

# Pad Site Available For Ground Lease

## NWC Clear Lake City Blvd and HWY 3

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# Commute & Demographics

Drive Times	Minutes
Baybrook Mall	5
University of Houston-Clear Lake	10
Ellington Airforce Base	15
Galveston	20

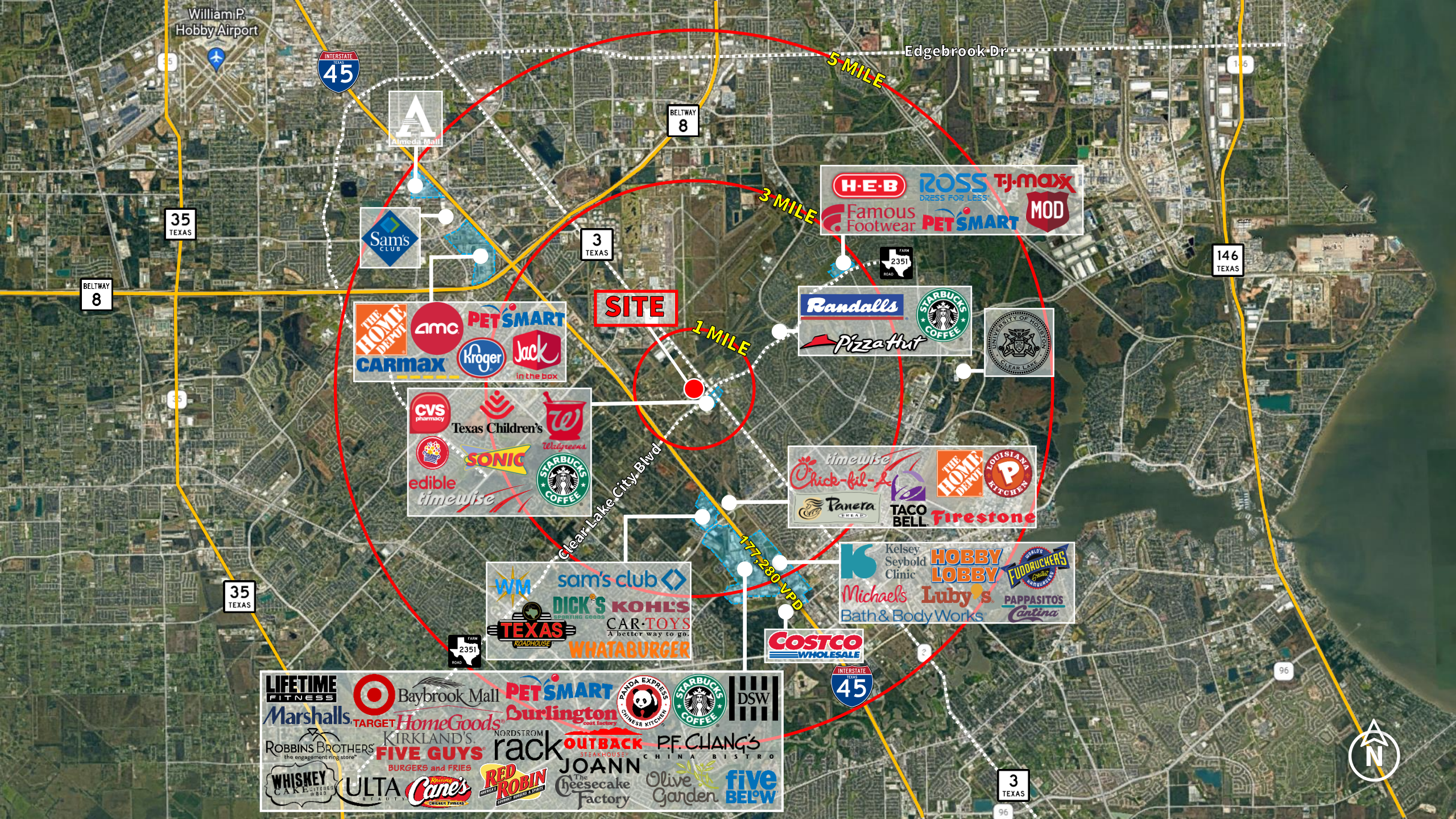
Traffic Counts	Vehicles Per Day
HWY 3, south of Clear Lake City Blvd	20,159
HWY 3, north, of Clear Lake City Blvd	24,552
Clear Lake City Blvd , east of HWY 3	32,063
Clear Lake City Blvd, west of HWY 3	25,000

Population Summary	1-Mile	3-Mile	5-Mile
2022 Population	4,235	70,464	212,886
2022 Median Age	39.6	37.3	36.7
2022 Average Household Income	\$151,501	\$112,296	\$110,796
Average Home Value	\$252,797	\$268,173	\$268,139
Educational Attainment – College Degree or Higher	30.6%	28.4%	25.8%

**\$151,501**  
 Average Household Income  
 (1-Mile Radius)

**\$252K**  
 Average Home Value  
 (1-Mile Radius)

**0.08%**  
 Projected Annual Population Growth  
 (1-Mile Radius)



William P. Hobby Airport

INTERSTATE 45

Alameda Mall

BELTWAY 8

Edgebrook Dr

5 MILE

35 TEXAS

Sam's CLUB

3 TEXAS

3 MILE

H-E-B ROSS TJ-MAXX  
Famous Footwear PETSMART MOD

146 TEXAS

BELTWAY 8

SITE

1 MILE

THE HOME DEPOT  
amc PETSMART  
CARMAX Kroger Jack  
In the box

Randalls STARBUCKS COFFEE  
Pizza Hut UNIVERSITY OF HOUSTON CLEAR LAKE

CVS pharmacy Texas Children's Walgreens  
SONIC edible timewise STARBUCKS COFFEE

timewise Chick-fil-A THE HOME DEPOT LOUISIANA KITCHEN  
Panera TACO BELL Firestone

