



BEARDEN

INVESTMENTS

SITE

LAND FOR SALE
53.394 AC
LEAGUE CITY, TX

FOR INFORMATION: 830-563-5334

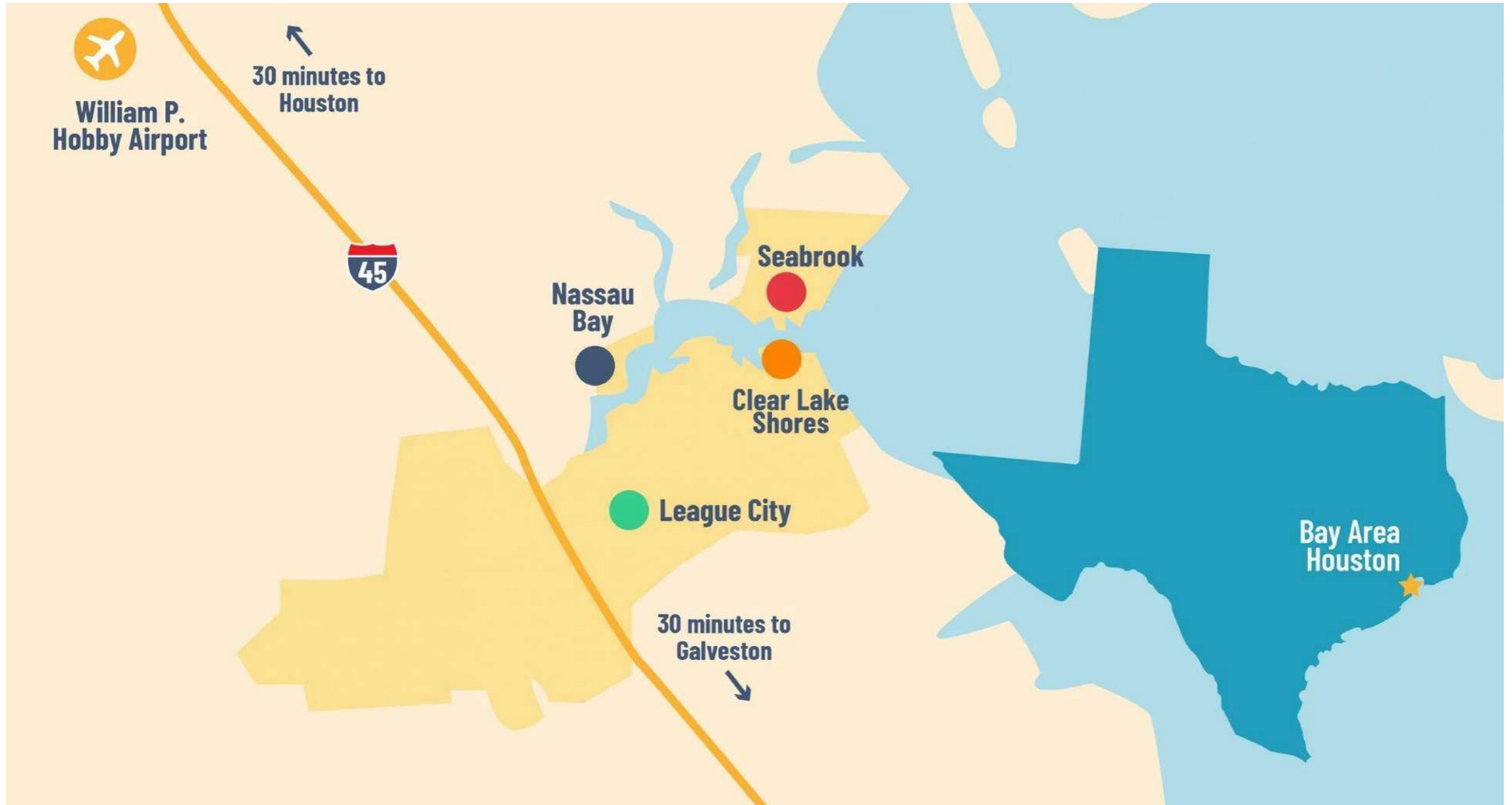
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PROPERTY LOCATION



