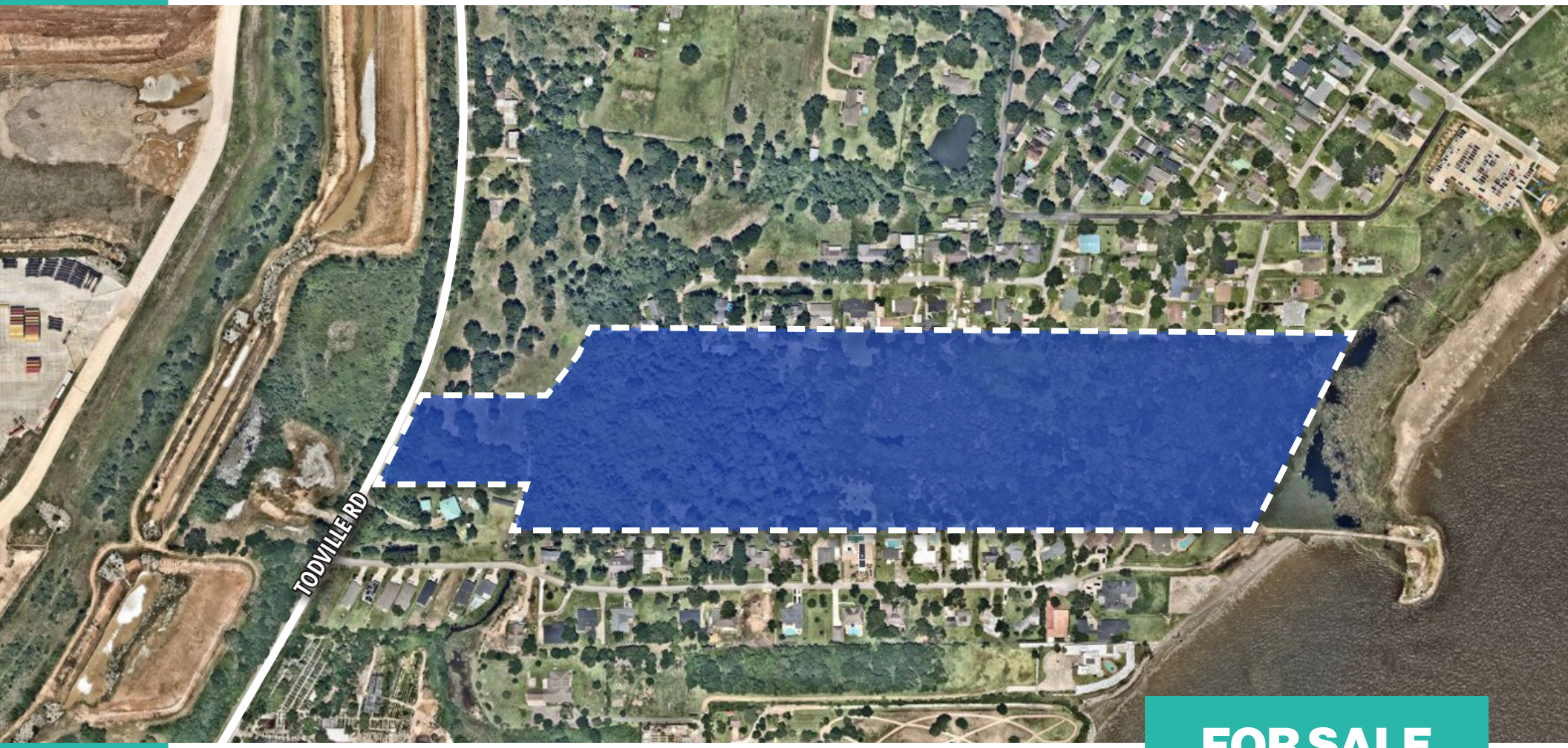


FOR SALE

±33.5 Acres

Todville Rd, Seabrook, TX 77586

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Principal & EVP
+1 713 835 0072
james.kadlick@colliers.com

HARRISON KANE
Principal & EVP
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harrison.kane@colliers.com

CHRIS HUTCHESON
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Colliers

PROPERTY OVERVIEW

±33.5 Acres for Sale

A 33.5-acre waterfront tract in Pasadena, Texas, within Clear Creek ISD, featuring 720 feet of frontage along El Jardin Beach Park. The property offers flexibility for a gated estate-lot subdivision or single large-lot residential opportunity with water front access and view. The tract also presents potential for flex office, light industrial, and industrial outdoor storage uses. Exceptional waterfront access and strategic location create significant opportunity for quality development.

