



# SEA STAR BASE GALVESTON

Galveston, Texas

# PROPERTY OVERVIEW

*Brockway Commercial is proud to present a uniquely positioned waterfront campus and warehouse portfolio in the heart of Galveston, Texas – offered as a rare opportunity to create lasting value through transformative reuse and redevelopment.*

Sea Star Base Galveston represents a one-of-a-kind opportunity to acquire a fully improved, waterfront campus in the heart of Galveston, Texas. Originally developed as a nonprofit maritime education and recreation center, the property offers institutional-scale infrastructure and a rare combination of location, utility, and flexibility.

Situated along Broadway overlooking Offatts Bayou with direct access to Galveston Bay, the campus is ideally positioned for redevelopment or continued use across a wide range of sectors, including education, workforce housing, wellness, government, hospitality, and maritime education organizations. The campus is constructed and rated to withstand up to Category 4 hurricanes. With extensive improvements already in place, the next owner can activate the property immediately or tailor it to their vision.

This is a rare chance to control a true coastal trophy asset with meaningful impact potential.

## SEA STAR BASE

### Offering Components

- The main **Sea Star Base Galveston** campus, situated on ±4.93 acres, featuring a five-story LEED-certified institutional building
- **Multiple ancillary structures** that support a wide range of indoor and outdoor uses
- An adjacent ±3.6-acre **warehouse property** located directly across the street, offering additional storage, parking, or expansion potential



## SEA STAR BASE GALVESTON MAIN CAMPUS

- ±4.93-acre waterfront site with ±60,000 SF of LEED-certified improvements
- 5-story primary facility with dormitories, event space, classrooms, 3,000 sq. ft. commercial kitchen
- 216 total beds across 36 dorm rooms and 6 private suites
- Separate 3,000 sq. ft. office building
- 33-slip deep-water marina with floating docks, boat crane, and ramp
- Outdoor amenities include: lap pool with scuba well, solar pavilion, and volleyball courts
- Fully ADA-compliant and supported by a full-campus backup generator
- Over 100 security cameras, including audio and night vision

## SEA STAR BASE GALVESTON WAREHOUSE

- ±3.6-acre site directly across Broadway from main campus
- 5,029 SF warehouse facility, built in 2015
- Currently used for storage, equipment staging, and overflow parking
- Potential for additional programming, logistics, or redevelopment use

01

# SEA STAR BASE GALVESTON



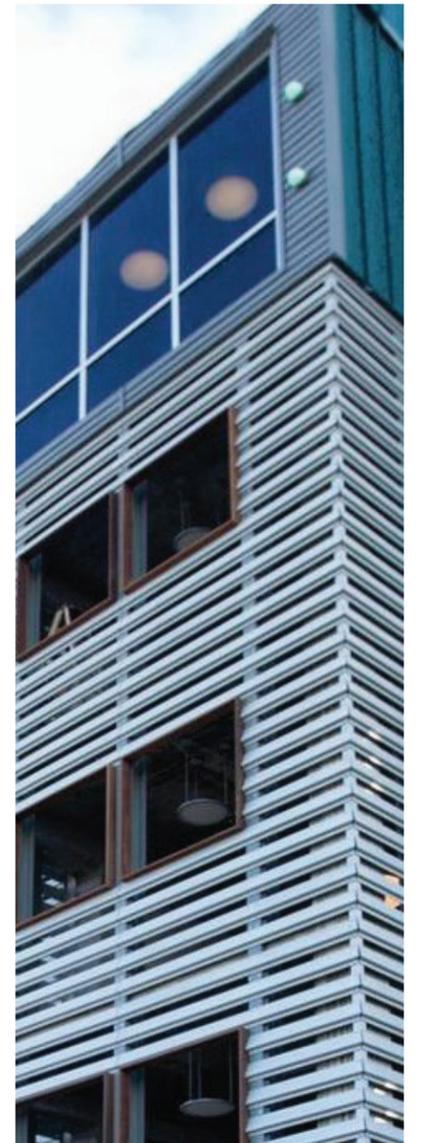
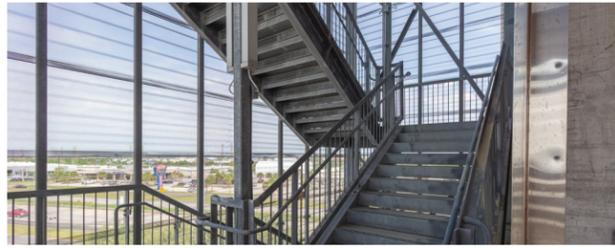
# SEA STAR BASE GALVESTON

