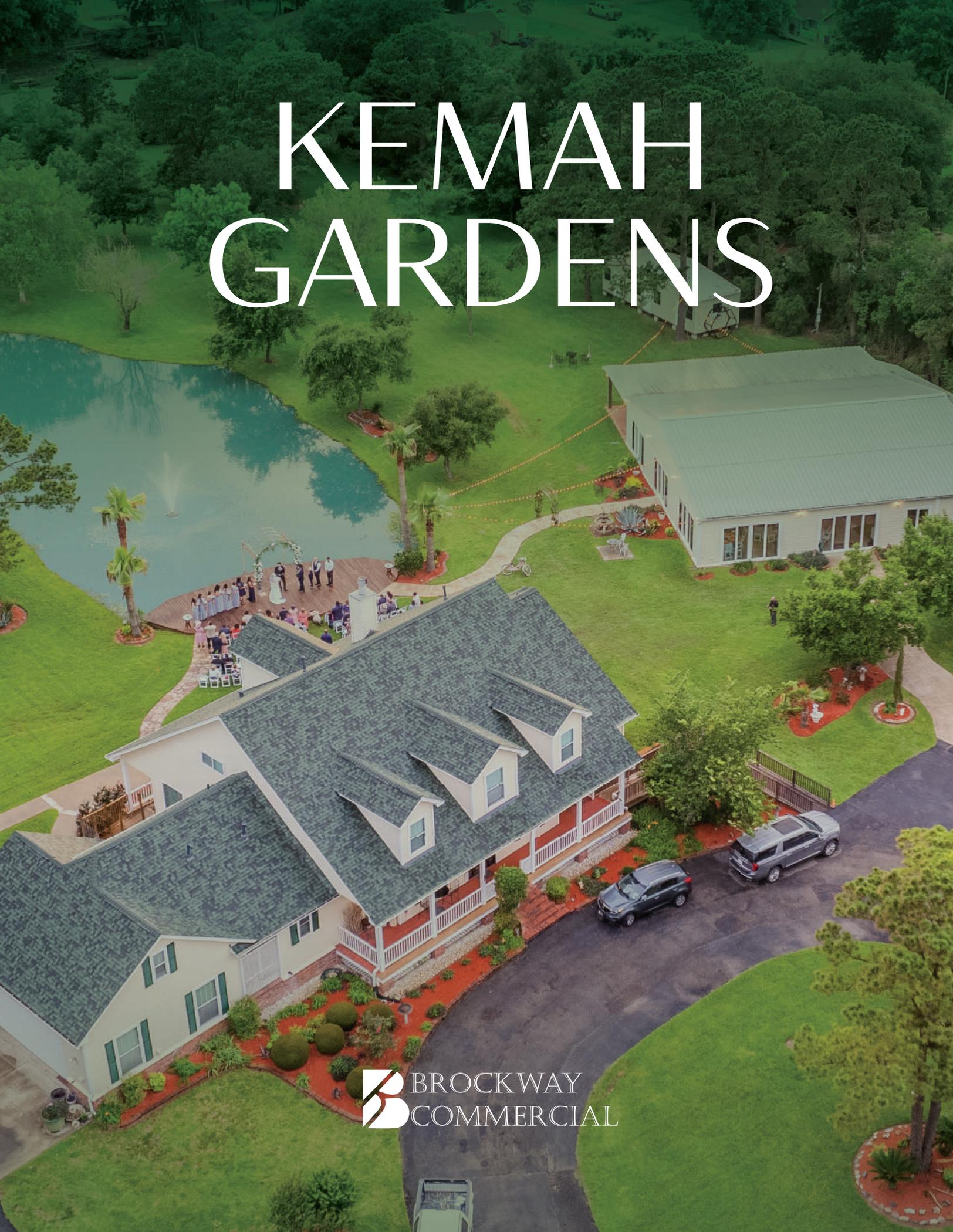


# KEMAH GARDENS



 BROCKWAY  
COMMERCIAL



# Property Overview

Kemah Gardens is a ±4.33-acre wedding and event venue, located just two miles south of the Kemah Boardwalk, and one of the Gulf Coast's premier leisure destinations. The property combines manicured gardens, a private lake with a lighted fountain, and a fully climate-controlled pavilion, alongside additional smaller buildings.