PROPERTY LOCATION



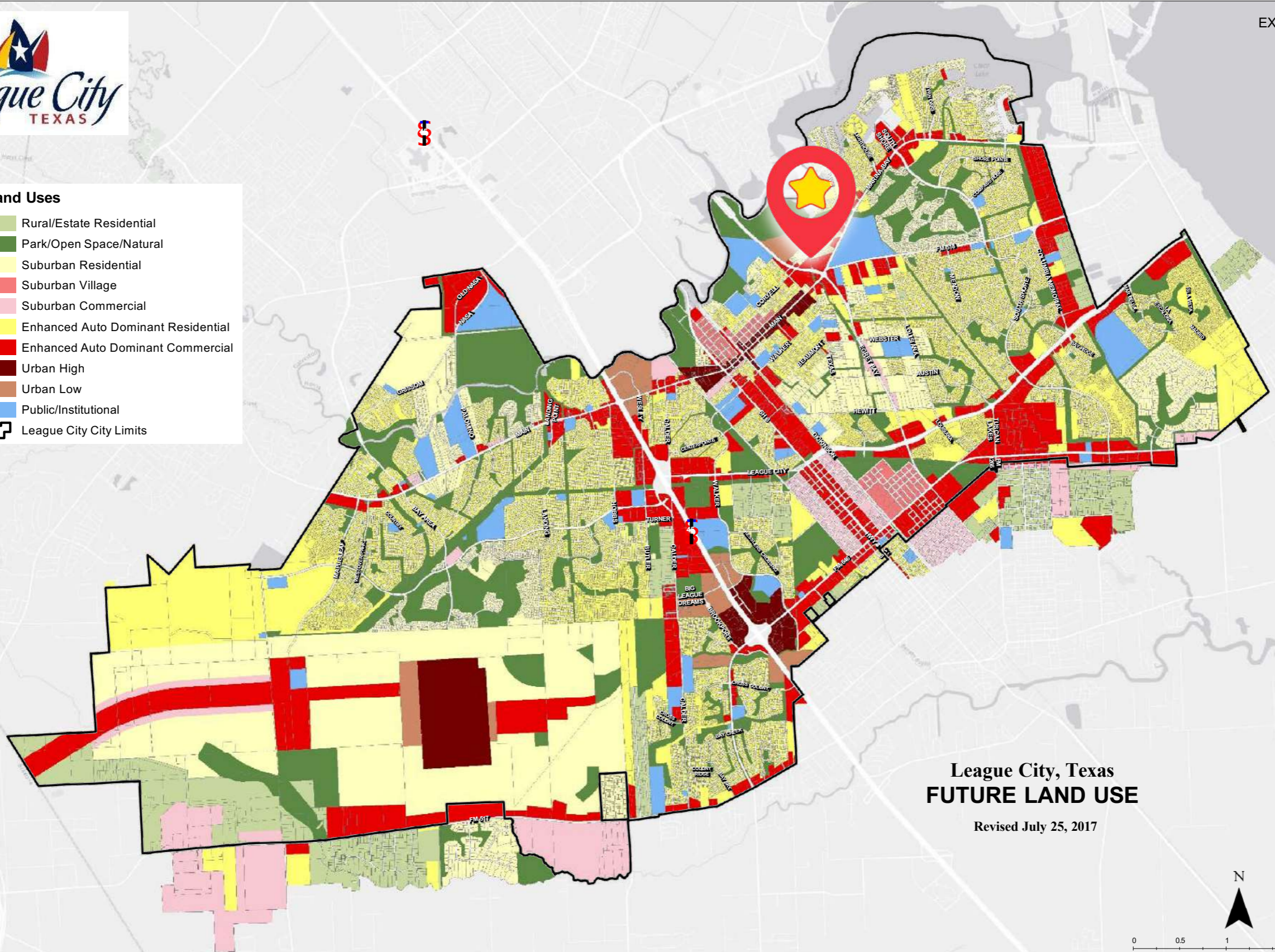
PROPERTY DATA

EXHIBIT A



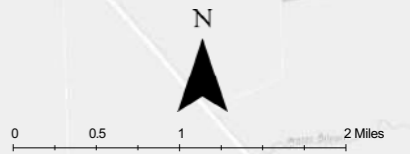
Land Uses

- 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



League City, Texas FUTURE LAND USE

Revised July 25, 2017



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

