

BEARDEN
INVESTMENTS



SITE

**LAND FOR SALE
53.394 AC
LEAGUE CITY, TX**

FOR INFORMATION: 830-563-5334

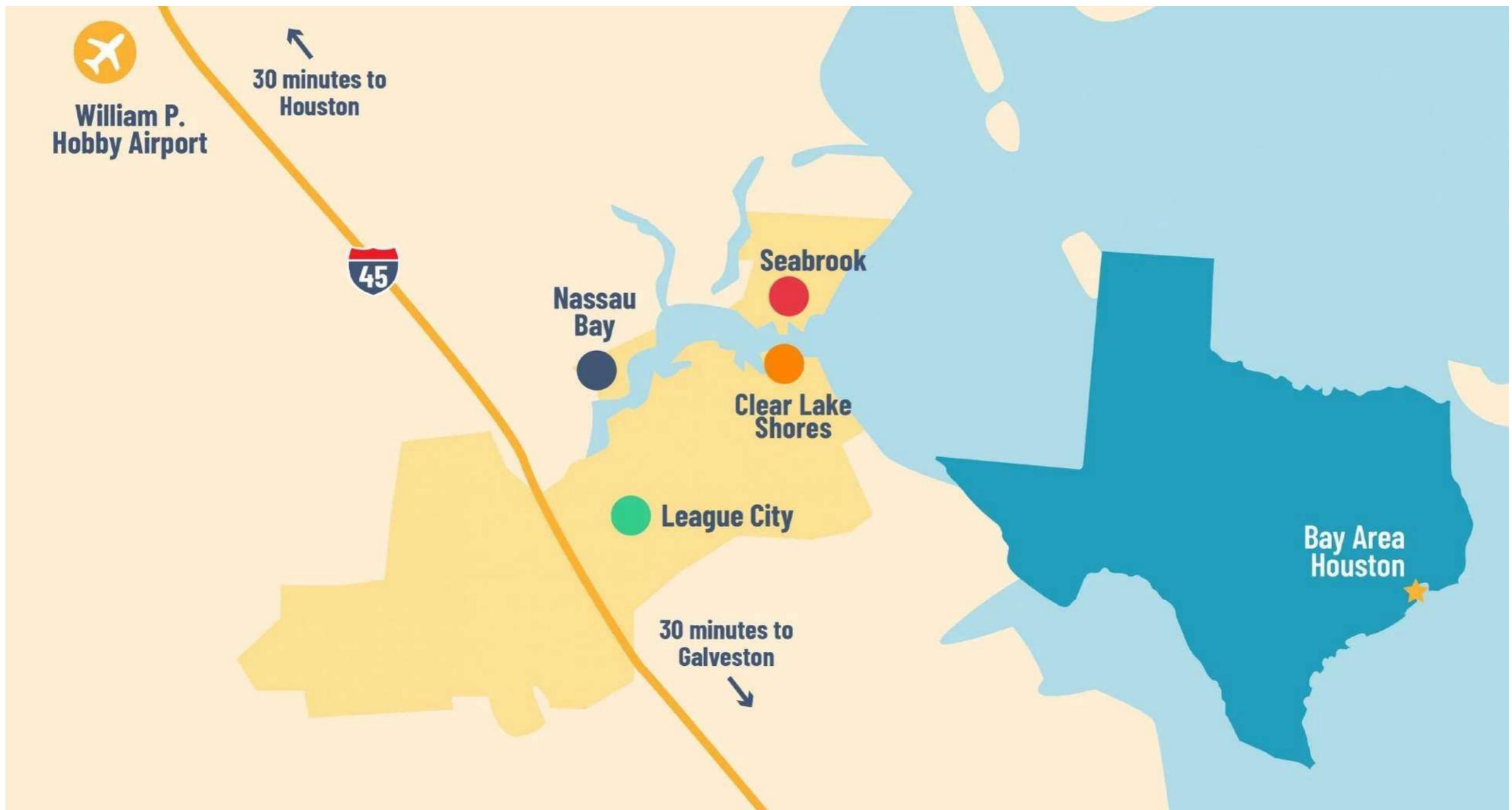
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PROPERTY LOCATION