With no zoning restrictions, low property taxes, and proximity to an active tourism and residential base, Kemah Gardens offers a rare opportunity to acquire a property with substantial income upside potential. The property's flexible layout and peaceful ambiance make it an ideal candidate for wellness facilities, corporate retreats, or boutique lodging concepts.

## Kemah Gardens

### OFFERING COMPONENTS

- Listing price: \$3,800,000
- ±4.33 acres of fully developed land in the heart of Kemah
- Prime location just 2 miles south of the Kemah Boardwalk (4M+ annual visitors)
- Beautifully landscaped grounds with private lake, fountain, and vintage ceremony arbor
- 3,800± SF climate-controlled pavilion and 3,200± SF main house with guest suites
- No zoning restrictions and low property tax base
- Ideal for continued wedding and event use or redevelopment
- Significant income growth potential through professional management and increased event volume
- 85 parking spots with access to offsite valet parking

# Kemah Gardens Property Components



Main House

Lakeside Platform

Lake & Fountain

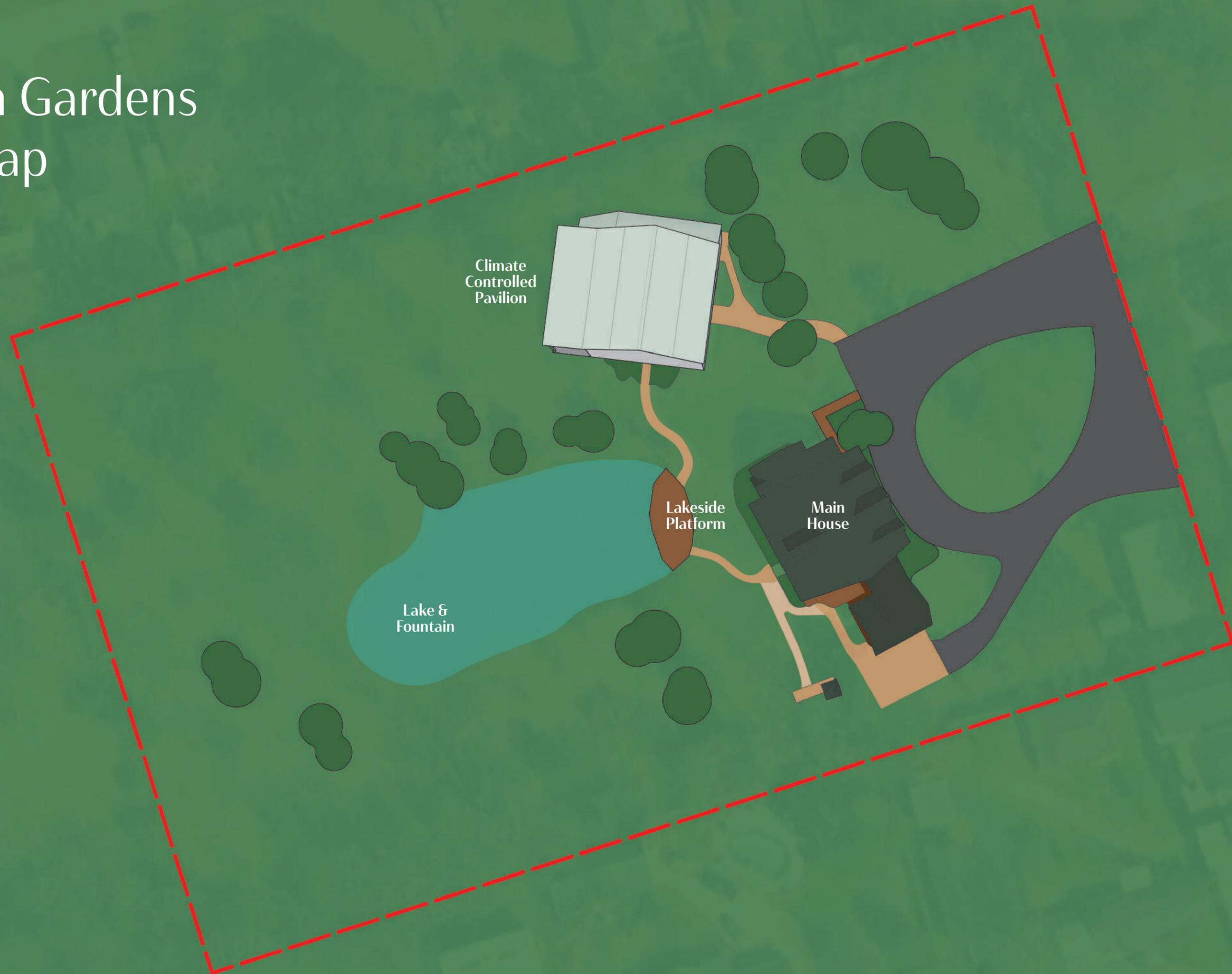
Climate Controlled Pavilion





# Kemah Gardens Property Guide

# Kemah Gardens Site Map



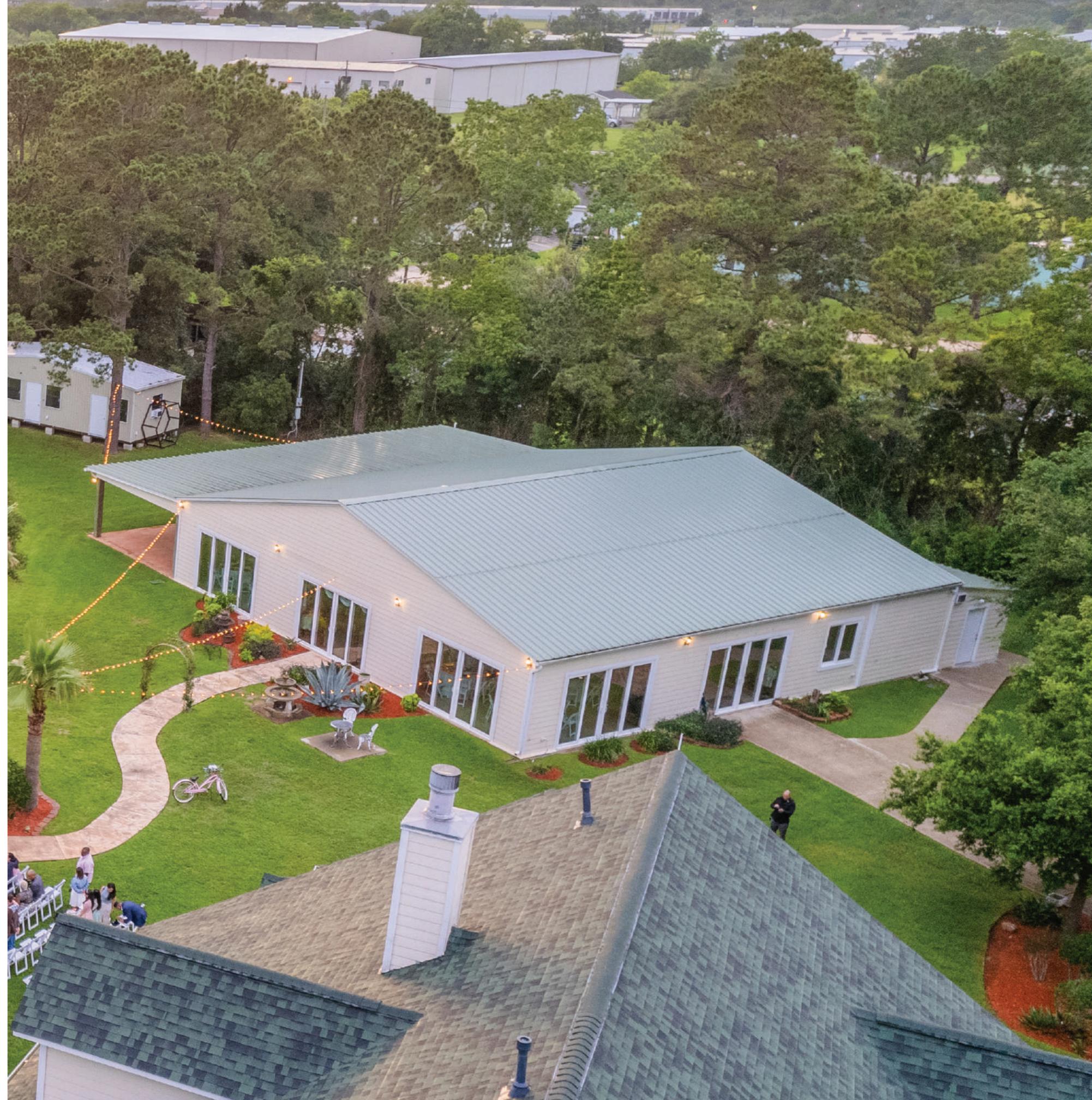
# Climate Controlled Pavilion

*Panoramic windows, elegantly rustic interior, and space for ample guests.*

The 3,800± SF climate-controlled pavilion is the centerpiece of Kemah Gardens' operations. With panoramic windows overlooking the lake and gardens, this elegant indoor space accommodates up to 150 guests for seated receptions or up to 250 for standing events. The interior design features exposed beams, ambient lighting, and a neutral color palette that complements any event theme.