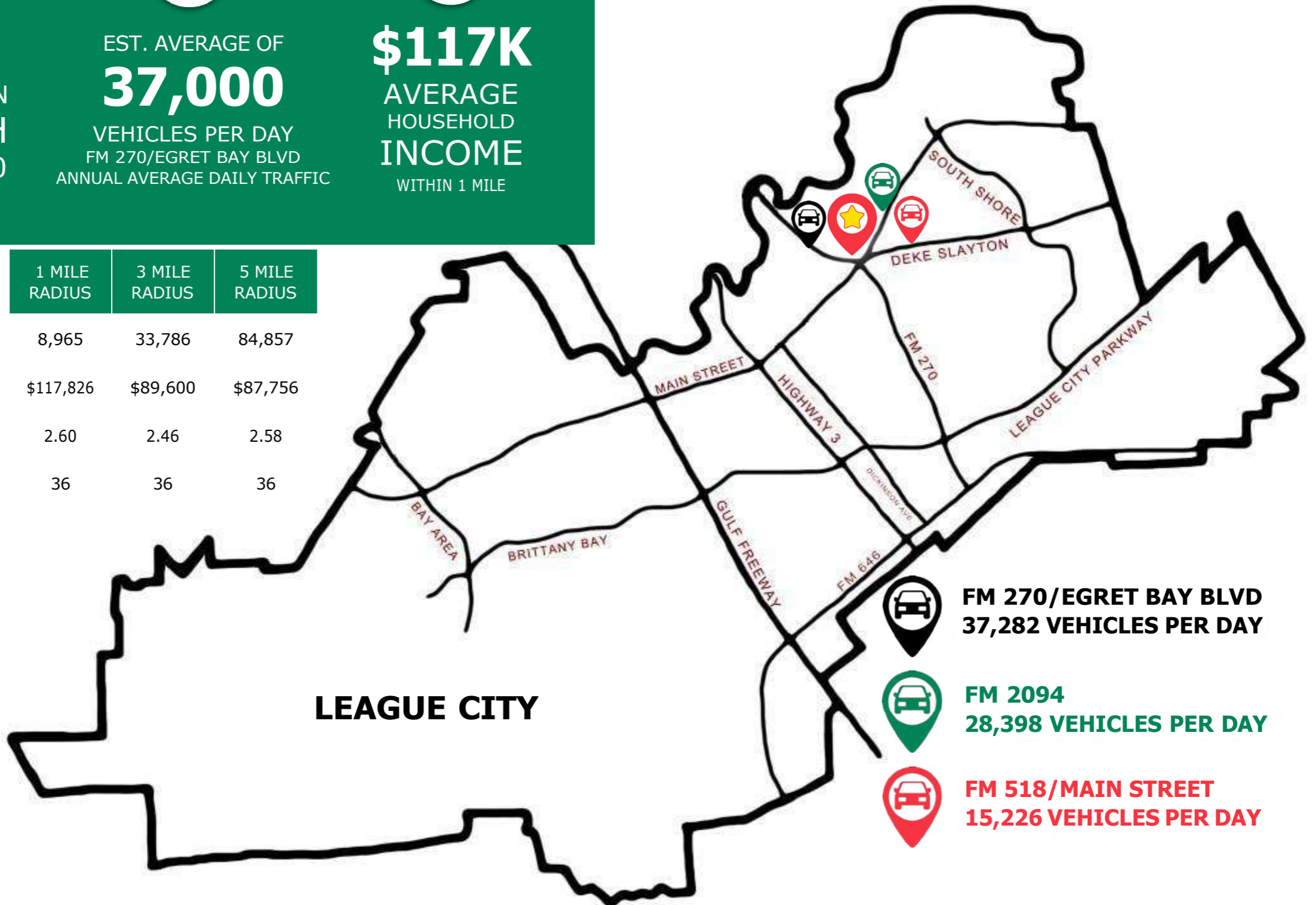


EST. AVERAGE OF
37,000
VEHICLES PER DAY
FM 270/EGRET BAY BLVD
ANNUAL AVERAGE DAILY TRAFFIC



\$117K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
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

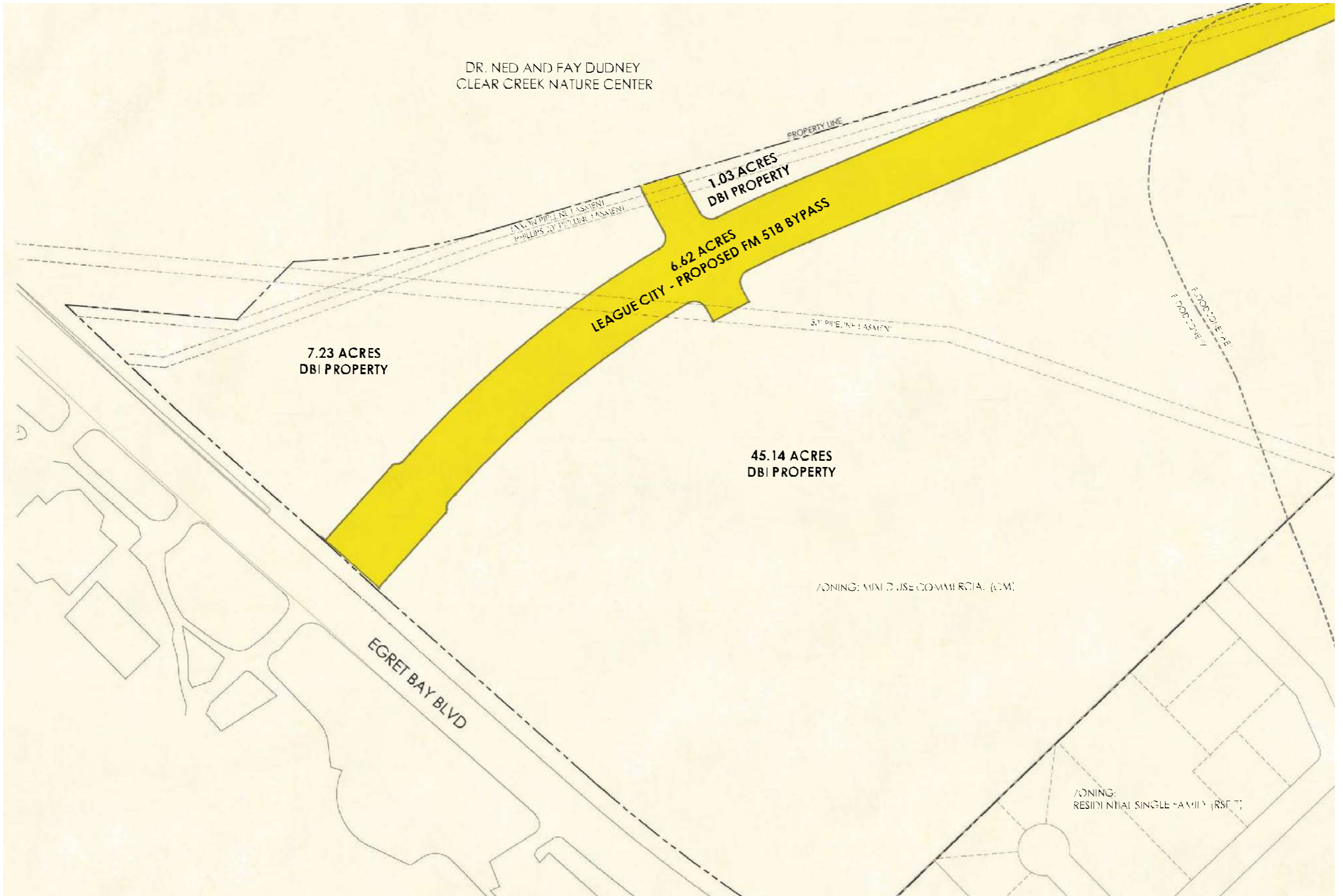
 2,453
Population Density
People per Sq Mile