PROPERTY LOCATION



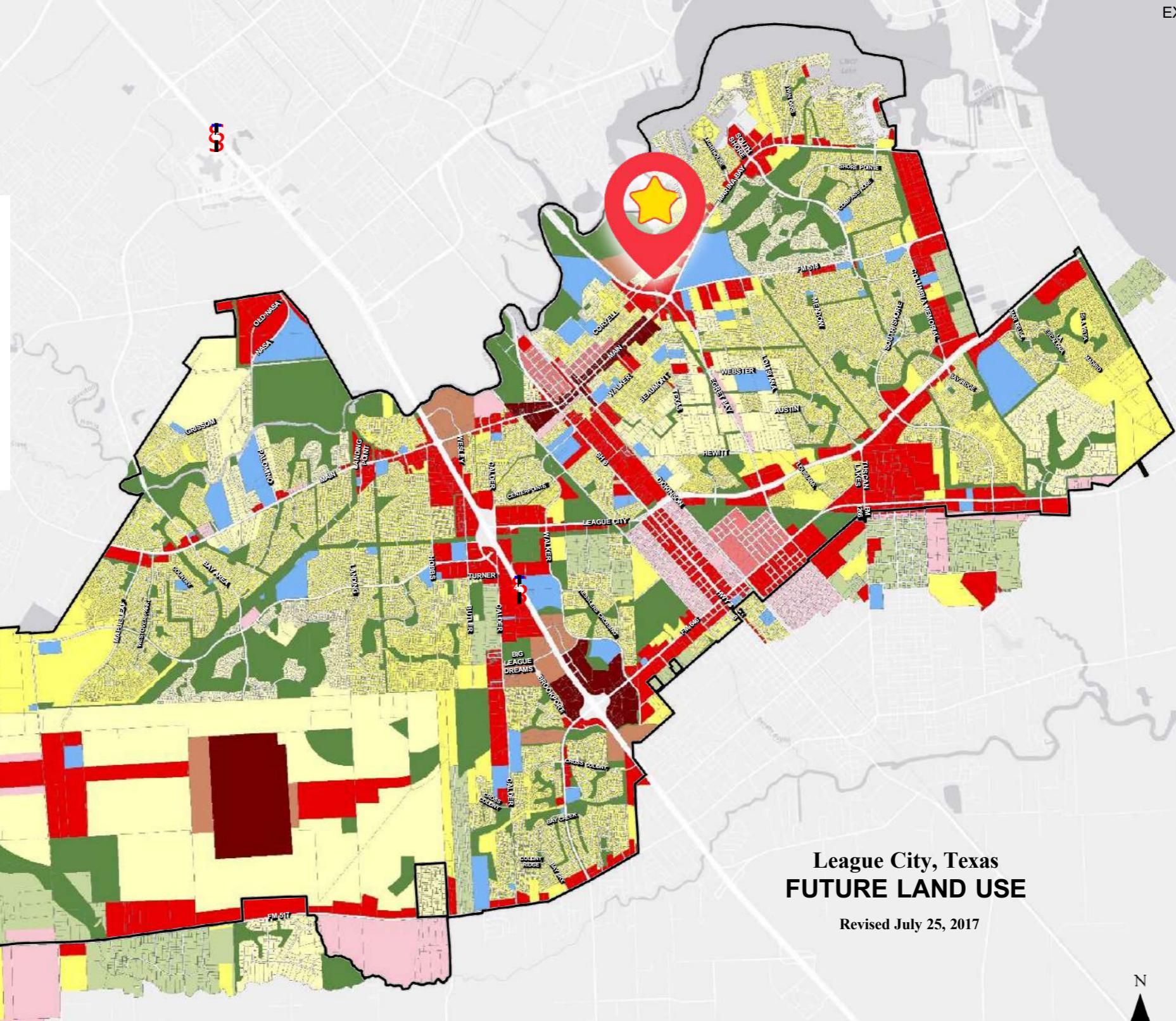
PROPERTY DATA



EXHIBIT A

Land Uses

- Rural/Estate Residential
- Park/Open Space/Natural
- Suburban Residential
- Suburban Village
- Suburban Commercial
- Enhanced Auto Dominant Residential
- Enhanced Auto Dominant Commercial
- Urban High
- Urban Low
- Public/Institutional
- League City City Limits