2026 TAX RATES

027 - CLEAR CREEK ISD	$0.0000
040 - HARRIS COUNTY	$0.4175
041 - HARRIS CO. FLOOD CTRL	$0.0527
042 - PORT OF HOUSTON AUTHY	$0.0060
043 - HARRIS CO. HOSP. DIST.	$0.2392
044 - HARRIS CO. EDUC. DEPT.	$0.0051
074 - CITY OF PASADENA	$0.4740
TOTAL	**$1.1944**

ADDRESS

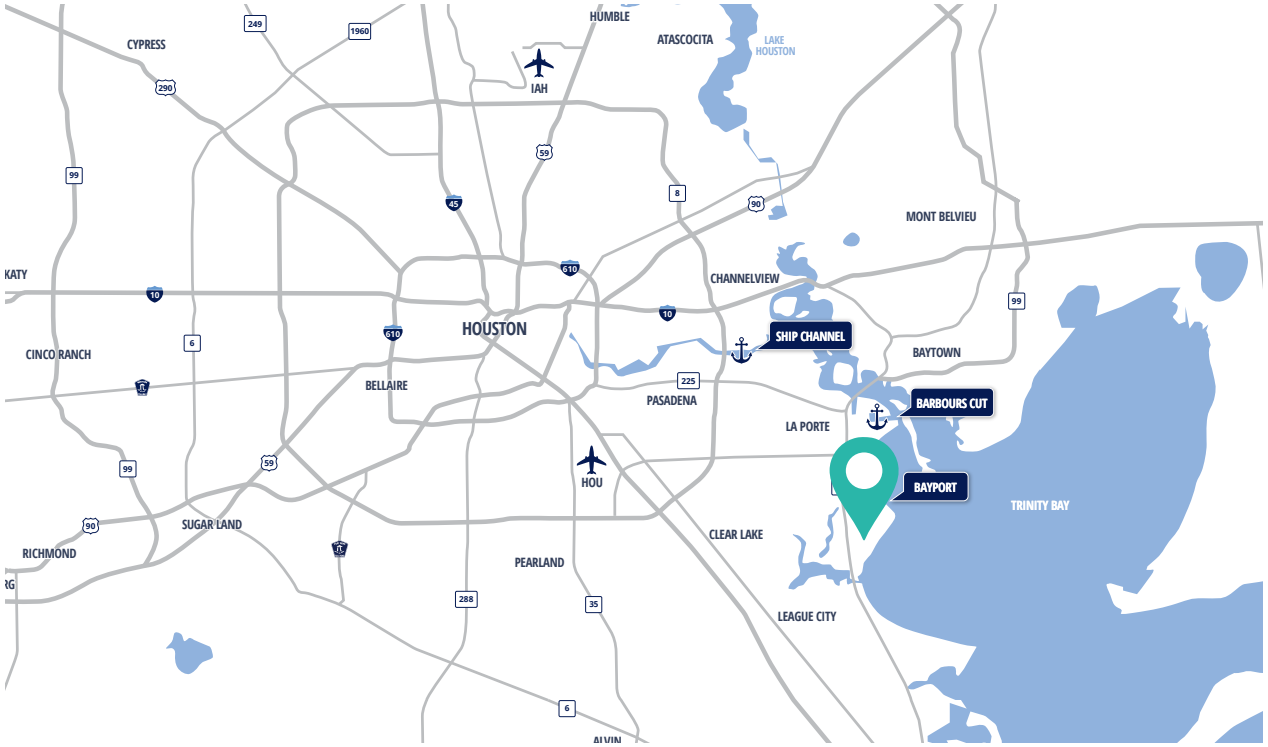
Todville Rd,
Seabrook, TX 77586

IDEAL USES

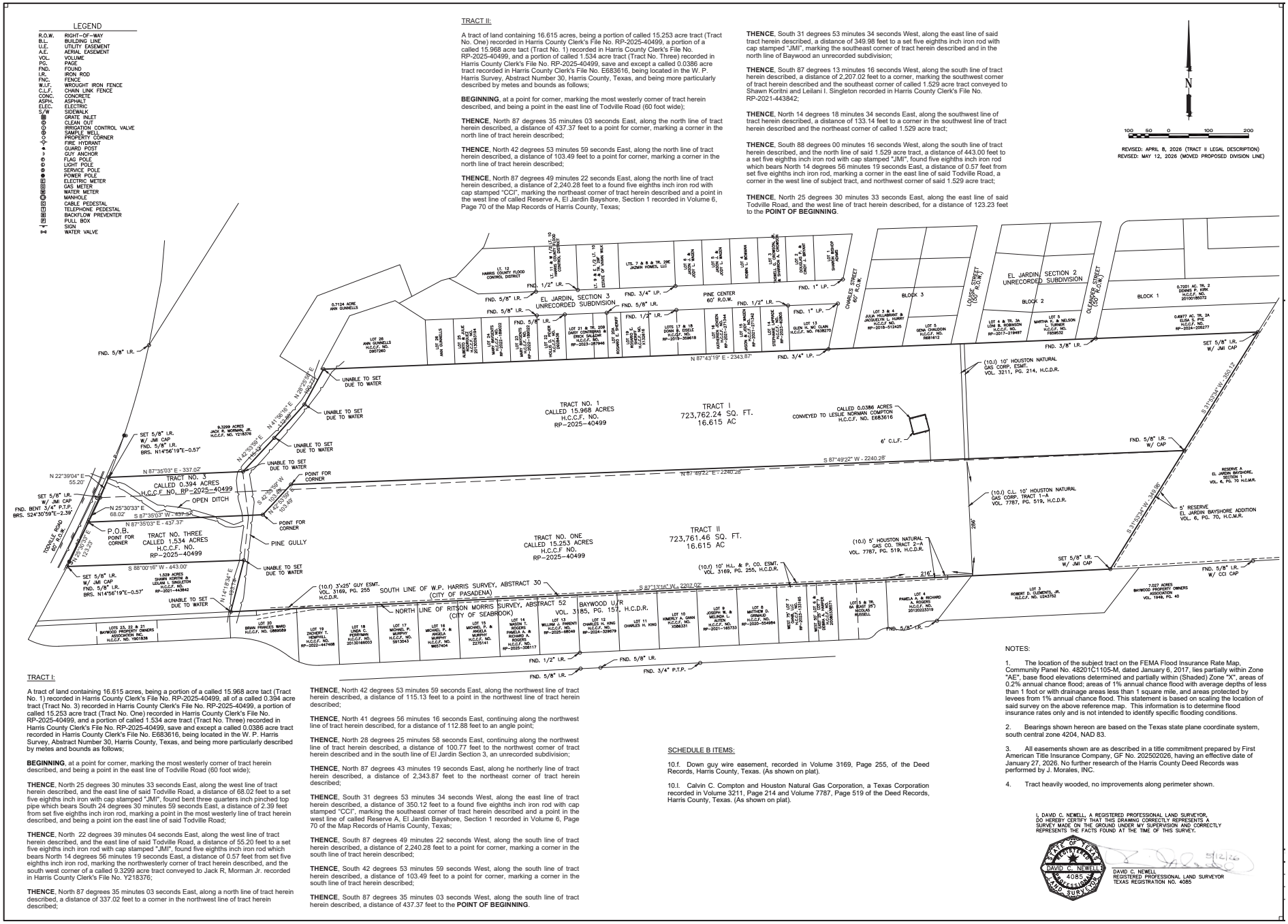
Residential,
flex-office, IOS

APN

0402440020078



SURVEY



TRACT I:

A tract of land containing 16.615 acres, being a portion of a called 15.968 acre tact (Tract No. 1) recorded in Harris County Clerk's File No. RP-2025-40499, all of a called 0.394 acre tract (Tract No. 3) recorded in Harris County Clerk's File No. RP-2025-40499, a portion of called 15.253 acre tract (Tract No. One) recorded in Harris County Clerk's File No. RP-2025-40499, and a portion of called 1.534 acre tract (Tract No. Three) recorded in Harris County Clerk's File No. RP-2025-40499, save and except a called 0.0386 acre tract recorded in Harris County Clerk's File No. E683616, being located in the W. P. Harris Survey, Abstract Number 30, Harris County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING, at a point for corner, marking the most westerly corner of tract herein described, and being a point in the east line of Todville Road (60 foot wide);

THENCE, North 25 degrees 30 minutes 33 seconds East, along the west line of tract herein described, and the east line of said Todville Road, a distance of 68.02 feet to a set five eighths inch iron with cap stamped "JMI", found bent three quarters inch pinched top pipe which bears South 24 degrees 30 minutes 59 seconds East, a distance of 2.39 feet from set five eighths inch iron rod, marking a point in the most westerly line of tract herein described, and being a point ion the east line of said Todville Road;