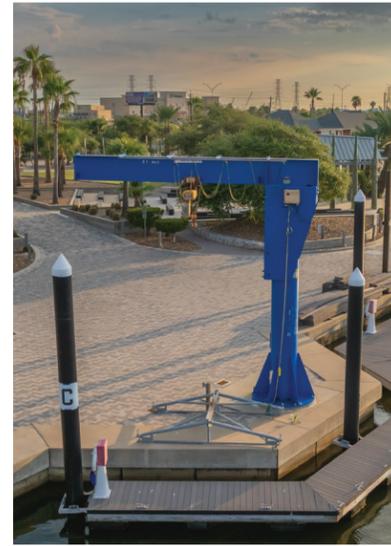
Sea Star Base Galveston was conceived, designed, and constructed to function as a fully integrated coastal campus, capable of hosting multi-day programs, overnight groups, maritime education and training, and community events at scale. Every building, system, and amenity was planned with purpose: to provide safety, accessibility, and functionality in a stunning waterfront environment.

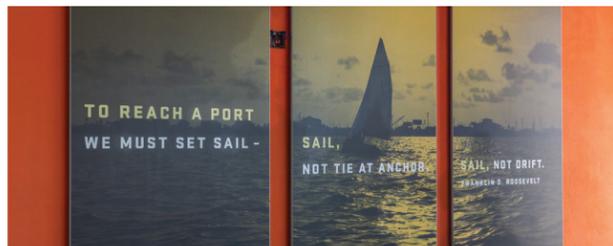
Completed in 2015 and spanning ±4.93 acres, the property is anchored by a five-story, LEED-certified main facility that includes lodging, dining, instructional, and administrative space. Surrounding structures support both land-based and marine programming, while outdoor gathering areas and recreational amenities provide flexibility for a wide range of users and events. The site was built to institutional standards, with ADA compliance throughout, and a dedicated emergency power system in place.

Today, Sea Star Base Galveston stands as a rare, mission-ready campus: adaptable to educational, governmental, recreational, or commercial use and poised for its next chapter.









# GENERATOR SPECIFICATIONS

## Sea Star Base Generator Specifications and Operation Details

Sea Star Base Galveston is equipped with a **Cummins diesel generator system**, mounted on a dedicated pedestal and supported by a **4,000-gallon external fuel tank**, providing 7.5 days of power on a single tank. The system was designed to power the **entire main campus**, including HVAC systems, lighting, commercial kitchen, refrigeration, and life-safety infrastructure, all without compromise.

Under full building load, the generator operates at only **approximately 40% capacity**. This intentional design choice ensures power continuity **even during high-demand scenarios**, and allows for additional facilities, such as temporary trailers or mobile command units, to be **added and fully supported during emergencies**. The generator features the capability to power over 500 homes for over a week, an essential coastal community resource during a widespread loss of power.

Importantly, this extra capacity also makes the campus **well-suited for future expansion**. Additional structures can be added on-site without requiring immediate upgrades to the backup power system, a significant operational advantage for organizations planning to scale programming or infrastructure over time.

The generator is monitored from the fifth-floor administration suite and is maintained under a Cummins service agreement. A self-test runs every other Wednesday, ensuring consistent readiness.