LOCATION ATTRIBUTES



30 MINUTES

FROM GALVESTON &
DOWNTOWN HOUSTON



6.5 MILES

CLEAR CREEK
PADDLE TRAIL



27 MILES

OF HIKE & BIKE
TRAILS



**100
SUBDIVISIONS**

WITH OVER 40,000
HOUSEHOLDS



850 ACRES

OF CITY PARKS, TRAILS,
& ATHLETICS FACILITIES



**MAJOR AREA
EMPLOYERS**

CLEAR CREEK ISD - 5,336
AMERICAN NATIONAL INSURANCE - 750
H-E-B - 637
UTMB - LEAGUE CITY CAMPUS - 599

PROPERTY DATA

OWNER	BEARDEN MANAGEMENT, INC.
PURCHASE DATE	2007
PROPERTY TAX ID	3776633
2023 ASSESSMENT VALUE	\$772,280
MILL RATE	1.906156
LOCATION	NE SIDE OF EGRET BAY BOULEVARD (FM 270)
ACRES	53.394 AC (2,325,855 SQ.FT.)
COUNTY	GALVESTON
CITY	LEAGUE CITY
SCHOOLS	CLEAR CREEK ISD
HIGHEST & BEST USE	MIXED USE - MULTIFAMILY, RETAIL, OFFICE, AND LIGHT INDUSTRIAL
FRONTAGE	APPROX. 905 FT ALONG FM 270
ASKING PRICE	CALL FOR PRICING

ZONING

- The site is currently zoned at Commercial Mixed Use (CM)
 - Multifamily use is permitted if units are not on the ground floor
 - Permitted Non-Residential Uses
 - Retail
 - Self-Storage
 - Industrial, Warehousing, and Storage
 - Research & Development, Indoor Storage
 - Wholesaling and Distribution

UTILITIES

- Utilities available to the site provided by the city

DETENTION

- Not recommended by civil engineer. Water runoff to the west into Robinson Bayou, which leads to Galveston Bay
- 6 acres proposed for park land dedication that could be used to offset other requirements

BISECTING PARCEL: OWNED BY THE CITY

- 6.62 acres FM 518 Bypass purchased by City but plans abandoned
- Owner/Developer in discussions with City to re-purchase the land

SITE WORK

- In 2022, approx. 4 million cubic yards of select fill dirt was imported to the site bringing all but 8.5 acres out of the 100 year flood plane (Zone AE)

PROPERTY DATA



2.4%

POPULATION
GROWTH
SINCE 2010



EST. AVERAGE OF

37,000

VEHICLES PER DAY
FM 270/EGRET BAY BLVD
ANNUAL AVERAGE DAILY TRAFFIC



\$117K

AVERAGE
HOUSEHOLD
INCOME

WITHIN 1 MILE

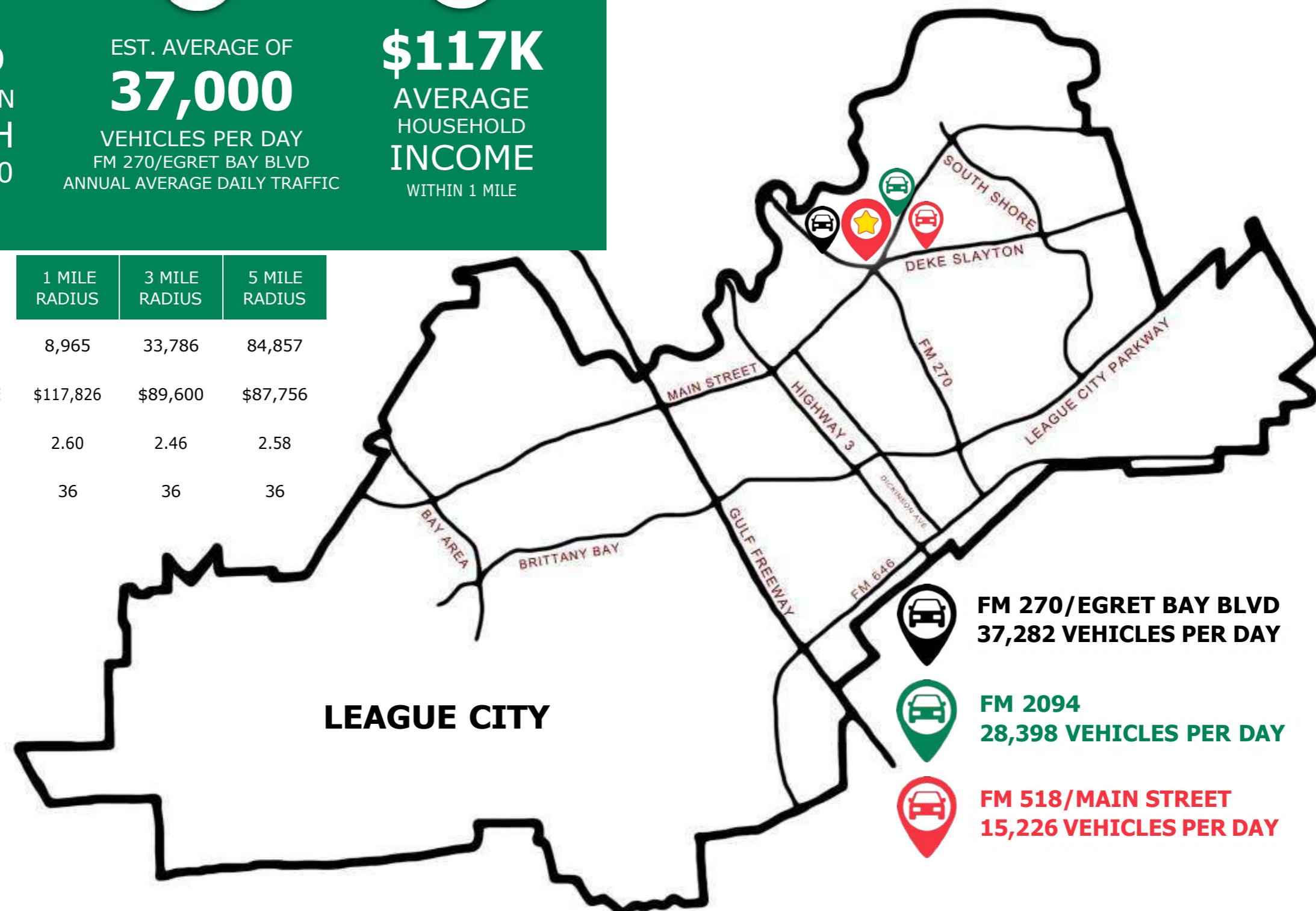
	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
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TOTAL POPULATION 8,965 33,786 84,857

