

CALDER ROAD BUSINESS PARK

3,630 SF OFFICE/WAREHOUSE
15,050 SF SHELL SPACE (AVAILABLE Q3 2026)

FOR LEASE

2809-2811 CALDER ROAD | LEAGUE CITY, TX 77573



S&P INTERESTS

WWW.SPINTERESTS.COM | Main: 713.766.4500
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CALDER ROAD BUSINESS PARK PROPERTY OVERVIEW

ADDRESS
2809-2811 Calder Road
League City, Texas 77573

OFFICE/WAREHOUSE FOR LEASE
3,630 SF Available
15,050 SF Shell Space (Q3 '26 | Pre-leasing)

MONTHLY RENTAL RATE
\$1.25/SF + NNN



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CALDER ROAD BUSINESS PARK SITE PLAN

LOT 6 CALDER ESTATES
VOL. 18, PG. 464, G.C.M.R.
ADJACENT ZONING - RSF-20

N87°26'28"E - 741.57'

45'-0" LANDSCAPE SETBACK

PROPOSED DETENTION

FUTURE DEVELOPMENT

26'-0" ACCESS/FIRE LANE

45'-0" LANDSCAPE SETBACK

PROPOSED DETENTION

5'-0" BUILDING LINE

S87°26'28"W - 446.57'

S87°26'28"W - 295.00'

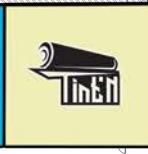
SEMLAC MOBILE HOME SUBDIVISION
VOL. 10, PG. 57, G.C.M.R.
ADJACENT ZONING - RSF-5

N02°25'18"W - 335.83'

45'-0" LANDSCAPE SETBACK
PROPOSED DETENTION



**2809 Calder Rd,
Ste. 150
3,630 SF
AVAILABLE**



**2811 Calder Road
15,050 SF (DIVISIBLE)
AVAILABLE Q3 2026**

25'-0" BUILDING SETBACK
10'-0" LANDSCAPE SETBACK

10'-0" S/S EASEMENT - N02°25'18"W - 150.00'

CALDER ROAD [50' ROW]