## Pavilion Features

- Fully air-conditioned and heated indoor space
- Suited for up to 150 seated guests or up to 250 standing guests
- Expansive windows overlooking private lake and arbor
- Adjacent covered patio for cocktail lounge or breakout space
- Commercial-grade prep area and restrooms





## Main House

*Picturesque, multi-purpose lodging house at the property's entrance.*

The main house serves as a versatile multi-purpose facility, functioning as a bed & breakfast, bridal suite, or guest lodging. With over 3,200 SF, it includes a welcoming reception area, a full kitchen, and multiple suites with private baths.

## House Features

- Five guest suites, including bridal and groom's quarters
- Common lounge and meeting area
- Full kitchen and dining space for guest use
- Flexible use: overnight lodging, administrative space, or wellness programming support

# Lakeside Platform & Vintage Arbor

*A ceremonial platform  
overlooking a scenic private lake.*

At the heart of Kemah Gardens lies a serene, private lake with a lighted fountain and a large wooden platform dock used for ceremonies and scenic photos. The property also features a gorgeous vintage arbor for various client occasions.

## Lakeside Features

- Waterfront ceremony platform with electricity and lighting
- Lighted fountain backdrop for photos and evening ambiance
- ADA-accessible walkway connecting pavilion and main house
- Ideal for outdoor weddings, wellness sessions, or meditation events





# Kemah Gardens Event Hosting

Kemah Gardens has established itself as a trusted venue for weddings, corporate events, and social gatherings. With over 4 acres of usable space, the property supports both indoor and outdoor operations year-round. The venue has hosted events ranging from 30-person retreats to 250-guest receptions.

With professional marketing, enhanced package offerings, and active management, the venue's earning potential can be significantly increased, building on its established reputation and versatile facilities.



## Venue Capabilities & Components

- Multiple indoor and outdoor spaces for flexible layouts
- Suitable for weddings, corporate, and wellness events
- Pavilion capacity of 150-250 guests
- On-site parking, outdoor lighting, and accessible walkways
- Proven demand from the Houston-Clear Lake-Galveston market



## 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.*

11-2-2015



Kemah Gardens represents a rare opportunity to acquire an improved, income-generating event and lodging property in one of the most desirable coastal markets in Texas. Its combination of ideal location, natural beauty, and multi-use flexibility positions it perfectly for continued success as a wedding and event venue or for transformation into a wellness retreat or boutique hospitality concept.

With no zoning restrictions, strong market fundamentals, and proximity to the Kemah Boardwalk and Clear Lake corridor, this property offers the stability of an established operation and the scalability of a visionary redevelopment. Kemah Gardens stands ready for its next chapter, an exceptional investment that merges lifestyle, business, and location in one distinctive setting.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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08/19/25 08/19/25  
 Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

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