AVG HOUSEHOLD INCOME \$117,826 \$89,600 \$87,756

AVG. NUMBER PER
HOUSEHOLD 2.60 2.46 2.58

MEDIAN AGE 36 36 36



PROPERTY DATA

1 MILE RADIUS

 8,965
Total Population

 8,760
Population Projection in 5 years

 3,522
Total Housing

 \$117,826
Median Household Income

 2,527
Population Density
People per Sq Mile

 36
Population Median Age
in Years

 2.60
Average People per Household

 5,012
Employed Population

3 MILE RADIUS

 69,580
Total Population

 67,922
Population Projection in 5 years

 30,352
Total Housing

 \$89,600
Median Household Income

 2,647
Population Density
People per Sq Mile

 36
Population Median Age
in Years

 2.46
Average People per Household

 36,504
Employed Population

5 MILE RADIUS

 187,951
Total Population

 184,473
Population Projection in 5 years

 78,613
Total Housing

 \$87,756
Median Household Income

 2,453
Population Density
People per Sq Mile

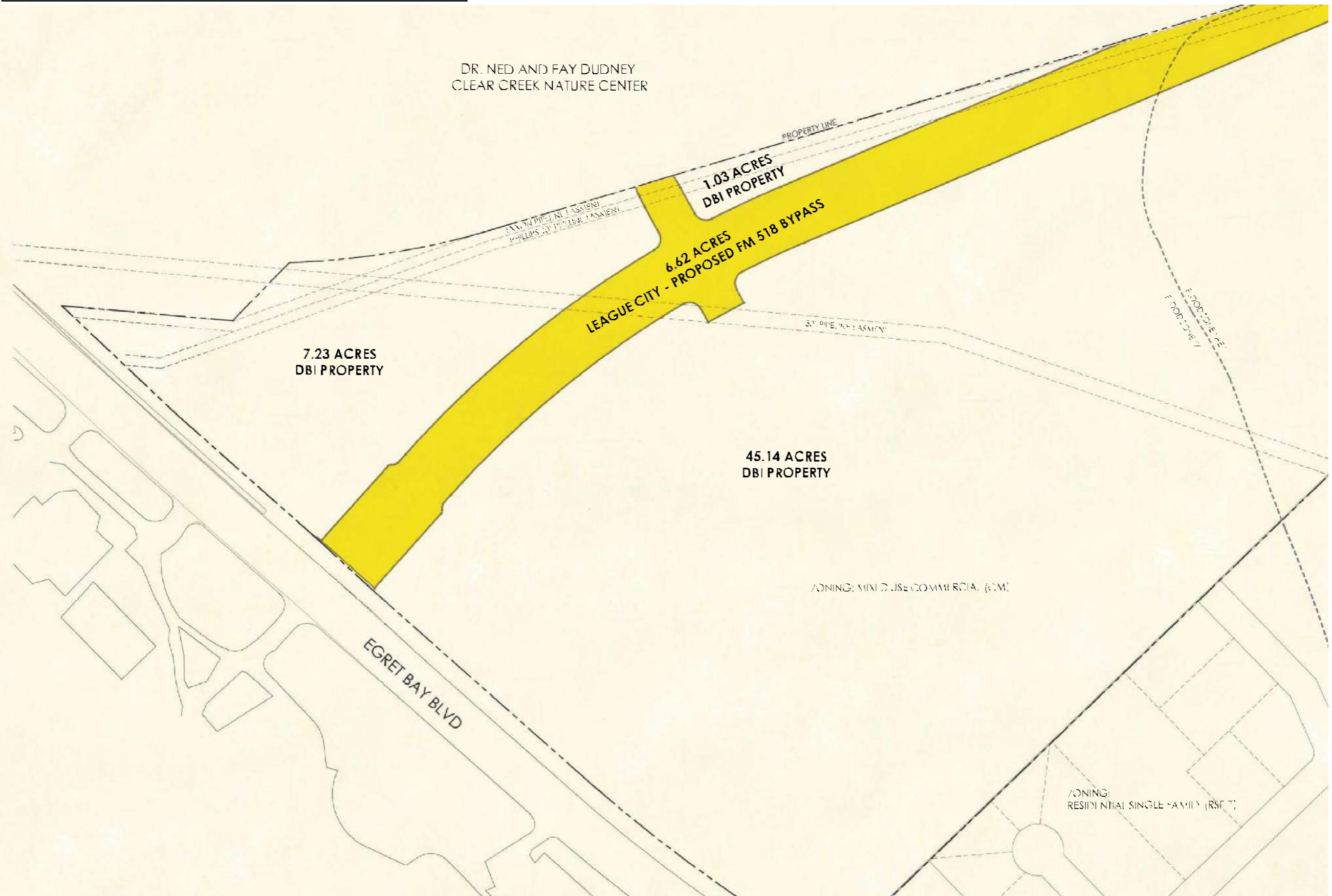
 36
Population Median Age
in Years

 2.58
Average People per Household

 95,508
Employed Population

OWNERSHIP MAP

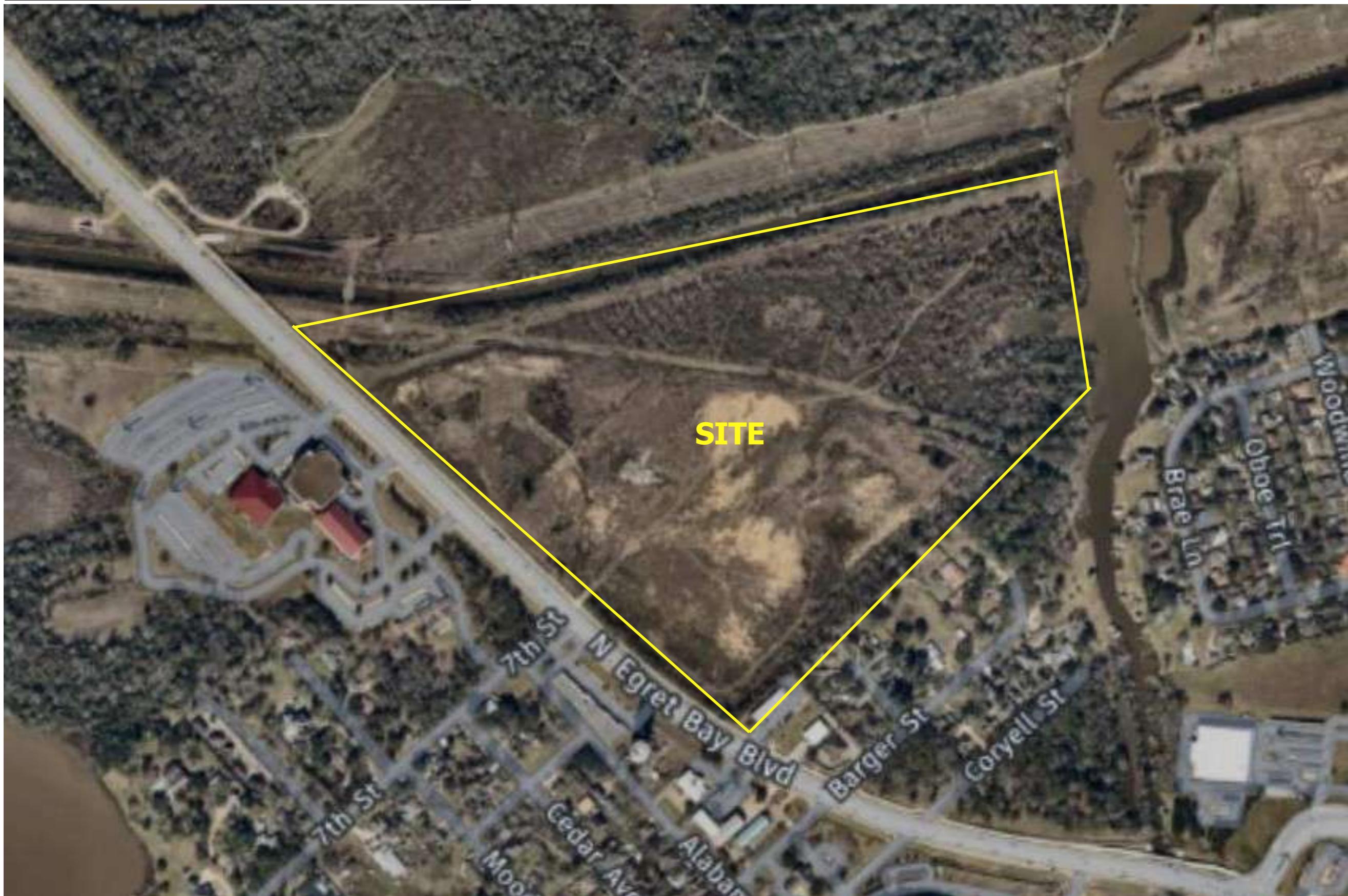
DR. NED AND FAY DUDNEY
CLEAR CREEK NATURE CENTER