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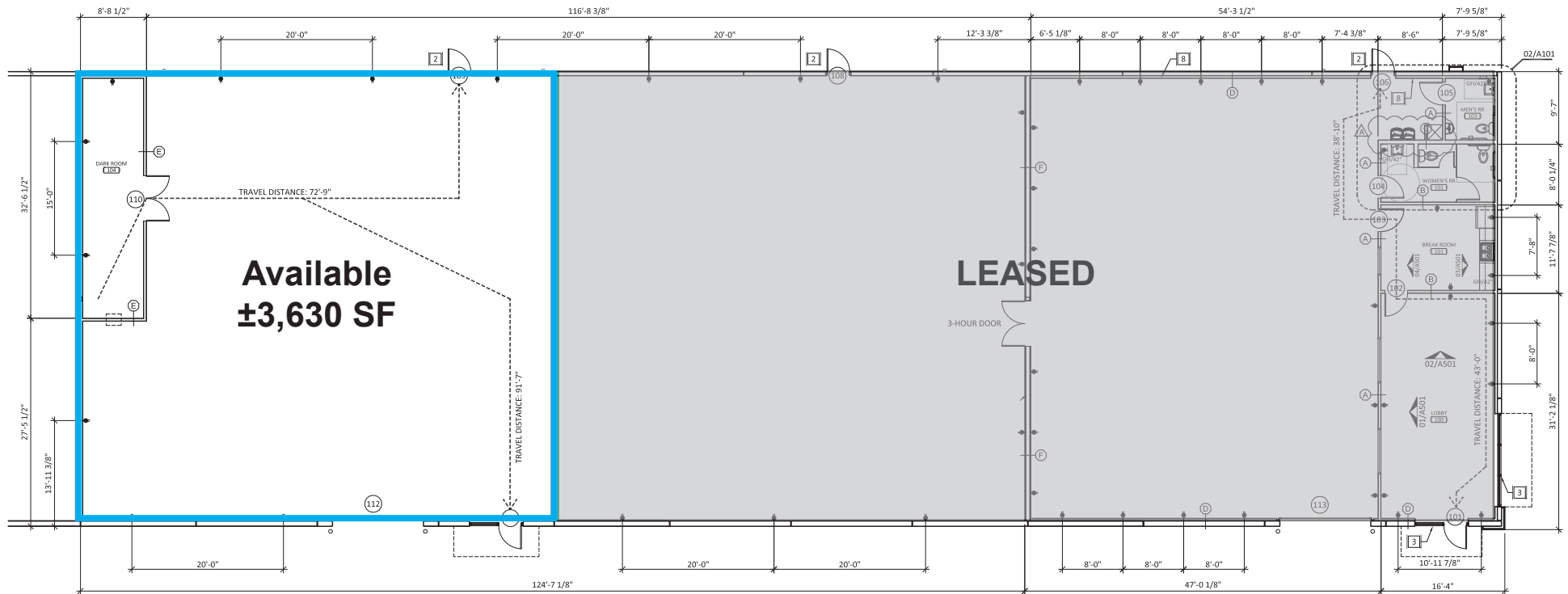