THENCE, North 22 degrees 39 minutes 04 seconds East, along the west line of tract herein described, and the east line of said Todville Road, a distance of 55.20 feet to a set five eighths inch iron rod with cap stamped "JMI", found five eighths inch iron rod which bears North 14 degrees 56 minutes 19 seconds East, a distance of 0.57 feet from set five eighths inch iron rod, marking the northwesterly corner of tract herein described, and the south west corner of a called 9.3299 acre tract conveyed to Jack R, Morman Jr. recorded in Harris County Clerk's File No. Y218376;

THENCE, North 87 degrees 35 minutes 03 seconds East, along a north line of tract herein described, a distance of 337.02 feet to a corner in the northwest line of tract herein described;

THENCE, North 42 degrees 53 minutes 59 seconds East, along the northwest line of tract herein described, a distance of 115.13 feet to a point in the northwest line of tract herein described;

THENCE, North 41 degrees 56 minutes 16 seconds East, continuing along the northwest line of tract herein described, for a distance of 112.88 feet to an angle point;

THENCE, North 28 degrees 25 minutes 58 seconds East, continuing along the northwest line of tract herein described, a distance of 100.77 feet to the northwest corner of tract herein described and in the south line of El Jardin Section 3, an unrecorded subdivision;

THENCE, North 87 degrees 43 minutes 19 seconds East, along he northerly line of tract herein described, a distance of 2,343.87 feet to the northeast corner of tract herein described;

THENCE, South 31 degrees 53 minutes 34 seconds West, along the east line of tract herein described, a distance of 350.12 feet to a found five eighths inch iron rod with cap stamped "CCI", marking the southeast corner of tract herein described and a point in the west line of called Reserve A, El Jardin Bayshore, Section 1 recorded in Volume 6, Page 70 of the Map Records of Harris County, Texas;

THENCE, South 87 degrees 49 minutes 22 seconds West, along the south line of tract herein described, a distance of 2,240.28 feet to a point for corner, marking a corner in the south line of tract herein described;

THENCE, South 42 degrees 53 minutes 59 seconds West, along the south line of tract herein described, a distance of 103.49 feet to a point for corner, marking a corner in the south line of tract herein described;

THENCE, South 87 degrees 35 minutes 03 seconds West, along the south line of tract herein described, a distance of 437.37 feet to the **POINT OF BEGINNING**.

TRACT II:

A tract of land containing 16.615 acres, being a portion of called 15.253 acre tract (Tract No. One) recorded in Harris County Clerk's File No. RP-2025-40499, a portion of a called 15.968 acre tact (Tract No. 1) recorded in Harris County Clerk's File No. RP-2025-40499, and a portion of called 1.534 acre tract (Tract No. Three) recorded in Harris County Clerk's File No. RP-2025-40499, save and except a called 0.0386 acre tract recorded in Harris County Clerk's File No. E683616, being located in the W. P. Harris Survey, Abstract Number 30, Harris County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING, at a point for corner, marking the most westerly corner of tract herein described, and being a point in the east line of Todville Road (60 foot wide);

THENCE, North 87 degrees 35 minutes 03 seconds East, along the north line of tract herein described, a distance of 437.37 feet to a point for corner, marking a corner in the north line of tract herein described;

THENCE, North 42 degrees 53 minutes 59 seconds East, along the north line of tract herein described, a distance of 103.49 feet to a point for corner, marking a corner in the north line of tract herein described;

THENCE, North 87 degrees 49 minutes 22 seconds East, along the north line of tract herein described, a distance of 2,240.28 feet to a found five eighths inch iron rod with cap stamped "CCI", marking the northeast corner of tract herein described and a point in the west line of called Reserve A, El Jardin Bayshore, Section 1 recorded in Volume 6, Page 70 of the Map Records of Harris County, Texas;

THENCE, South 31 degrees 53 minutes 34 seconds West, along the east line of said tract herein described, a distance of 349.98 feet to a set five eighths inch iron rod with cap stamped "JMI", marking the southeast corner of tract herein described and in the north line of Baywood an unrecorded subdivision;

THENCE, South 87 degrees 13 minutes 16 seconds West, along the south line of tract herein described, a distance of 2,207.02 feet to a corner, marking the southwest corner of tract herein described and the southeast corner of called 1.529 acre tract conveyed to Shawn Koritni and Leilani I. Singleton recorded in Harris County Clerk's File No. RP-2021-443842;