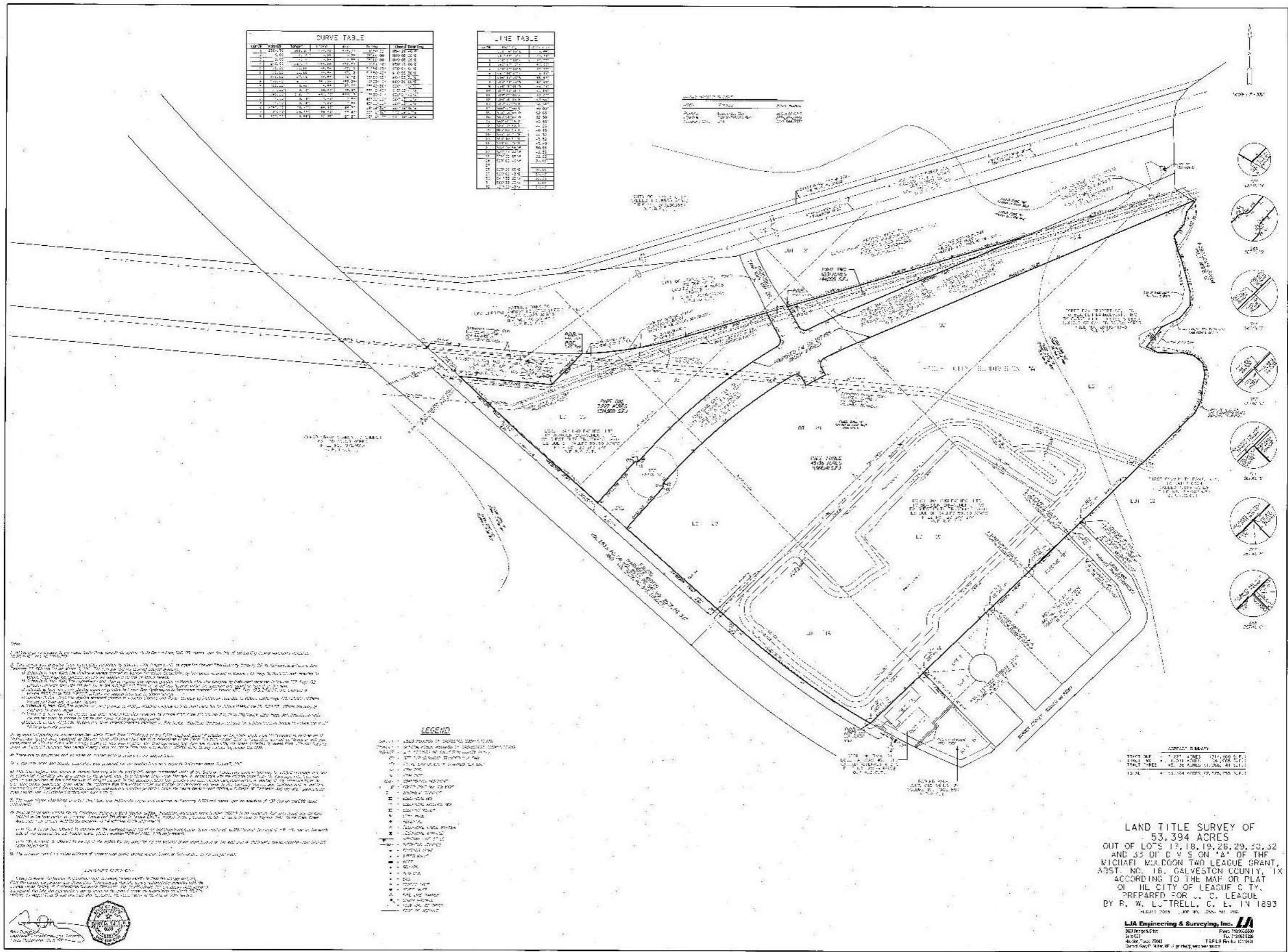
AE~~RIAL~~



AERIAL ZOOM



SURVEY



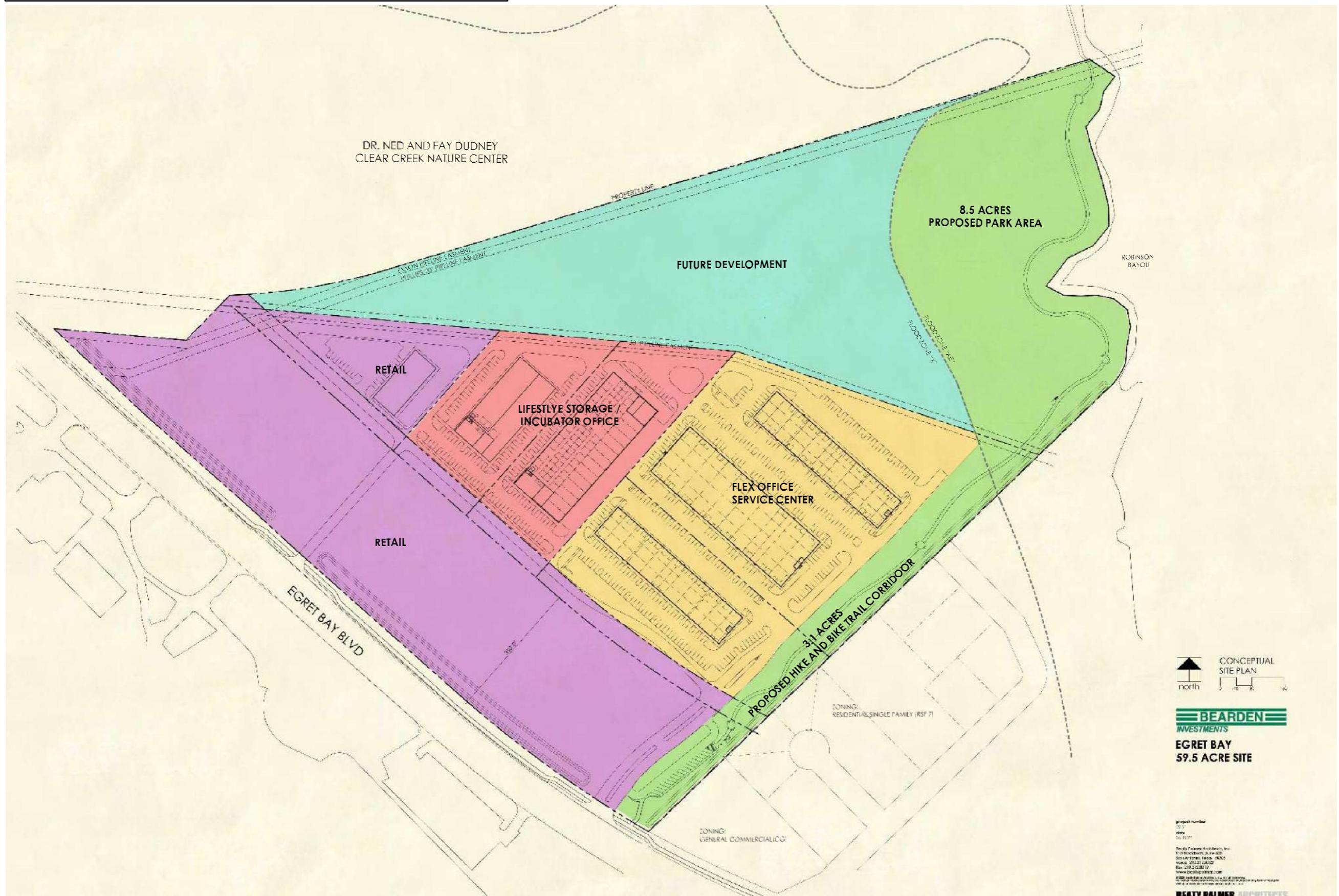
EXISTING ZONING



SUGGESTED FUTURE LAND USES