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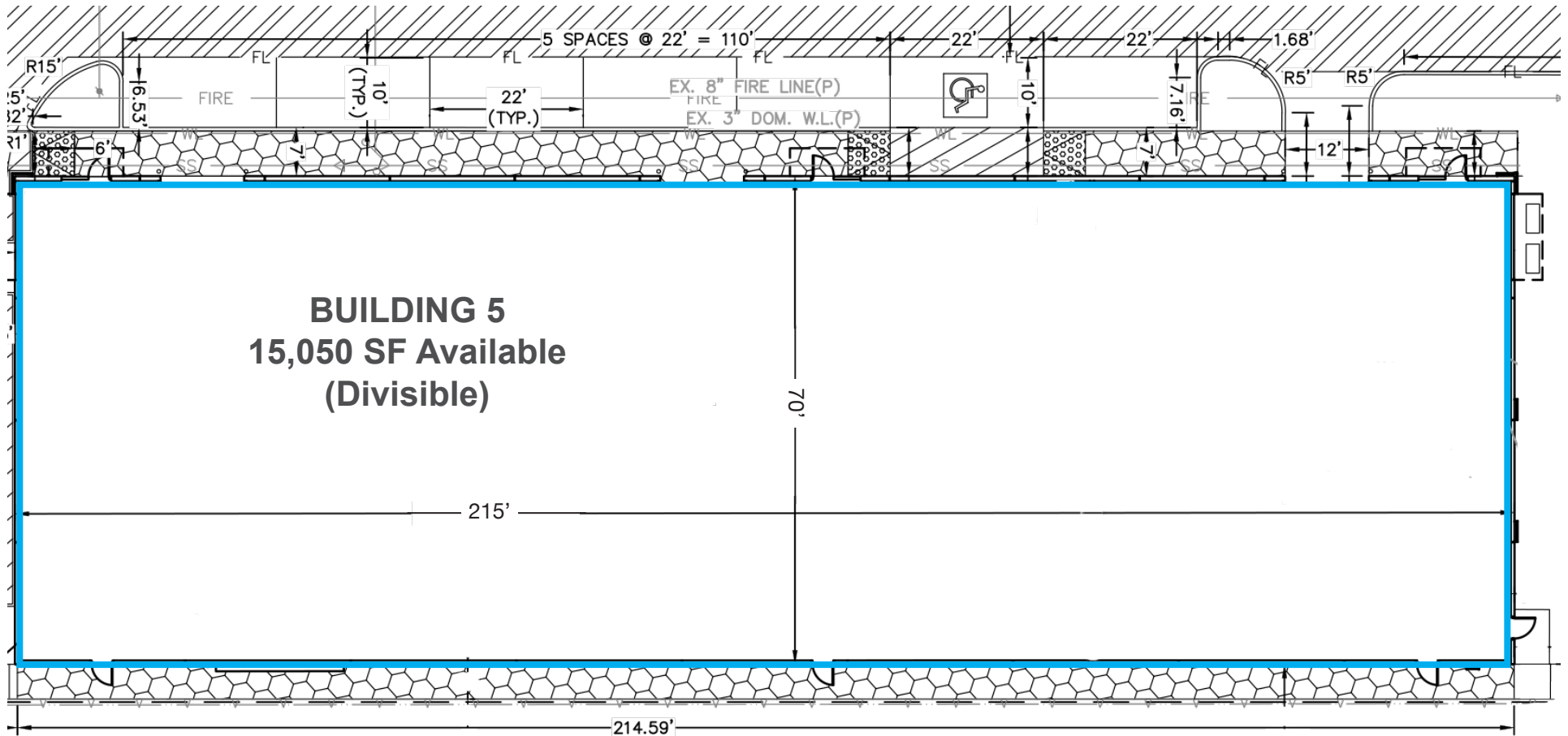
CALDER ROAD BUSINESS PARK