 36
Population Median Age
in Years

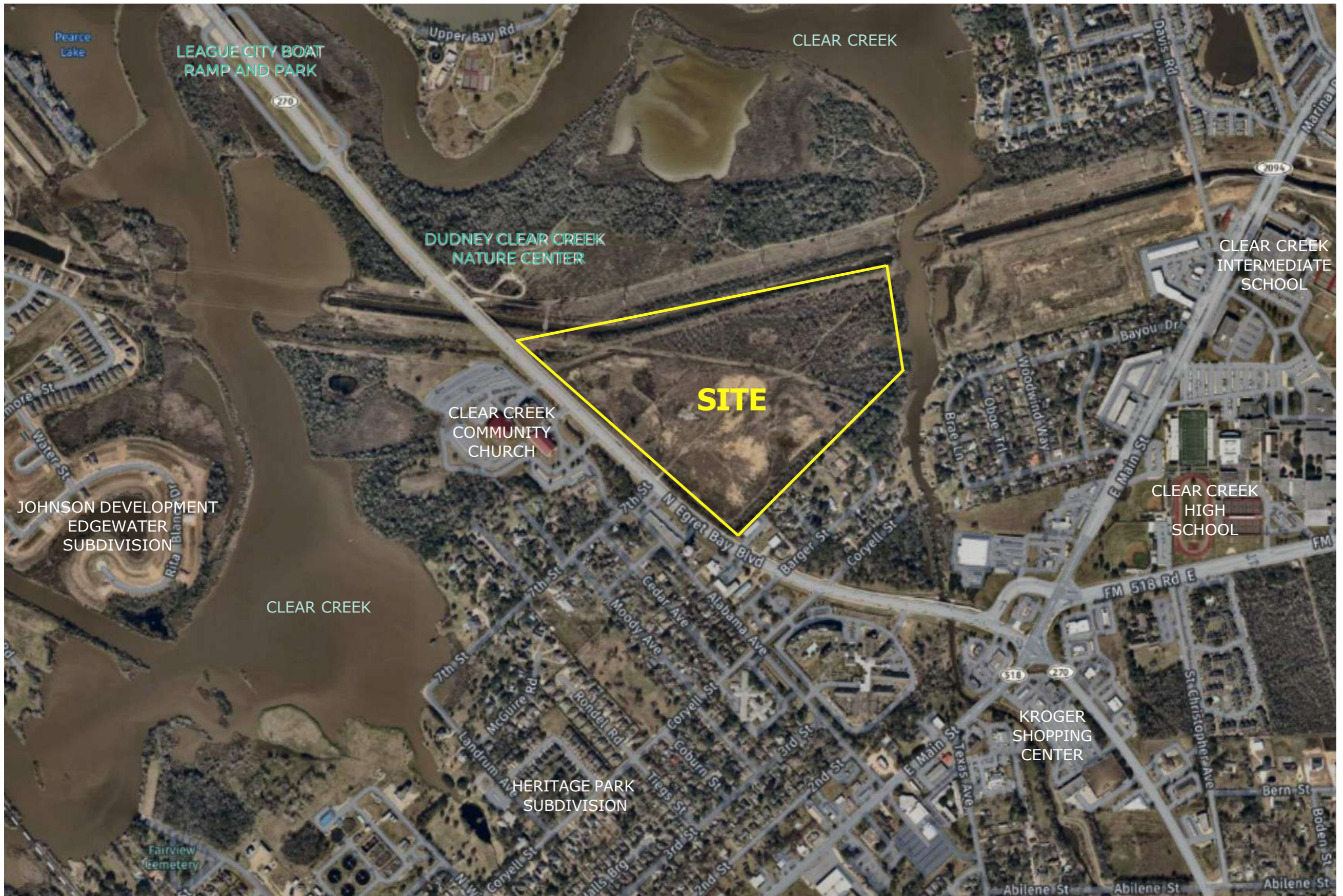
 2.58
Average People per
Household

 95,508
Employed Population

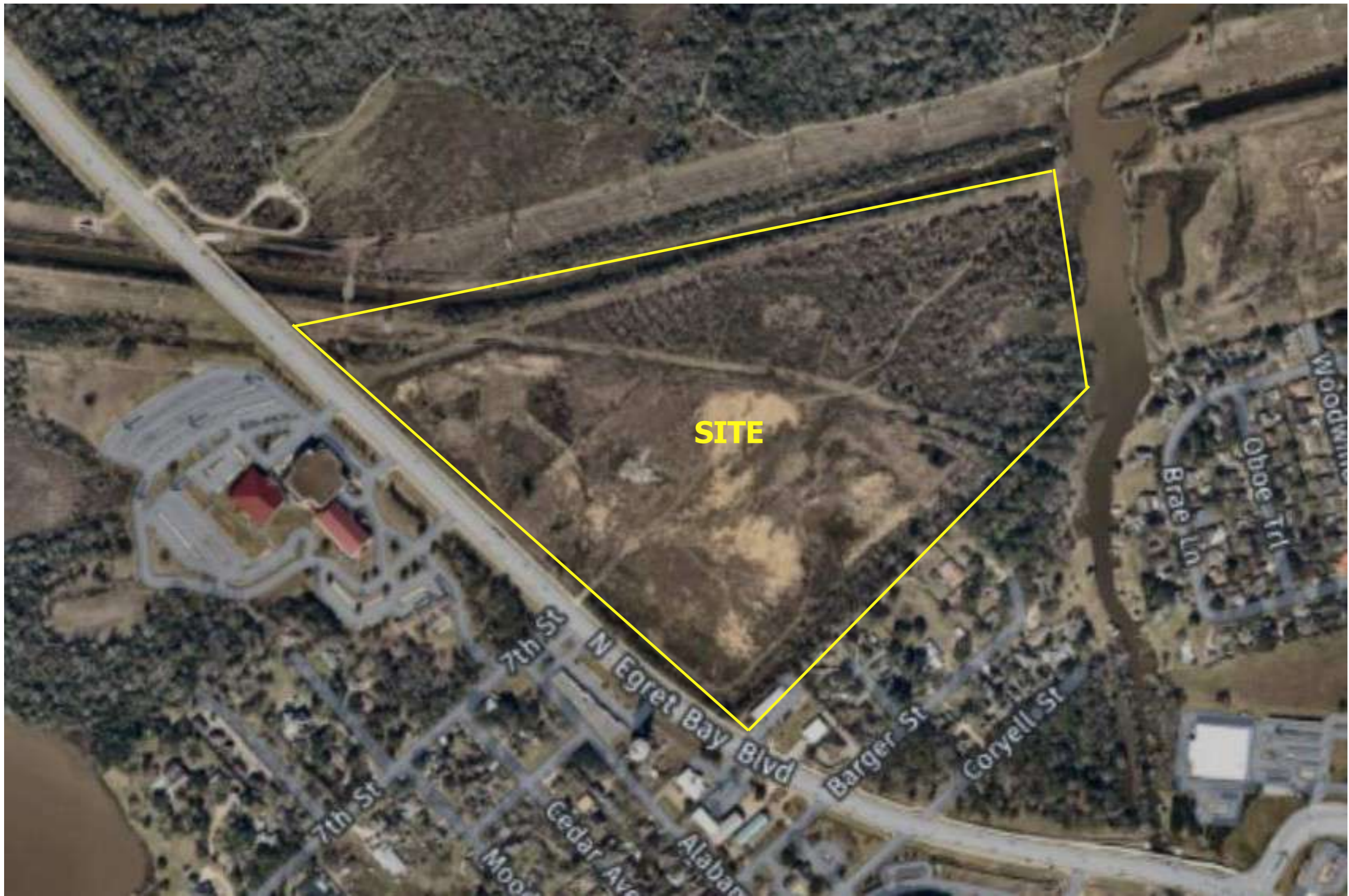
OWNERSHIP MAP



AERIAL



AERIAL ZOOM



SURVEY

CURVE TABLE							
Curve	Station	Length	Curve	Station	Length	Curve	Station
1	10+00	100.00	2	100+00	100.00	3	200+00
4	300+00	100.00	5	400+00	100.00	6	500+00
7	600+00	100.00	8	700+00	100.00	9	800+00
10	900+00	100.00	11	1000+00	100.00	12	1100+00
13	1200+00	100.00	14	1300+00	100.00	15	1400+00
16	1500+00	100.00	17	1600+00	100.00	18	1700+00
19	1800+00	100.00	20	1900+00	100.00	21	2000+00
22	2100+00	100.00	23	2200+00	100.00	24	2300+00
25	2400+00	100.00	26	2500+00	100.00	27	2600+00
28	2700+00	100.00	29	2800+00	100.00	30	2900+00
31	3000+00	100.00	32	3100+00	100.00	33	3200+00
34	3300+00	100.00	35	3400+00	100.00	36	3500+00
37	3600+00	100.00	38	3700+00	100.00	39	3800+00
40	3900+00	100.00	41	4000+00	100.00	42	4100+00
43	4200+00	100.00	44	4300+00	100.00	45	4400+00
46	4500+00	100.00	47	4600+00	100.00	48	4700+00
49	4800+00	100.00	50	4900+00	100.00	51	5000+00
52	5100+00	100.00	53	5200+00	100.00	54	5300+00
55	5400+00	100.00	56	5500+00	100.00	57	5600+00
58	5700+00	100.00	59	5800+00	100.00	60	5900+00
61	6000+00	100.00	62	6100+00	100.00	63	6200+00
64	6300+00	100.00	65	6400+00	100.00	66	6500+00
67	6600+00	100.00	68	6700+00	100.00	69	6800+00
70	6900+00	100.00	71	7000+00	100.00	72	7100+00
73	7200+00	100.00	74	7300+00	100.00	75	7400+00
76	7500+00	100.00	77	7600+00	100.00	78	7700+00
79	7800+00	100.00	80	7900+00	100.00	81	8000+00
82	8100+00	100.00	83	8200+00	100.00	84	8300+00
85	8400+00	100.00	86	8500+00	100.00	87	8600+00
88	8700+00	100.00	89	8800+00	100.00	90	8900+00
91	9000+00	100.00	92	9100+00	100.00	93	9200+00
94	9300+00	100.00	95	9400+00	100.00	96	9500+00