SUGGESTED FUTURE LAND USES

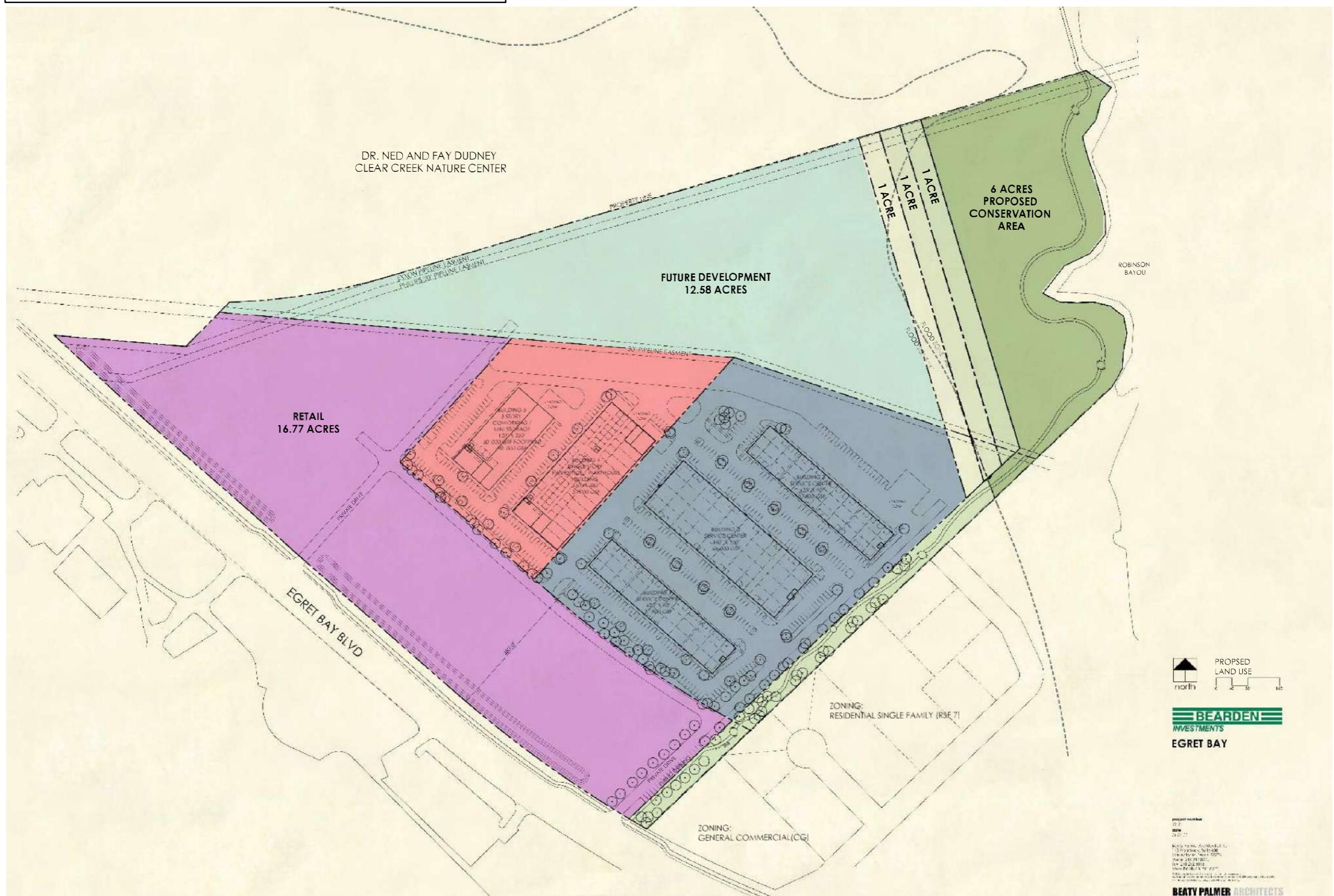


CONCEPTUAL SITE PLAN
north
0 400 ft

BEARDEN
INVESTMENTS
EGRET BAY
59.5 ACRE SITE

project number
357
date
04.15.21
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BEATY PALMER ARCHITECTS

SUGGESTED FUTURE LAND USES



SUGGESTED FUTURE LAND USES