2809 CALDER RD., SUITE 150

FLOOR PLAN



CALDER ROAD BUSINESS PARK
2811 CALDER RD.
BUILDING PLAN



S&P INTERESTS

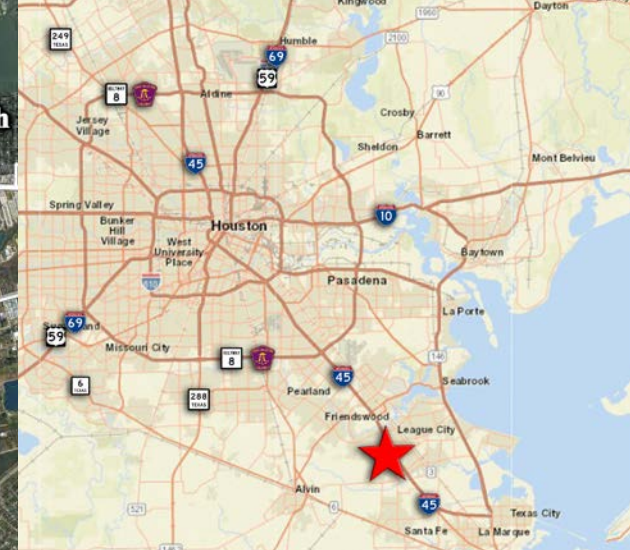
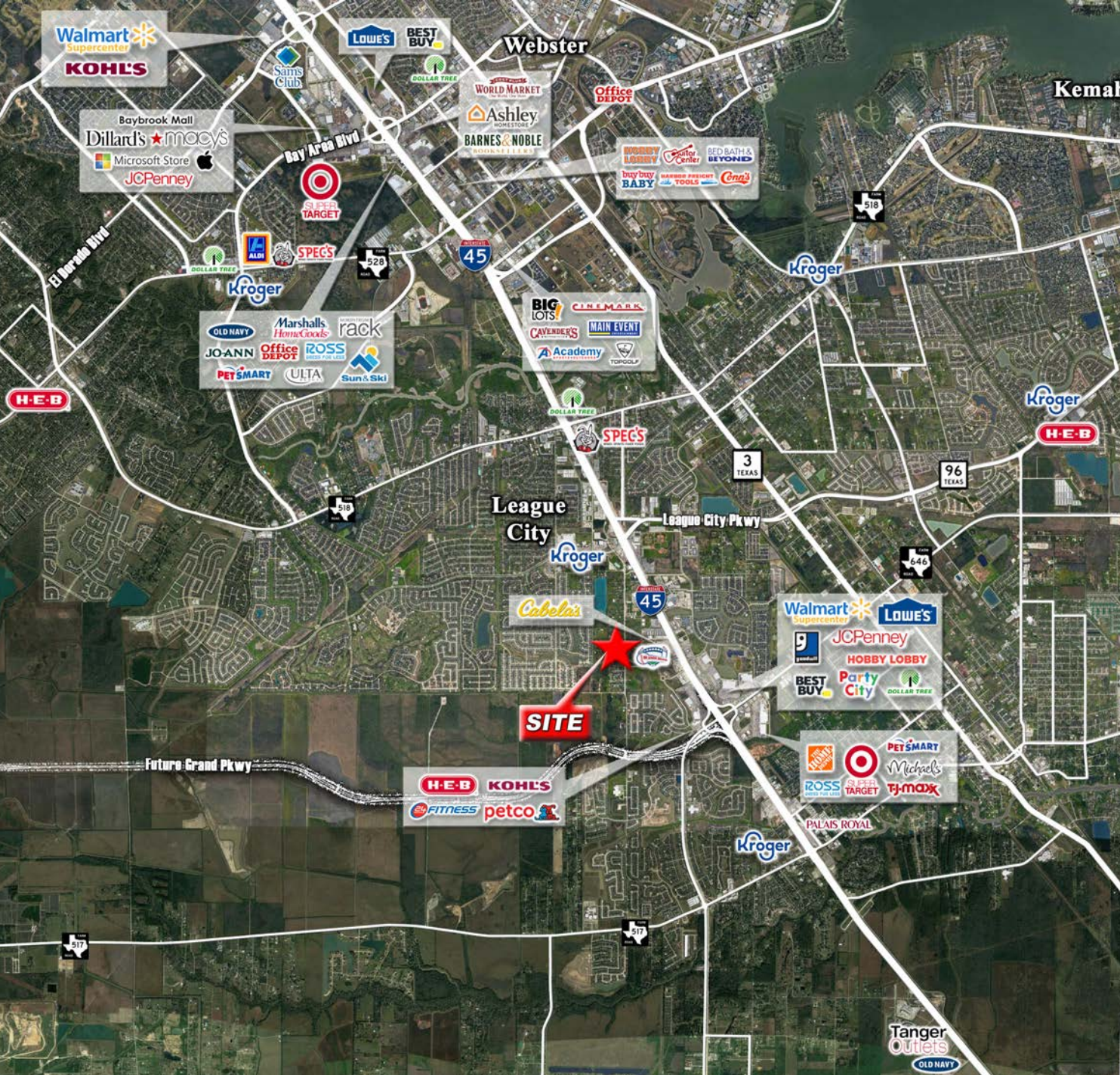
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PROPERTY FEATURES:

- 2809-2811 Calder Road | League City, TX 77573
- 3,630 SF Available
- 15,050 SF Coming Q3 2026 | Pre-leasing
- Convenient Access to I-45
- Clearance Height 15'-18'
- Pylon Signage Available
- \$1.25 PSF + NNN

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	6,063	63,014	140,377
Daytime Employment	3,769	18,281	44,509
Households	1,917	21,811	50,254
Average HH Income	\$141,526	\$119,941	\$118,936

