Regular Session, 1967, and the Act to amend the Survey Law, Chapter 253, Acts of the 91st Legislature, Regular Session, 1969, and the Act to amend the Survey Law, Chapter 253, Acts of the 92nd Legislature, Regular Session, 1971, and the Act to amend the Survey Law, Chapter 253, Acts of the 93rd Legislature, Regular Session, 1973, and the Act to amend the Survey Law, Chapter 253, Acts of the 94th Legislature, Regular Session, 1975, and the Act to amend the Survey Law, Chapter 253, Acts of the 95th Legislature, Regular Session, 1977, and the Act to amend the Survey Law, Chapter 253, Acts of the 96th Legislature, Regular Session, 1979, and the Act to amend the Survey Law, Chapter 253, Acts of the 97th Legislature, Regular Session, 1981, and the Act to amend the Survey Law, Chapter 253, Acts of the 98th Legislature, Regular Session, 1983, and the Act to amend the Survey Law, Chapter 253, Acts of the 99th Legislature, Regular Session, 1985, and the Act to amend the Survey Law, Chapter 253, Acts of the 100th Legislature, Regular Session, 1987, and the Act to amend the Survey Law, Chapter 253, Acts of the 101st Legislature, Regular Session, 1989, and the Act to amend the Survey Law, Chapter 253, Acts of the 102nd Legislature, Regular Session, 1991, and the Act to amend the Survey Law, Chapter 253, Acts of the 103rd Legislature, Regular Session, 1993, and the Act to amend the Survey Law, Chapter 253, Acts of the 104th Legislature, Regular Session, 1995, and the Act to amend the Survey Law, Chapter 253, Acts of the 105th Legislature, Regular Session, 1997, and the Act to amend the Survey Law, Chapter 253, Acts of the 106th Legislature, Regular Session, 1999, and the Act to amend the Survey Law, Chapter 253, Acts of the 107th Legislature, Regular Session, 2001, and the Act to amend the Survey Law, Chapter 253, Acts of the 108th Legislature, Regular Session, 2003, and the Act to amend the Survey Law, Chapter 253, Acts of the 109th Legislature, Regular Session, 2005, and the Act to amend the Survey Law, Chapter 253, Acts of the 110th Legislature, Regular Session, 2007, and the Act to amend the Survey Law, Chapter 253, Acts of the 111th Legislature, Regular Session, 2009, and the Act to amend the Survey Law, Chapter 253, Acts of the 112th Legislature, Regular Session, 2011, and the Act to amend the Survey Law, Chapter 253, Acts of the 113th Legislature, Regular Session, 2013, and the Act to amend the Survey Law, Chapter 253, Acts of the 114th Legislature, Regular Session, 2015, and the Act to amend the Survey Law, Chapter 253, Acts of the 115th Legislature, Regular Session, 2017, and the Act to amend the Survey Law, Chapter 253, Acts of the 116th Legislature, Regular Session, 2019, and the Act to amend the Survey Law, Chapter 253, Acts of the 117th Legislature, Regular Session, 2021, and the Act to amend the Survey Law, Chapter 253, Acts of the 118th Legislature, Regular Session, 2023, and the Act to amend the Survey Law, Chapter 253, Acts of the 119th Legislature, Regular Session, 2025.



## 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.

<u>Pivot Realty Group</u>	<u>9012354</u>	<u>dawna@pivotrealty.net</u>	<u>832-425-9507</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brent Porter</u>	<u>651829</u>	<u>brent@brokerbreakup.com</u>	<u>214-284-3432</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brent Porter</u>	<u>651829</u>	<u>brent@brokerbreakup.com</u>	<u>214-284-3432</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Dawna Boudreaux</u>	<u>718752</u>	<u>dawna@pivotrealty.net</u>	<u>832-425-9507</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date