97	9600+00	100.00	98	9700+00	100.00	99	9800+00
100	9900+00	100.00	101	10000+00	100.00	102	10100+00
103	10200+00	100.00	104	10300+00	100.00	105	10400+00
106	10500+00	100.00	107	10600+00	100.00	108	10700+00
109	10800+00	100.00	110	10900+00	100.00	111	11000+00
112	11100+00	100.00	113	11200+00	100.00	114	11300+00
115	11400+00	100.00	116	11500+00	100.00	117	11600+00
118	11700+00	100.00	119	11800+00	100.00	120	11900+00
121	12000+00	100.00	122	12100+00	100.00	123	12200+00
124	12300+00	100.00	125	12400+00	100.00	126	12500+00
127	12600+00	100.00	128	12700+00	100.00	129	12800+00
130	12900+00	100.00	131	13000+00	100.00	132	13100+00
133	13200+00	100.00	134	13300+00	100.00	135	13400+00
136	13500+00	100.00	137	13600+00	100.00	138	13700+00
139	13800+00	100.00	140	13900+00	100.00	141	14000+00
142	14100+00	100.00	143	14200+00	100.00	144	14300+00
145	14400+00	100.00	146	14500+00	100.00	147	14600+00
148	14700+00	100.00	149	14800+00	100.00	150	14900+00
151	15000+00	100.00	152	15100+00	100.00	153	15200+00
154	15300+00	100.00	155	15400+00	100.00	156	15500+00
157	15600+00	100.00	158	15700+00	100.00	159	15800+00
160	15900+00	100.00	161	16000+00	100.00	162	16100+00
163	16200+00	100.00	164	16300+00	100.00	165	16400+00
166	16500+00	100.00	167	16600+00	100.00	168	16700+00
169	16800+00	100.00	170	16900+00	100.00	171	17000+00
172	17100+00	100.00	173	17200+00	100.00	174	17300+00
175	17400+00	100.00	176	17500+00	100.00	177	17600+00
178	17700+00	100.00	179	17800+00	100.00	180	17900+00
181	18000+00	100.00	182	18100+00	100.00	183	18200+00
184	18300+00	100.00	185	18400+00	100.00	186	18500+00
187	18600+00	100.00	188	18700+00	100.00	189	18800+00
190	18900+00	100.00	191	19000+00	100.00	192	19100+00
193	19200+00	100.00	194	19300+00	100.00	195	19400+00
196	19500+00	100.00	197	19600+00	100.00	198	19700+00