TRAFFIC COUNTS: I-45: 124,495 VPD
FM 646: 28,059 VPD

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	6,281		65,258		145,290	
2024 Estimate	6,063		63,014		140,377	
2020 Census	6,409		66,690		146,427	
Growth 2024 - 2029	3.60%		3.56%		3.50%	
Growth 2020 - 2024	-5.40%		-5.51%		-4.13%	
2024 Population by Age	6,063		63,014		140,377	
Age 0 - 4	371	6.12%	3,888	6.17%	8,675	6.18%
Age 5 - 9	457	7.54%	4,471	7.10%	9,859	7.02%
Age 10 - 14	518	8.54%	4,733	7.51%	10,298	7.34%
Age 15 - 19	484	7.98%	4,710	7.47%	10,151	7.23%
Age 20 - 24	355	5.86%	4,071	6.46%	9,200	6.55%
Age 25 - 29	275	4.54%	3,709	5.89%	8,798	6.27%
Age 30 - 34	352	5.81%	4,186	6.64%	9,629	6.86%
Age 35 - 39	461	7.60%	4,712	7.48%	10,439	7.44%
Age 40 - 44	529	8.73%	4,842	7.68%	10,545	7.51%
Age 45 - 49	489	8.07%	4,479	7.11%	9,813	6.99%
Age 50 - 54	422	6.96%	4,105	6.51%	9,075	6.46%
Age 55 - 59	329	5.43%	3,527	5.60%	7,899	5.63%
Age 60 - 64	301	4.96%	3,327	5.28%	7,452	5.31%
Age 65 - 69	252	4.16%	2,755	4.37%	6,162	4.39%
Age 70 - 74	202	3.33%	2,274	3.61%	5,033	3.59%
Age 75 - 79	120	1.98%	1,531	2.43%	3,427	2.44%
Age 80 - 84	74	1.22%	983	1.56%	2,206	1.57%
Age 85+	70	1.15%	712	1.13%	1,716	1.22%
Age 65+	718	11.84%	8,255	13.10%	18,544	13.21%
Median Age	37.40		36.80		36.70	
Average Age	36.20		36.80		36.90	
2024 Population By Race	6,063		63,014		140,377	
White	3,822	63.04%	38,071	60.42%	83,357	59.38%
Black	374	6.17%	5,626	8.93%	12,072	8.60%
Am. Indian & Alaskan	12	0.20%	179	0.28%	537	0.38%
Asian	455	7.50%	3,629	5.76%	8,370	5.96%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	16	0.01%
Other	1,400	23.09%	15,510	24.61%	36,025	25.66%
Population by Hispanic Origin	6,063		63,014		140,377	
Non-Hispanic Origin	4,579	75.52%	46,631	74.00%	102,013	72.67%
Hispanic Origin	1,485	24.49%	16,383	26.00%	38,364	27.33%
2024 Median Age, Male	36.40		35.60		35.50	
2024 Average Age, Male	35.20		35.70		35.90	
2024 Median Age, Female	38.20		38.10		37.90	
2024 Average Age, Female	37.30		38.00		37.90	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	4,622		48,985		109,520	
Civilian Employed	3,042	65.82%	32,535	66.42%	73,507	67.12%
Civilian Unemployed	72	1.56%	721	1.47%	2,330	2.13%
Civilian Non-Labor Force	1,486	32.15%	15,654	31.96%	33,519	30.61%
Armed Forces	22	0.48%	75	0.15%	164	0.15%
Households by Marital Status						
Married	1,356		12,549		27,166	
Married No Children	617		6,509		14,422	
Married w/Children	738		6,041		12,744	
2024 Population by Education	4,001		43,144		97,088	
Some High School, No Diploma	284	7.10%	2,049	4.75%	6,408	6.60%
High School Grad (Incl Equivalency)	779	19.47%	8,097	18.77%	17,853	18.39%
Some College, No Degree	1,254	31.34%	13,550	31.41%	29,680	30.57%
Associate Degree	125	3.12%	2,002	4.64%	4,895	5.04%
Bachelor Degree	887	22.17%	11,344	26.29%	25,013	25.76%
Advanced Degree	672	16.80%	6,102	14.14%	13,239	13.64%
2024 Population by Occupation	5,933		61,980		137,982	
Real Estate & Finance	155	2.61%	1,736	2.80%	4,112	2.98%
Professional & Management	1,940	32.70%	21,050	33.96%	45,428	32.92%
Public Administration	159	2.68%	1,531	2.47%	3,473	2.52%
Education & Health	1,215	20.48%	9,573	15.45%	20,303	14.71%
Services	472	7.96%	3,195	5.15%	8,375	6.07%
Information	23	0.39%	290	0.47%	724	0.52%
Sales	368	6.20%	6,141	9.91%	14,000	10.15%
Transportation	67	1.13%	556	0.90%	879	0.64%
Retail	163	2.75%	2,988	4.82%	6,306	4.57%
Wholesale	75	1.26%	1,043	1.68%	2,290	1.66%
Manufacturing	518	8.73%	4,366	7.04%	8,978	6.51%
Production	418	7.05%	3,879	6.26%	8,928	6.47%
Construction	77	1.30%	1,880	3.03%	5,329	3.86%
Utilities	143	2.41%	1,942	3.13%	4,975	3.61%
Agriculture & Mining	70	1.18%	455	0.73%	1,146	0.83%
Farming, Fishing, Forestry	0	0.00%	1	0.00%	77	0.06%
Other Services	70	1.18%	1,354	2.18%	2,659	1.93%
2024 Worker Travel Time to Job	2,839		29,532		67,670	
<30 Minutes	1,420	50.02%	15,234	51.58%	37,168	54.93%
30-60 Minutes	1,227	43.22%	11,013	37.29%	22,894	33.83%
60+ Minutes	192	6.76%	3,285	11.12%	7,608	11.24%
2020 Households by HH Size	2,042		23,269		52,866	
1-Person Households	264	12.93%	4,598	19.76%	11,699	22.13%
2-Person Households	570	27.91%	6,982	30.01%	15,964	30.20%
3-Person Households	404	19.78%	4,298	18.47%	9,404	17.79%
4-Person Households	511	25.02%	4,391	18.87%	9,124	17.26%
5-Person Households	196	9.60%	1,975	8.49%	4,181	7.91%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	2,042		23,269		52,866	
1-Person Households	264	12.93%	4,598	19.76%	11,699	22.13%
2-Person Households	570	27.91%	6,982	30.01%	15,964	30.20%
3-Person Households	404	19.78%	4,298	18.47%	9,404	17.79%
4-Person Households	511	25.02%	4,391	18.87%	9,124	17.26%
5-Person Households	196	9.60%	1,975	8.49%	4,181	7.91%
6-Person Households	72	3.53%	698	3.00%	1,647	3.12%
7 or more Person Households	25	1.22%	327	1.41%	847	1.60%