35 TEXAS

Walmart sam's club  
DICK'S SPORTING GOODS KOHL'S  
TEXAS ROADHOUSE CAR-TOYS  
WHATABURGER

Kelsey Seybold Clinic HOBBY LOBBY FUDRUCKERS  
Michaels Luby's Bath & Body Works PAPPASITOS Cantina

177-280 VPD

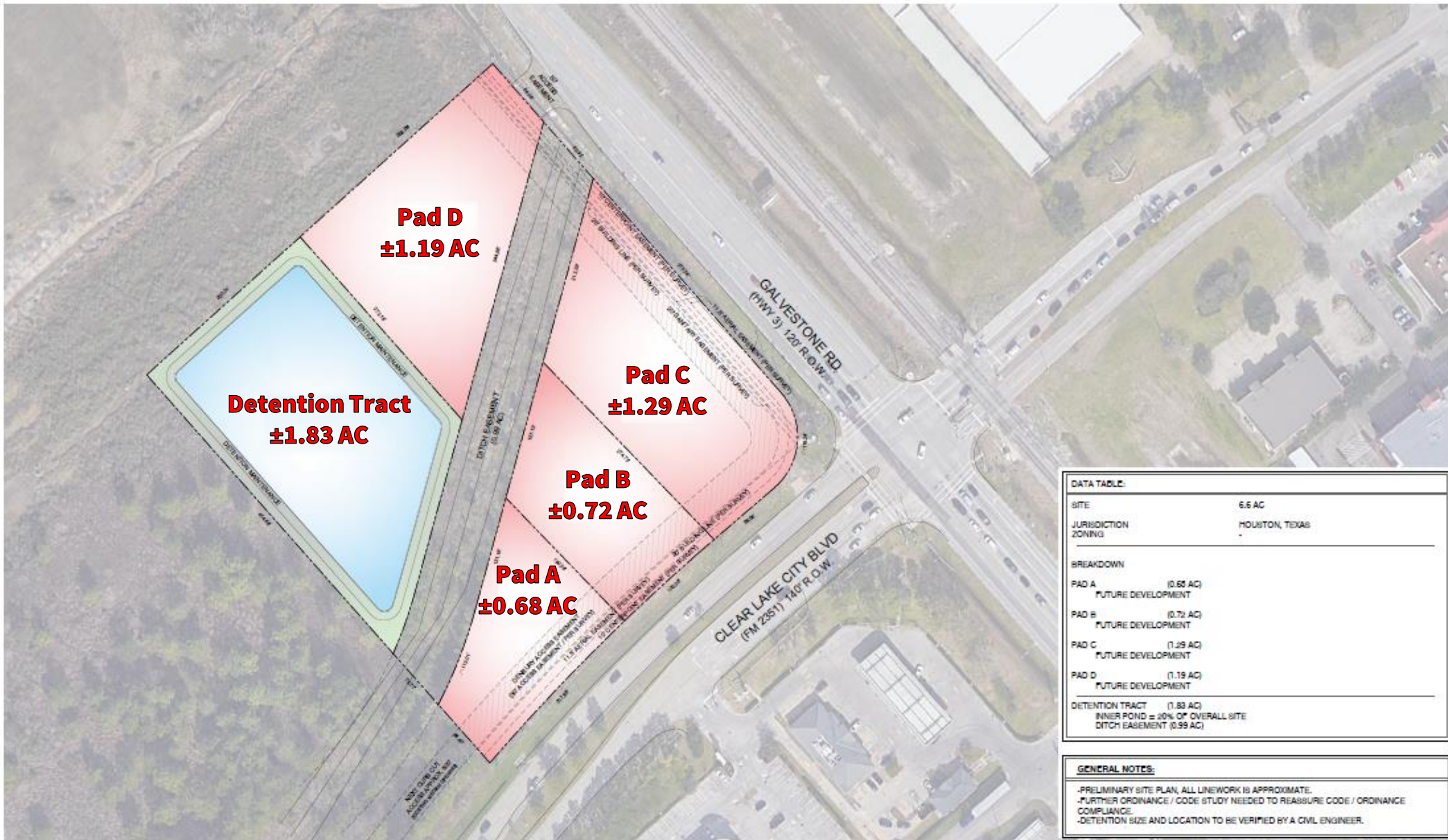
COSTCO WHOLESALE

LIFETIME FITNESS Target Baybrook Mall PETSMART PANDA EXPRESS STARBUCKS COFFEE DSW  
Marshalls TARGET HomeGoods Burlington Nordstrom OUTBACK P.F. CHANG'S  
ROBBINS BROTHERS KIRKLAND'S FIVE GUYS rack STEAKHOUSE CHINA BISTRO  
WHISKEY CAKE ULTA Cane's RED ROBIN JOANN The Cheesecake Factory Olive Garden five BELOW

INTERSTATE 45 TEXAS

3 TEXAS





PRELIMINARY SITE PLAN - A

Scale: 1" = 50'-0"



**Identity ARCHITECTS**

111 Travis Street, Houston, Texas 77002

COMMERCIAL DEVELOPMENT

September 13, 2022

CLEAR LAKE CITY BLVD @ GALVESTON RD  
HOUSTON, TX

22116-01\_SITE\_22.09.13

This drawing is for informational purposes only and does not constitute a contract. It is subject to change without notice. The client is responsible for providing all necessary information and for obtaining all required permits and approvals. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.



# 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.

**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:
  - 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.

**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.

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

Buyer/Tenant/Seller/Landlord Initials	Date
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