199	19800+00	100.00	200	19900+00	100.00	201	20000+00
202	20100+00	100.00	203	20200+00	100.00	204	20300+00
205	20400+00	100.00	206	20500+00	100.00	207	20600+00
208	20700+00	100.00	209	20800+00	100.00	210	20900+00
211	21000+00	100.00	212	21100+00	100.00	213	21200+00
214	21300+00	100.00	215	21400+00	100.00	216	21500+00
217	21600+00	100.00	218	21700+00	100.00	219	21800+00
220	21900+00	100.00	221	22000+00	100.00	222	22100+00
223	22200+00	100.00	224	22300+00	100.00	225	22400+00
226	22500+00	100.00	227	22600+00	100.00	228	22700+00
229	22800+00	100.00	230	22900+00	100.00	231	23000+00
232	23100+00	100.00	233	23200+00	100.00	234	23300+00
235	23400+00	100.00	236	23500+00	100.00	237	23600+00
238	23700+00	100.00	239	23800+00	100.00	240	23900+00
241	24000+00	100.00	242	24100+00	100.00	243	24200+00
244	24300+00	100.00	245	24400+00	100.00	246	24500+00
247	24600+00	100.00	248	24700+00	100.00	249	24800+00
250	24900+00	100.00	251	25000+00	100.00	252	25100+00
253	25200+00	100.00	254	25300+00	100.00	255	25400+00
256	25500+00	100.00	257	25600+00	100.00	258	25700+00
259	25800+00	100.00	260	25900+00	100.00	261	26000+00
262	26100+00	100.00	263	26200+00	100.00	264	26300+00
265	26400+00	100.00	266	26500+00	100.00	267	26600+00
268	26700+00	100.00	269	26800+00	100.00	270	26900+00
271	27000+00	100.00	272	27100+00	100.00	273	27200+00
274	27300+00	100.00	275	27400+00	100.00	276	27500+00
277	27600+00	100.00	278	27700+00	100.00	279	27800+00
280	27900+00	100.00	281	28000+00	100.00	282	28100+00
283	28200+00	100.00	284	28300+00	100.00	285	28400+00
286	28500+00	100.00	287	28600+00	100.00	288	28700+00
289	28800+00	100.00	290	28900+00	100.00	291	29000+00
292	29100+00	100.00	293	29200+00	100.00	294	29300+00
295	29400+00	100.00	296	29500+00	100.00	297	29600+00
298	29700+00	100.00	299	29800+00	100.00	300	29900+00