THENCE, North 14 degrees 18 minutes 34 seconds East, along the southwest line of tract herein described, a distance of 133.14 feet to a corner in the southwest line of tract herein described and the northeast corner of called 1.529 acre tract;

THENCE, South 88 degrees 00 minutes 16 seconds West, along the south line of tract herein described, and the north line of said 1.529 acre tract, a distance of 443.00 feet to a set five eighths inch iron rod with cap stamped "JMI", found five eighths inch iron rod which bears North 14 degrees 56 minutes 19 seconds East, a distance of 0.57 feet from set five eighths inch iron rod, marking a corner in the east line of said Todville Road, a corner in the west line of subject tract, and northwest corner of said 1.529 acre tract;

THENCE, North 25 degrees 30 minutes 33 seconds East, along the east line of said Todville Road, and the west line of tract herein described, for a distance of 123.23 feet to the **POINT OF BEGINNING**.

SCHEDULE B ITEMS:

10.f. Down guy wire easement, recorded in Volume 3169, Page 255, of the Deed Records, Harris County, Texas. (As shown on plat).

10.l. Calvin C. Compton and Houston Natural Gas Corporation, a Texas Corporation recorded in Volume 3211, Page 214 and Volume 7787, Page 519 of the Deed Records, Harris County, Texas. (As shown on plat).

NOTES:

1. The location of the subject tract on the FEMA Flood Insurance Rate Map, Community Panel No. 48201C1105-M, dated January 6, 2017, lies partially within Zone "AE", base flood elevations determined and partially within (Shaded) Zone "X", areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood. This statement is based on scaling the location of said survey on the above reference map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.

2. Bearings shown hereon are based on the Texas state plane coordinate system, south central zone 4204, NAD 83.

3. All easements shown are as described in a title commitment prepared by First American Title Insurance Company, GF No. 202502026, having an effective date of January 27, 2026. No further research of the Harris County Deed Records was performed by J. Morales, INC.

4. Tract heavily wooded, no improvements along perimeter shown.

I, DAVID C. NEWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DRAWING CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

