

# 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:

COUNSELOR: James Brockway Phone: 2816846482  
2366 Calypso LN Email: [jbrockway@brockwaycommercial.com](mailto:jbrockway@brockwaycommercial.com)  
League City, ,  
77573-0759