## CUMMINS AND COUPLED GENERATOR SPECIFICATIONS

### Cummins Diesel Engine

- Model # QSK23-G7 NR2
- Serial # 00326771
- Horsepower 1220 hp
- MFG 10/25/2013

### Stamford Generator

- Model # HC1634J1
- Serial # X13J445710
- Base Rating kVA
- 1300kVA
- 480 Volt 3-phase
- 1563.7 Amps per branch



# SEA STAR BASE GALVESTON VENUE

## *Award Winning Venue Location*

At the heart of Galveston's waterfront event scene, the Sea Star Base campus offers an unparalleled venue experience. In 2020, it earned the **Galveston Daily News Reader's Choice Award for Best Event Venue** in Galveston County, an attestation to its one-of-a-kind character, scenic location, and flawlessly executed gatherings.

This venue delivers a rare blend of flexibility and elegance: sweeping panoramic views from its fifth-floor commodore banquet hall with fully integrated A/V system, beautifully framed by floor-to-ceiling windows, a charming open air chapel overlooking the marina, and multiple indoor and outdoor gathering spaces. The space was designed to accommodate everything from local and regional retreats and weddings to nonprofit galas. The venue's intuitive layout supports both formal seated dinners (180 guests) and lively standing-room receptions (up to 333 guests).

Designed with both functionality and style in mind, the event spaces are accentuated by architectural wood and metal finishes, graduated lighting, and thoughtfully placed breaks to manage flow seamlessly. The venue also integrates Sea Star Base's mission, inviting event partners to benefit youth and adaptive programming.

For buyers in search of a waterfront campus that doubles as a prestigious event destination – whether as is or via expansion – Sea Star Base offers compelling scale, charm, and prestige unlike any other venue in the region.