2024 Average Household Size	3.10		2.80		2.70	
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Households						
2029 Projection	1,990		22,638		52,074	
2024 Estimate	1,917		21,811		50,254	
2020 Census	2,041		23,268		52,866	
Growth 2024 - 2029	3.81%		3.79%		3.62%	
Growth 2020 - 2024	-6.08%		-6.26%		-4.94%	

2024 Households by HH Income	1,916		21,810		50,252	
<\$25,000	143	7.46%	2,100	9.63%	4,905	9.76%
\$25,000 - \$50,000	54	2.82%	2,083	9.55%	6,371	12.68%
\$50,000 - \$75,000	142	7.41%	3,616	16.58%	7,779	15.48%
\$75,000 - \$100,000	180	9.39%	3,006	13.78%	7,049	14.03%
\$100,000 - \$125,000	282	14.72%	2,759	12.65%	5,935	11.81%
\$125,000 - \$150,000	556	29.02%	2,657	12.18%	5,297	10.54%
\$150,000 - \$200,000	285	14.87%	2,916	13.37%	6,177	12.29%
\$200,000+	274	14.30%	2,673	12.26%	6,739	13.41%

2024 Avg Household Income	\$141,526		\$119,941		\$118,936	
2024 Med Household Income	\$132,059		\$100,906		\$96,531	

2024 Occupied Housing	1,917		21,811		50,253	
Owner Occupied	1,728	90.14%	16,357	74.99%	34,405	68.46%
Renter Occupied	189	9.86%	5,454	25.01%	15,848	31.54%