LINE TABLE			
Station	Distance	Curve	Station
10+00	0	1	10+00
10+00	100	2	100+00
100+00	0	3	200+00
100+00	100	4	300+00
200+00	0	5	400+00
200+00	100	6	500+00
300+00	0	7	600+00
300+00	100	8	700+00
400+00	0	9	800+00
400+00	100	10	900+00
500+00	0	11	1000+00
500+00	100	12	1100+00
600+00	0	13	1200+00
600+00	100	14	1300+00
700+00	0	15	1400+00
700+00	100	16	1500+00
800+00	0	17	1600+00
800+00	100	18	1700+00
900+00	0	19	1800+00
900+00	100	20	1900+00
1000+00	0	21	2000+00
1000+00	100	22	2100+00
1100+00	0	23	2200+00
1100+00	100	24	2300+00
1200+00	0	25	2400+00
1200+00	100	26	2500+00
1300+00	0	27	2600+00
1300+00	100	28	2700+00
1400+00	0	29	2800+00
1400+00	100	30	2900+00
1500+00	0	31	3000+00
1500+00	100	32	3100+00
1600+00	0	33	3200+00
1600+00	100	34	3300+00
1700+00	0	35	3400+00
1700+00	100	36	3500+00
1800+00	0	37	3600+00
1800+00	100	38	3700+00
1900+00	0	39	3800+00
1900+00	100	40	3900+00
2000+00	0	41	4000+00
2000+00	100	42	4100+00
2100+00	0	43	4200+00
2100+00	100	44	4300+00
2200+00	0	45	4400+00
2200+00	100	46	4500+00
2300+00	0	47	4600+00
2300+00	100	48	4700+00

EXISTING ZONING

Egret Bay
 Approx. 52 ac.

Zoning Exhibit
 City of League City
 JANUARY, 2015

Legend

Egret Bay Perimeter

ZONING DISTRICTS

- GENERAL COMMERCIAL (GC)
- COMMERCIAL MIXED USE (CM)
- OPEN SPACE (OS)
- PUBLIC AND SEMI-PUBLIC (PS)
- RESIDENTIAL SINGLE FAMILY 7 (RSF-7)

300 150 0 300 Feet

DATA SOURCE: ZONING CLASSIFICATIONS- CITY OF LEAGUE CITY

GALVESTON COUNTY

AERIAL PHOTOGRAPH DATE: MARCH 2012

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.

LJA Engineering, Inc.

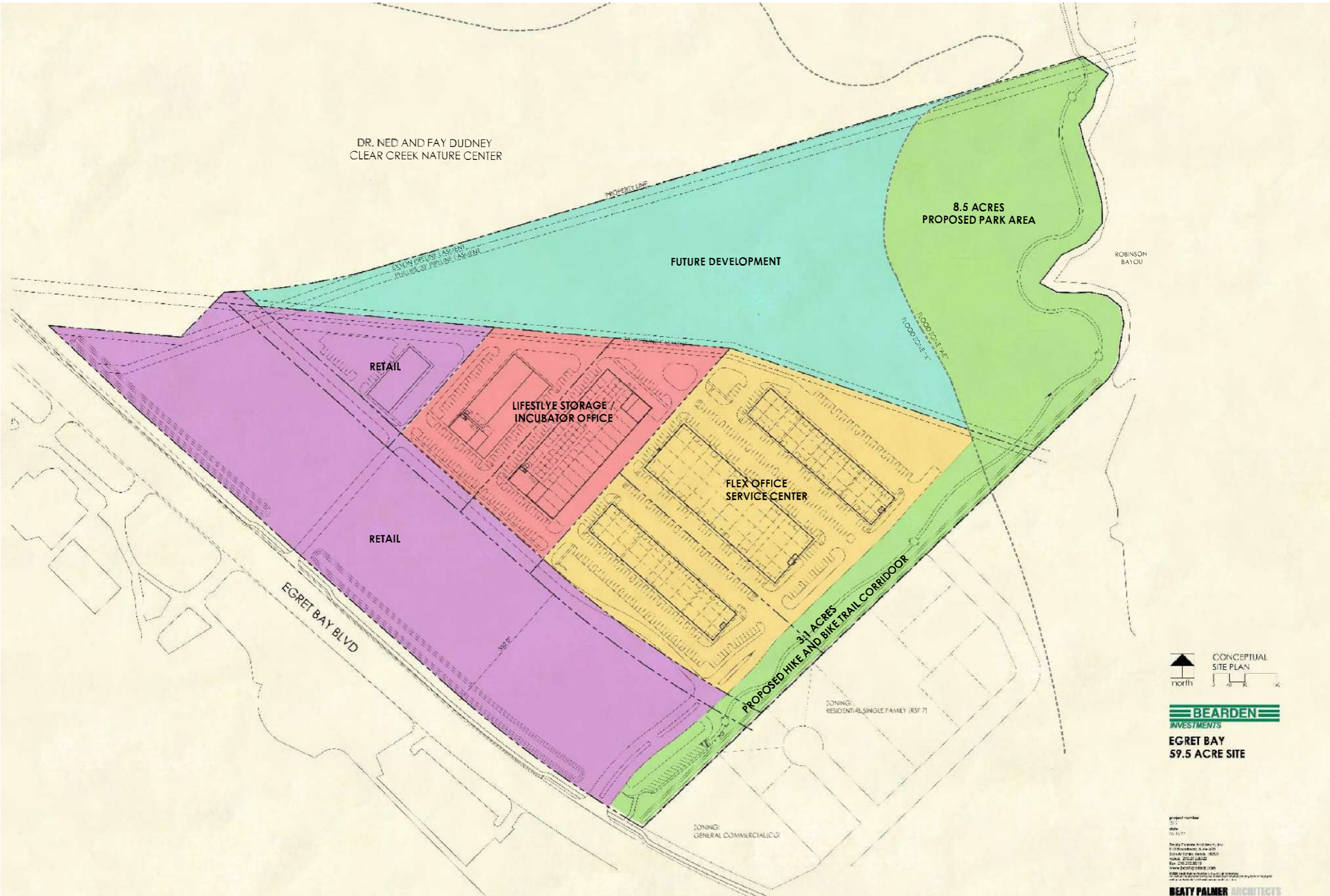
2239 Starlink Drive Phone: 713.951.5222
 Suite 100 Fax: 713.951.5802
 Houston, Texas 77057-2372 www.ljaengineering.com PRN P-000126



