

# Property Details

CONTROL: Exclusive VALUE: \$3,800,000  
LOAN: \$0  
EQUITY: \$3,800,000

TITLE: Established Lakeside Event Center with 200+ Capacity Pavilion in Kemah, League City

TYPE: Retail/Commercial

HAVE: Prime hospitality property in Kemah, TX on 4.33 acres with an operating event venue on a man-made lake, just south of the Kemah Boardwalk, offering strong tourism, excellent access, and flexible ownership options including owner financing or partnerships.

WEBSITE URL: <https://jpanganibanvra.wixsite.com/kemahgardens>

ADDRESS: 1019 Lewis Drive, Kemah, Texas

BENEFITS TO NEW OWNER: Proximity to 4 million annual visitors to the nearby Kemah Boardwalk, tourist town. Tranquil feel inside busy area, upside on event venue, room to grow, develop, Kemah has no zoning, no HOA

GROSS SCHEDULED INCOME: \$1,156,700 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$560,768

NOI: \$595,932

DEBT SERVICE: \$0

CASH FLOW: \$595,932

CAP RATE: 15.68%

BENEFITS SOUGHT: Seller's are retirement age and want to sell to travel. Also own property in Canyon Lake, TX that will be cabins, wellness camp and airbnb. Funds will go to that venture

MOTIVATION: Low-Property holding wealth/appreciation

CAN ADD: Property, Boots on the ground

OWNER:

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