2020 Housing Units	2,002		24,413		55,864	
1 Unit	2,001	99.95%	20,114	82.39%	42,190	75.52%
2 - 4 Units	0	0.00%	523	2.14%	1,506	2.70%
5 - 19 Units	0	0.00%	1,150	4.71%	6,050	10.83%
20+ Units	1	0.05%	2,626	10.76%	6,118	10.95%

2024 Housing Value	1,729		16,357		34,405	
<\$100,000	11	0.64%	537	3.28%	1,805	5.25%
\$100,000 - \$200,000	38	2.20%	2,763	16.89%	5,831	16.95%
\$200,000 - \$300,000	607	35.11%	7,448	45.53%	11,711	34.04%
\$300,000 - \$400,000	745	43.09%	3,514	21.48%	8,498	24.70%
\$400,000 - \$500,000	250	14.46%	1,140	6.97%	3,430	9.97%
\$500,000 - \$1,000,000	71	4.11%	691	4.22%	2,644	7.68%
\$1,000,000+	7	0.40%	264	1.61%	486	1.41%
2024 Median Home Value	\$327,986		\$265,500		\$281,687	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	2,137		25,040		57,913	
Built 2010+	1,002	46.89%	5,295	21.15%	12,782	22.07%
Built 2000 - 2010	762	35.66%	8,336	33.29%	15,981	27.59%
Built 1990 - 1999	176	8.24%	2,796	11.17%	6,616	11.42%
Built 1980 - 1989	65	3.04%	3,108	12.41%	9,390	16.21%
Built 1970 - 1979	62	2.90%	2,731	10.91%	7,243	12.51%
Built 1960 - 1969	40	1.87%	1,399	5.59%	3,610	6.23%
Built 1950 - 1959	0	0.00%	748	2.99%	1,117	1.93%
Built <1949	30	1.40%	627	2.50%	1,174	2.03%

2024 Median Year Built	2009		2000		1999	
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Demographic Trend Data

Description	2020		2024		2029	
Population	6,409		6,063		6,281	
Age 15+	4,853	75.72%	4,715	77.77%	5,075	80.80%
Age 20+	4,374	68.25%	4,231	69.78%	4,579	72.90%
Age 65+	702	10.95%	718	11.84%	882	14.04%
Median Age	37		37		39	
Average Age	35.60		36.20		38.00	

Population By Race	6,409		6,063		6,281	
White	4,150	64.75%	3,822	63.04%	3,963	63.10%
Black	433	6.76%	374	6.17%	385	6.13%
Am. Indian & Alaskan	28	0.44%	12	0.20%	12	0.19%
Asian	473	7.38%	455	7.50%	471	7.50%
Hawaiian & Pacific Islander	6	0.09%	0	0.00%	0	0.00%
Other	1,314	20.50%	1,400	23.09%	1,451	23.10%

Population by Race (Hispanic)	1,468		1,485		1,537	
White	411	28.00%	343	23.10%	354	23.03%
Black	14	0.95%	7	0.47%	8	0.52%
Am. Indian & Alaskan	12	0.82%	5	0.34%	5	0.33%
Asian	4	0.27%	2	0.13%	2	0.13%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	1,027	69.96%	1,127	75.89%	1,167	75.93%

Household by Household Income	2,041		1,916		1,989	
<\$25,000	176	8.62%	143	7.46%	160	8.04%
\$25,000 - \$50,000	76	3.72%	54	2.82%	53	2.66%
\$50,000 - \$75,000	179	8.77%	142	7.41%	154	7.74%
\$75,000 - \$100,000	245	12.00%	180	9.39%	173	8.70%
\$100,000 - \$125,000	292	14.31%	282	14.72%	296	14.88%
\$125,000 - \$150,000	524	25.67%	556	29.02%	584	29.36%
\$150,000 - \$200,000	291	14.26%	285	14.87%	287	14.43%
\$200,000+	258	12.64%	274	14.30%	282	14.18%

Average Household Income	\$133,731		\$141,526		\$140,611	
Median Household Income	\$127,505		\$132,059		\$131,785	



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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.

11-2-2015

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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date