**Voted Best  
Event Venue**

*by the readers of  
the Galveston  
County Daily News*



*Photos courtesy of WeddingWire*

# SEA STAR BASE PROPERTIES – GALVESTON



SEA STAR BASE

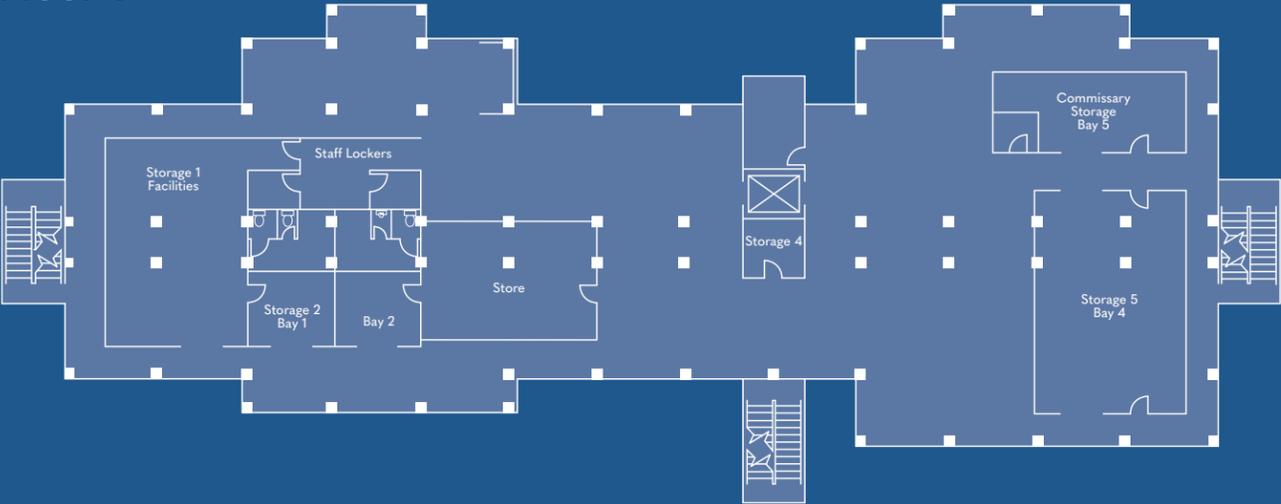
SEA STAR BASE WAREHOUSE

# SEA STAR BASE SITE PLAN

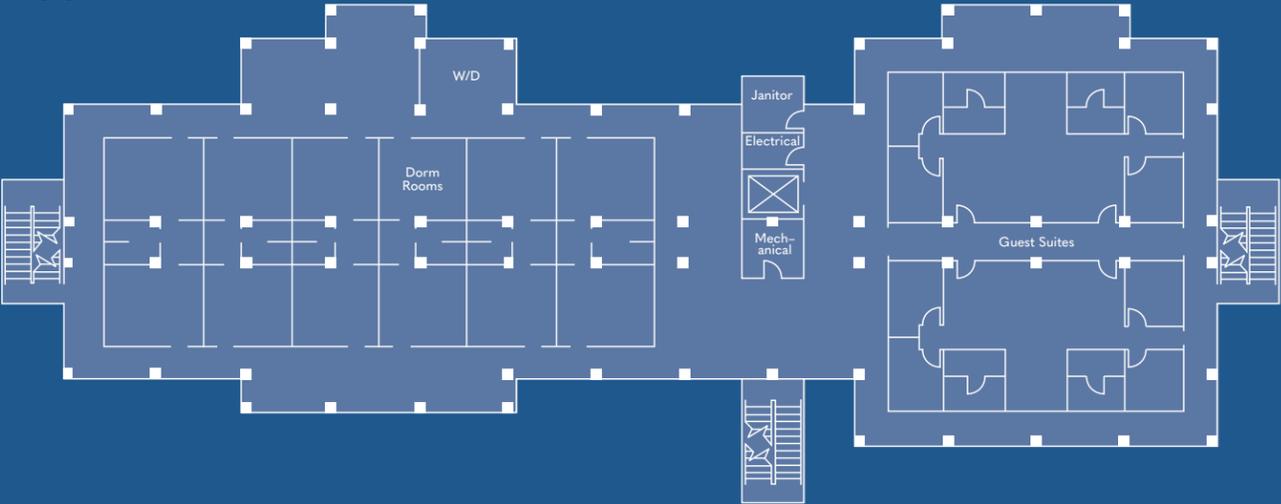


# SEA STAR BASE FLOOR PLANS

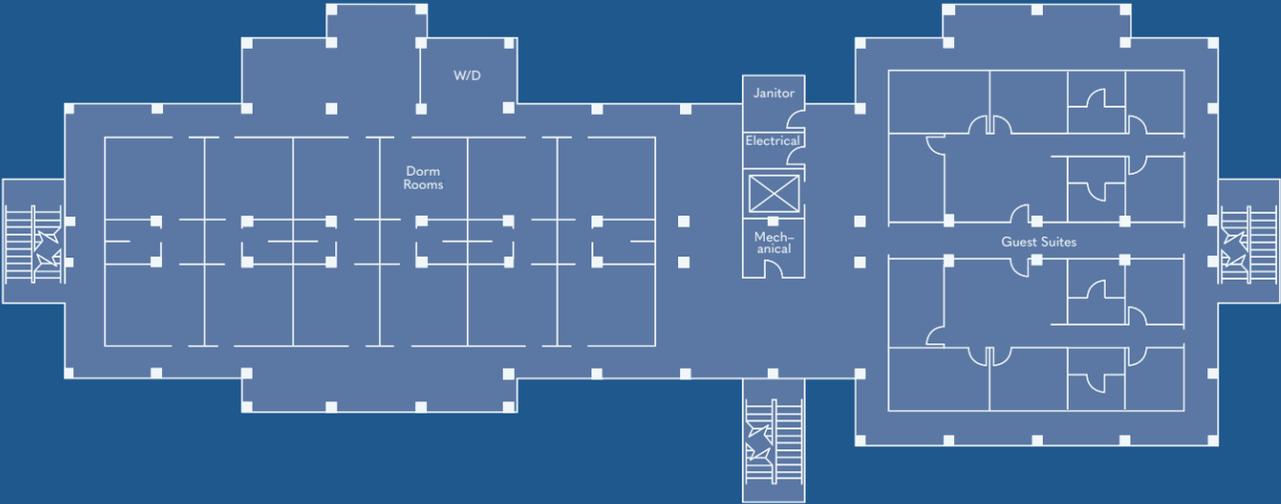
Floor 1



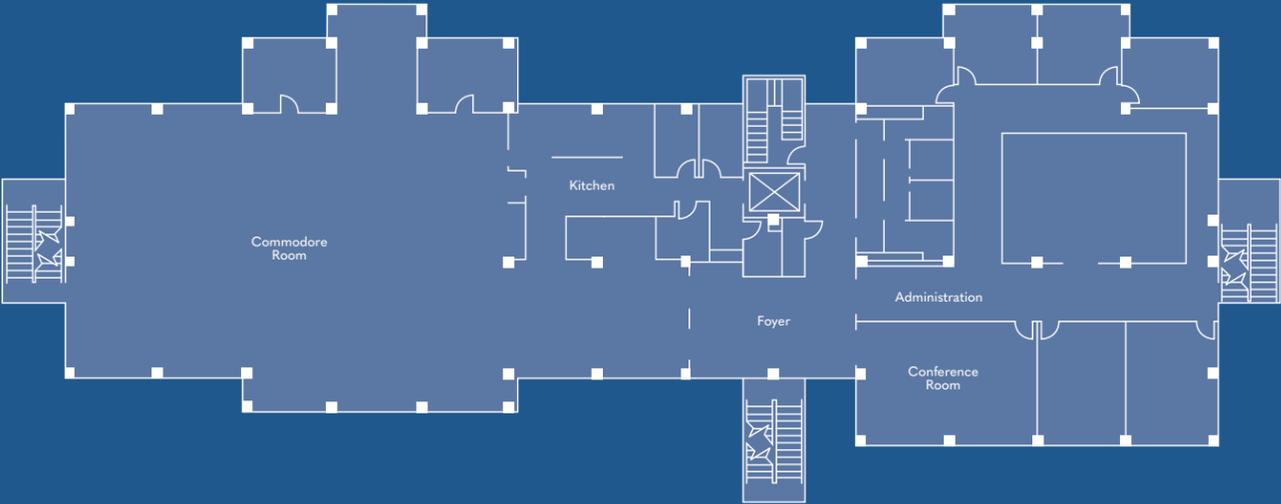
Floor 4

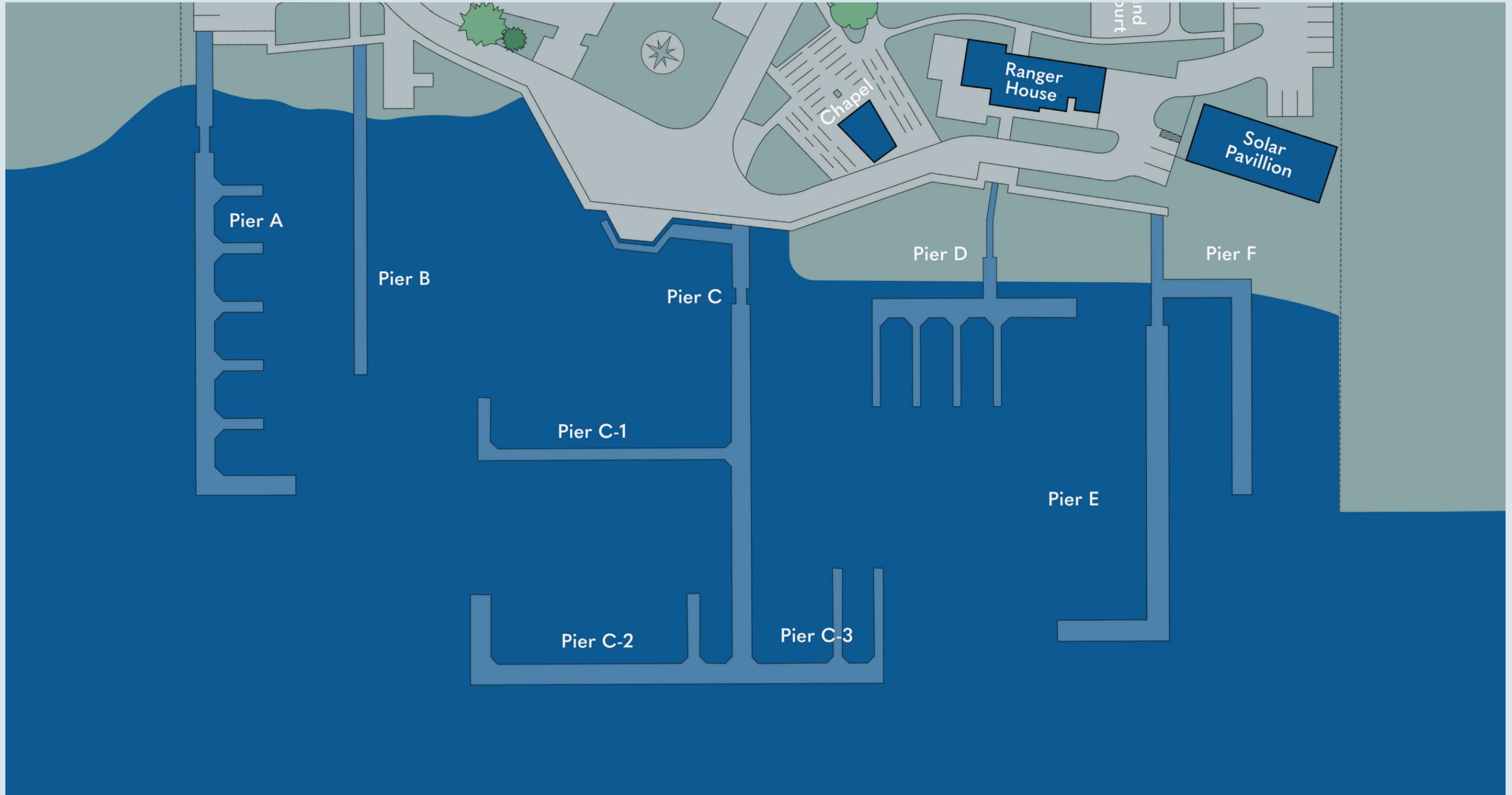


Floors 2-3



Floor 5





# SEA STAR BASE DOCK MAP

# SEA STAR BASE MARINA

Sea Star Base Galveston boasts one of the few institutional-grade marinas on the Texas Gulf Coast with true deep-water access, offering immediate entry to Offats Bayou, Galveston Bay, and the Intracoastal Waterway.

This highly functional marine infrastructure features:

- A floating dock system with 33 wet slips
- A 5-ton electrical jib crane for efficient launching and maintenance
- Two side-tie slips capable of accommodating vessels up to 100 feet
- A launch ramp that supports program flexibility and operational access
- ADA accessible pathways and docks

Marina has ability to hold boats up to 100ft





02

SEA STAR BASE  
GALVESTON  
WAREHOUSE

# SEA STAR BASE GALVESTON WAREHOUSE



Located directly across Broadway from the main campus, the Sea Star Base Galveston Warehouse offers a **functional and flexible complement** to the waterfront facility. Constructed in **2015**, the ±5,029 SF building sits on a **±3.6-acre parcel** and serves as a vital support hub for storage, transportation, and overflow parking needs.