SUGGESTED FUTURE LAND USES



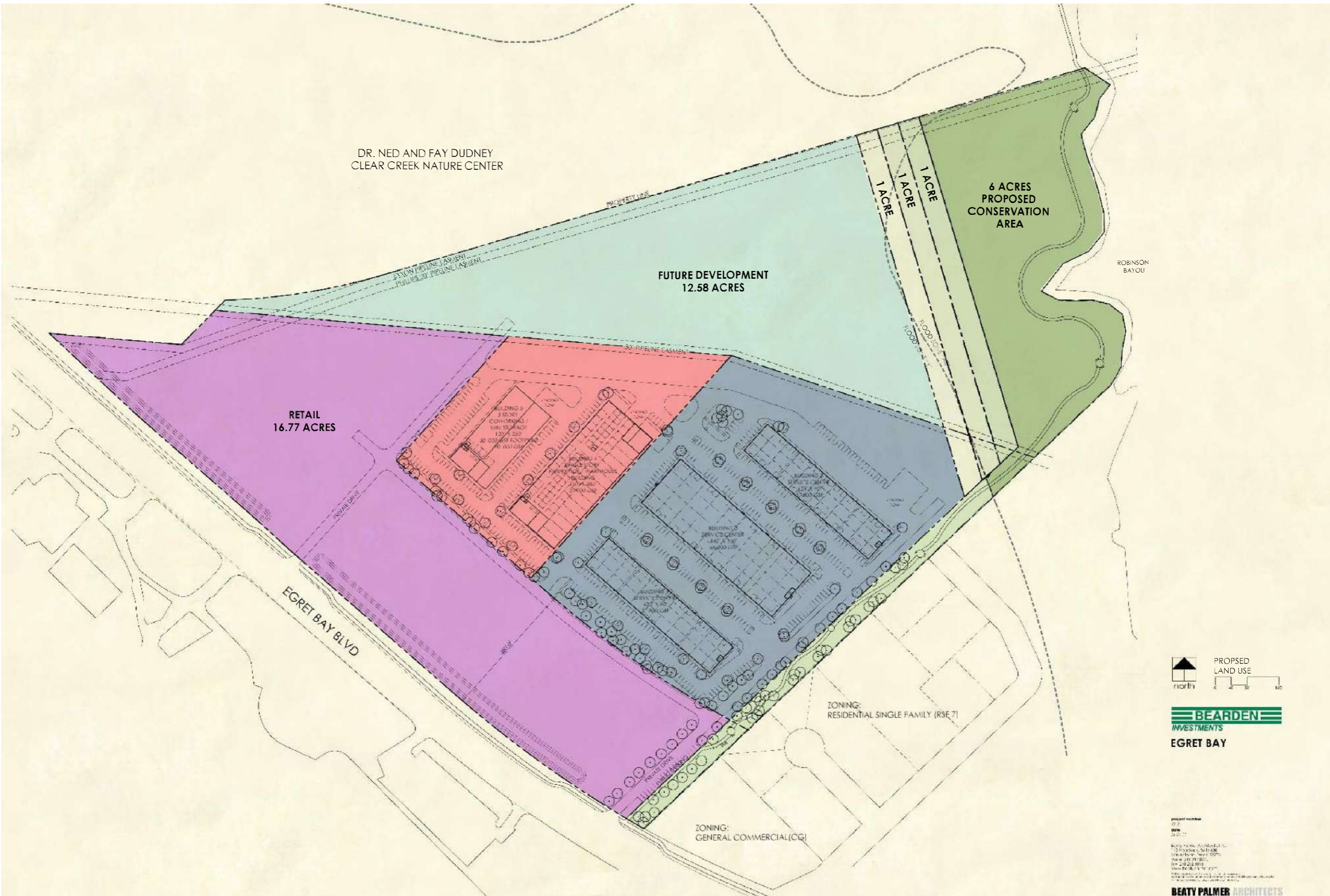
SUGGESTED FUTURE LAND USES



BEARDEN INVESTMENTS
EGRET BAY
59.5 ACRE SITE

project number: 21-01
 date: 06/15/21
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 BEATTY PALMER ARCHITECTS

SUGGESTED FUTURE LAND USES



SUGGESTED FUTURE LAND USES