STATE OF TEXAS REGISTERED DAVID C. NEWELL 4085 PROFESSIONAL LAND SURVEYOR

5/12/26

DAVID C. NEWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4085

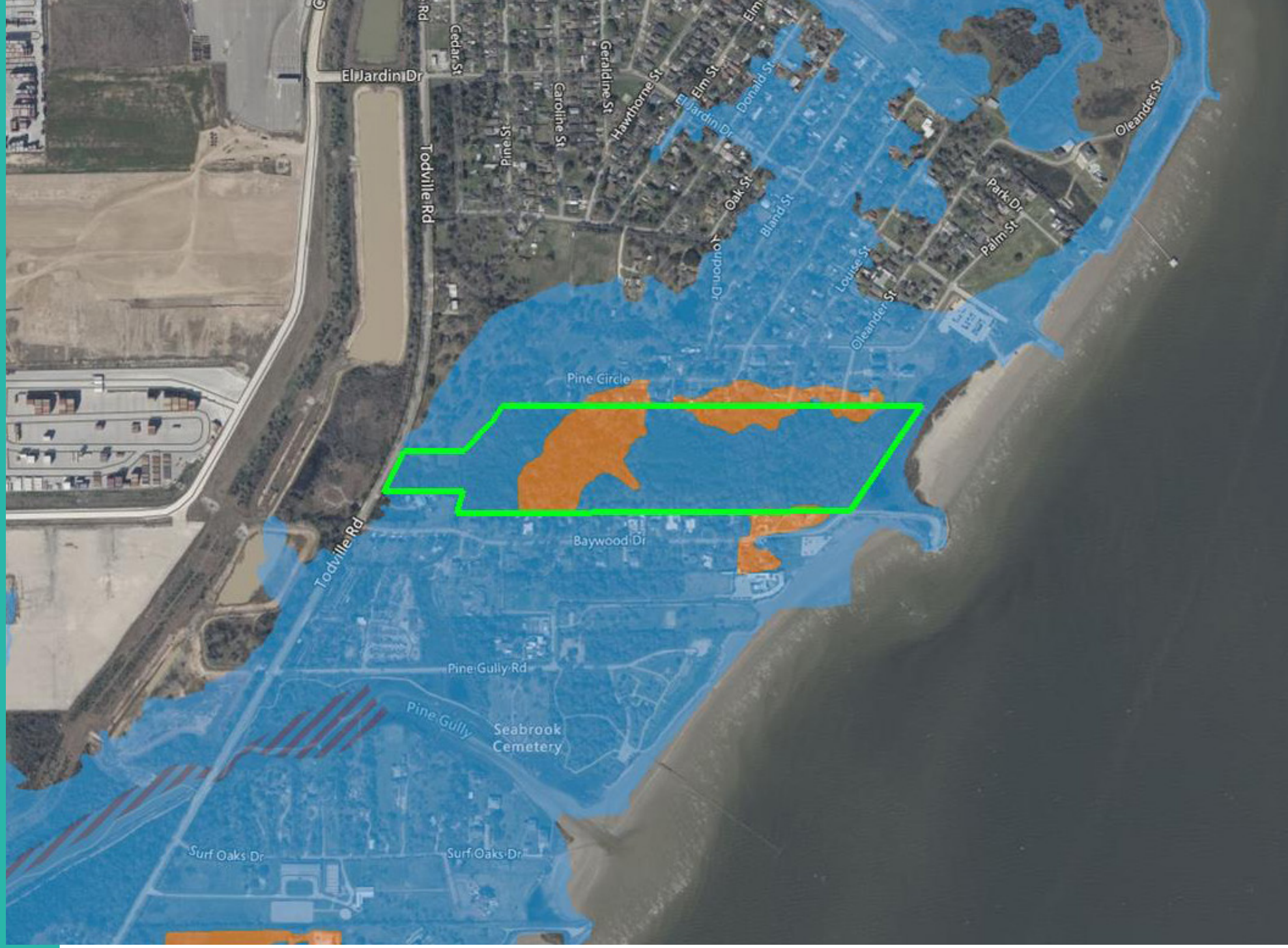
Todville Rd, Seabrook, TX 77586

AERIAL VIEW



Todville Rd, Seabrook, TX 77586

FLOODPLAIN MAP



Todville Rd, Seabrook, TX 77586

WETLANDS MAP



Todville Rd, Seabrook, TX 77586

PIPELINE MAP



Todville Rd, Seabrook, TX 77586

DEMOGRAPHICS

Market Overview

77586, Seabrook, Texas
5 mile radius

Household & population characteristics

$107,085
Median household income

$353,024
Median home value

61.9%
Owner occupied housing units

41.4
Median age

50.1%
Female population

52.1%
% Married (age 15 or older)

Households & population

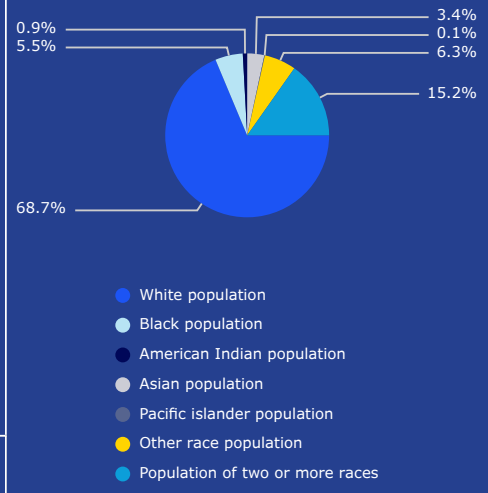
41,978
Current total population

43,374
5 Year total population

18,045
Current total households

18,975
5 year total households

Race



Education

6%
No high school diploma

18%
High school graduate

33%
Some college

43%
Bachelor's/graduate/prof degree

Business

1,629
Total Businesses

19,550
Total Employees

Employment

69%
White collar

18%
Blue collar

13%
Services

4.9%
Unemployment rate

Annual lifestyle spending

$4,304
Travel

$46
Tickets to Movies

$158
Theatre/Operas/ Concerts

$140
Admission to Sports Events

$14
Online Gaming Services

Annual household spending

$3,017
Apparel & Services

$264
Computers & Hardware

$5,288
Eating Out

$9,221
Groceries

$9,470
Health Care

±33.5 Acres

Todville Rd, Seabrook, TX 77586

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Colliers International Houston, Inc.	29114
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Email	Phone
Daniel Patrick Rice	811065
Name of Designated Broker of Licensed Business Entity, if applicable	License No.
danny.rice@colliers.com	+1 713 830 2134
Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.
Email	Phone
James Kadlick	502508
Name of Sales Agent/Associate	License No.
james.kadlick@colliers.com	+1 713 835 0072
Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date