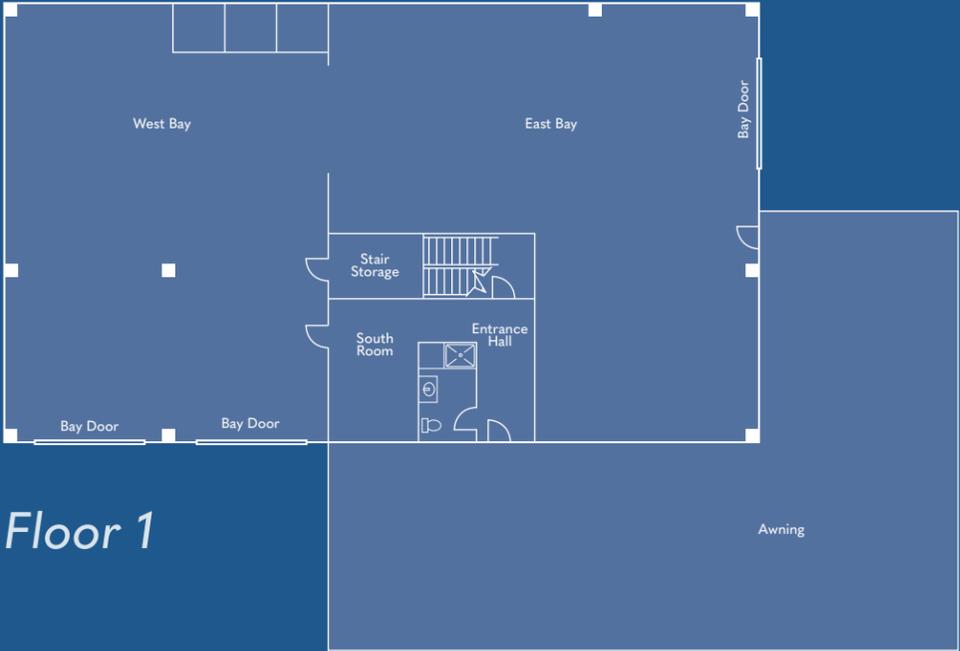
The building features two large bay areas, including a truck well loading bay, interior office or meeting space, and additional loft-level storage. The layout accommodates equipment staging, marine gear, vehicle storage, or program expansion. The generous acreage also offers **ample room for future vertical development**, mobile units, or secured fleet operations.



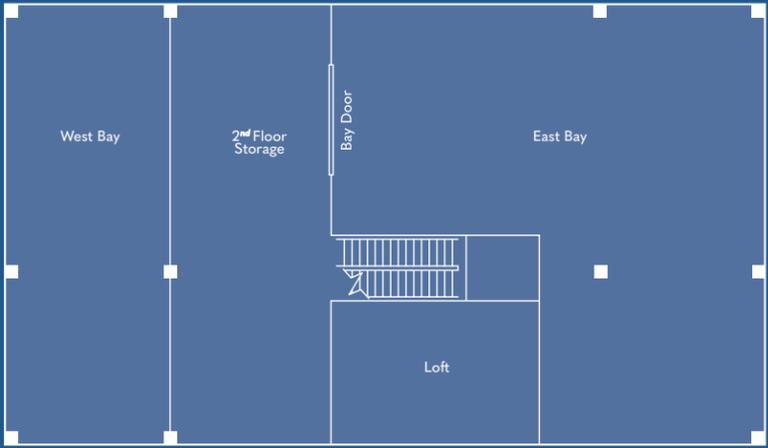
A strong 1:31 building-to-land ratio and proximity to the main campus make this warehouse ideal for buyers seeking **operational scalability** without compromising access or visibility. Whether supporting marine logistics, nonprofit programming, or event-driven activation, the warehouse site delivers convenience and long-term value in one of Galveston's most strategic corridors.



# SEA STAR BASE GALVESTON WAREHOUSE PLANS



Floor 1



Floor 2



# GALVESTON OVERVIEW

Galveston, Texas is a historic coastal city with a modern economic engine driven by tourism, education, healthcare, port activity, and marine industries. Located less than an hour from Houston and within a one-day drive for over 30 million people, Galveston draws over 8.9 million visitors annually and continues to grow as a destination for both recreation and commerce.

Galveston's waterfront real estate is limited and highly sought-after, particularly along Broadway and Offatts Bayou, and the Strand. Sea Star Base Galveston is ideally located in this high-visibility corridor, surrounded by a growing mix of civic investment, recreational development, and hospitality-driven redevelopment.

With increasing demand for **workforce housing, education centers, marine training, and adaptive reuse properties**, Galveston offers buyers a stable, opportunity-rich environment for long-term success.

Whether your focus is public service, private enterprise, or nonprofit programming, the Galveston market supports a wide range of institutional and commercial missions, with room to grow.



Photo courtesy of Pixabay

## THE ISLAND IS HOME TO:

### *University of Texas Medical Branch (UTMB)*

- 10,000+ employees and growing
- Major teaching hospital and research center
- Expanding clinical, academic, and biotech operations

### *Texas A&M University at Galveston (TAMUG)*

- Premier maritime and marine science campus
- Programs in ocean engineering, marine biology, maritime administration, and sea education
- Strong potential for collaboration on waterfront training and marine-focused programming

### *Port of Galveston*

- 4th busiest U.S. cruise port
- Active cargo and industrial growth corridor
- Recent infrastructure expansion and cruise terminal investments

### *Tourism & Hospitality*

- 8.9M+ annual visitors
- Demand for flexible group venues, retreats, and team-building locations
- Proximity to beaches, Moody Gardens, and downtown attractions

### *Tourism & Hospitality*

- Galveston is a key player in Gulf Coast emergency planning
- Ideal location for NGOs, training hubs, or backup facilities
- Infrastructure like Sea Star Base is highly desirable for mission-critical operations

# MISSION & VISION

Sea Star Base Galveston (SSBG) was founded as a 501(c)(3) nonprofit organization with a mission:

**"To provide maritime and aquatic education and recreation to people of all ages and abilities, encouraging self-confidence, leadership, and independence."**

This mission was the guiding force behind every aspect of the campus, from the ADA-compliant dormitories and classrooms to the accessible docks, fleet infrastructure, and inclusive programming. SSBG became a place where youth, veterans, and adaptive athletes could safely explore, grow, and connect with the water.

While originally developed as a nonprofit facility, Sea Star Base is now poised for a new chapter. Its highly versatile design, resilient infrastructure, and irreplaceable coastal location make it uniquely suited for a wide range of future uses from education and housing to recovery, wellness, or institutional development.

What began as a mission to expand access to the water remains a deeply embedded opportunity within the property: to serve others, lead boldly, and deliver lasting impact on the Texas Gulf Coast.



## SEA STAR BASE GALVESTON FOUNDERS

Sea Star Base Galveston was born from the vision of **Captain Charles and Rosemary Doolin**, whose passion for sailing and service evolved into one of the most ambitious coastal campus developments on the Texas Gulf Coast.

What began as a simple idea to build a sailing center grew under their leadership into a **state-of-the-art, multi-building, LEED-certified facility** designed to serve youth, veterans, and individuals of all abilities. Every element, from the wheelchair-accessible marina and dormitories to the lap pool, classrooms, and fleet infrastructure, was shaped by their unwavering belief that the water could be a powerful force for personal growth.

Captain Doolin, a lifelong mariner and advocate for experiential education, brought a sense of purpose and precision to every phase of development. Alongside Rosemary, his partner in both vision and execution, they ensured the facility would meet the highest standards of accessibility, durability, and mission-readiness.

Their goal was never just to build, it was **to empower**. The Doolins created a campus where confidence, leadership, and community could be forged through maritime experience. That legacy lives on today in the infrastructure, in the thousands of lives touched, and in the opportunity that now exists for a new steward to write the next chapter of Sea Star Base.



## 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



### 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.

Brockway Realty, LLC	519206	jbrockway@brockwaycommercial.com	281-684-6482
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

James Brockway	424566	jbrockway@brockwaycommercial.com	281-684-6482
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
---	-------------	-------	-------

James Brockway	424566	jbrockway@brockwaycommercial.com	281-684-6482
Sales Agent/Associate's Name	License No.	Email	Phone

	
Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0



# CONTACTS

**Isaac Saldaña**

Commercial Agent

(281) 865-0133

[lsaldana@brockwaycommercial.com](mailto:lsaldana@brockwaycommercial.com)

**James Brockway, CCIM**

Broker, CPA

(281) 684-6482

[jbrockway@brockwaycommercial.com](mailto:jbrockway@brockwaycommercial.com)

