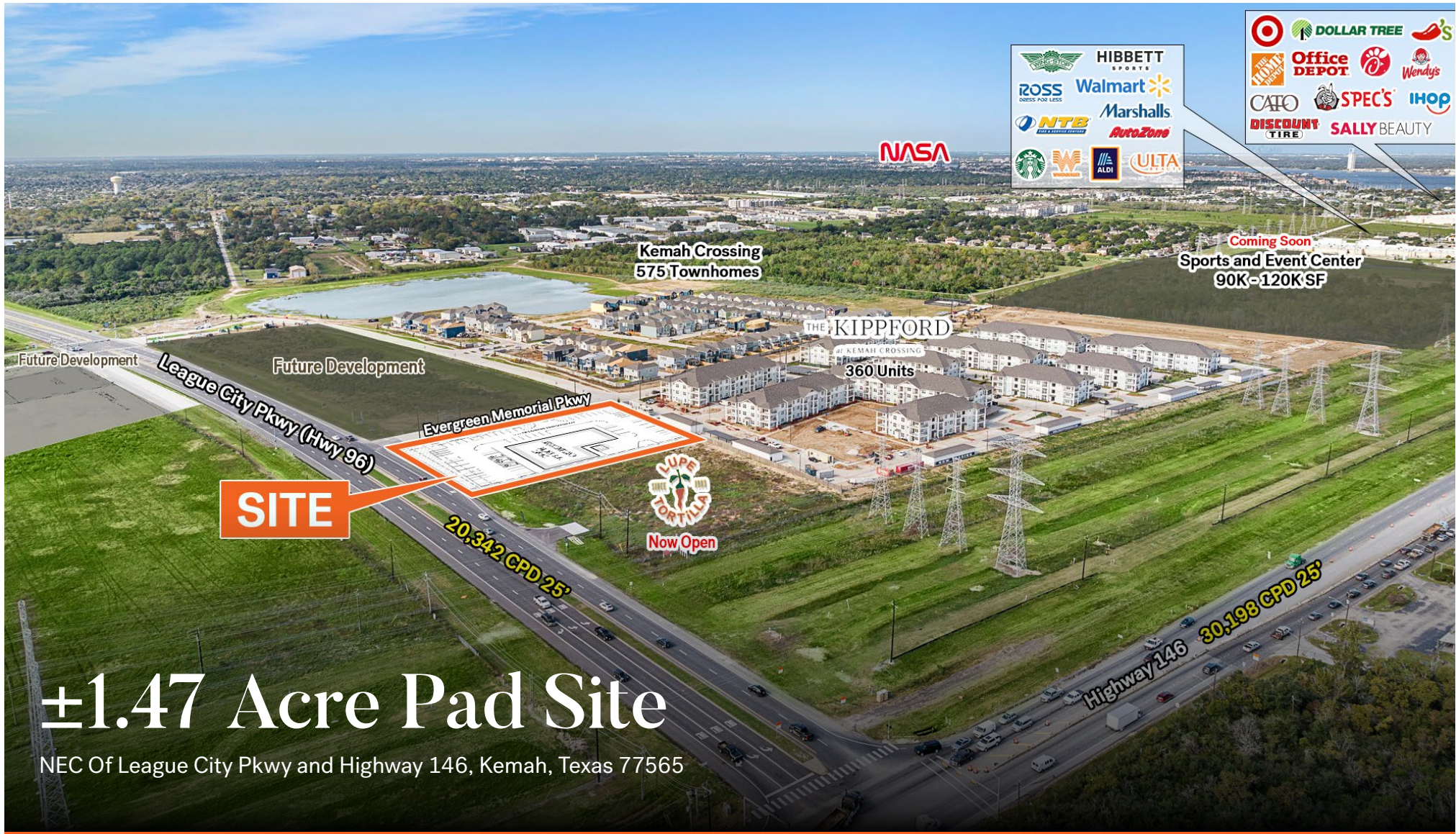




±1.47 ACRE PAD SITE FOR GROUND LEASE OR BUILD-TO-SUIT IN KEMAH, TEXAS



±1.47 Acre Pad Site

NEC Of League City Pkwy and Highway 146, Kemah, Texas 77565

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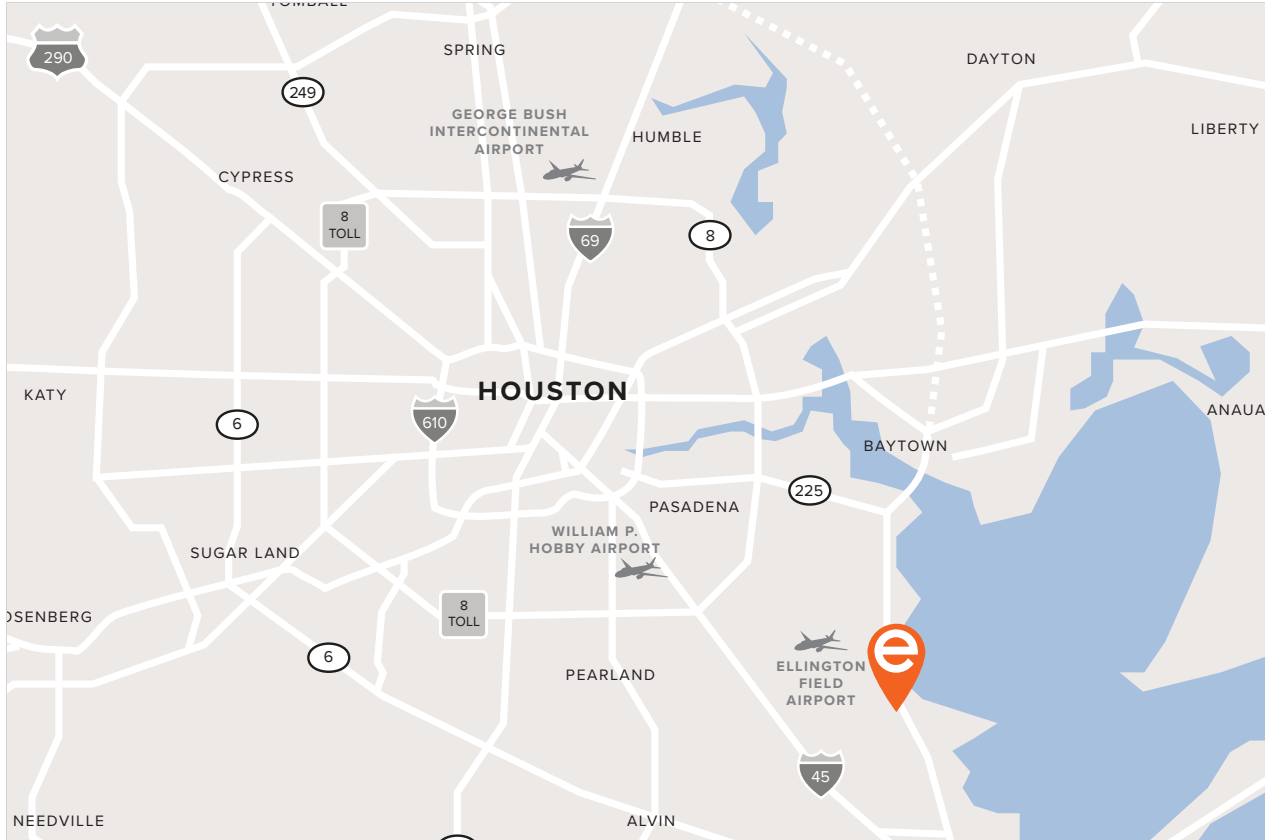
Edge Realty Partners

515 Post Oak Blvd, Suite 175, Houston, Texas 77027

713.900.3000 | edge-re.com



±1.47 ACRE PAD SITE - NEC LEAGUE CITY PKWY & HWY 146 | PROPERTY INFORMATION



LOCATION

NEC League City Pkwy & Hwy 146
Kemah, Texas 77565



AVAILABLE

±1.47 Acres (±64,065 sf)
Pad Site for Ground lease or BTS



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2025)

20,342 CPD

League City Pkwy

30,198 CPD

Hwy 146



2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	5,010	50,237	117,096
DAYTIME POPULATION	5,303	39,158	90,608
AVG HH INCOME	\$139,565	\$117,513	\$108,533

AREA RETAILERS

HEB, Kroger, Walmart Supercenter, Target, The Home Depot, Aldi, Walgreens, Ulta, Petco, Marshalls, Ross Dress for Less, Hibbett, Office Depot, Dollar Tree, Cato Fashion, Spec's, AutoZone, NTB, Discount Tire, Lupe Tortilla (Under Construction), Starbucks, Chilis, Chick-fil-A, MOD Pizza, Chipotle, Raising Canes, Wendy's

PROPERTY INFORMATION

- ±1.47 Acre Pad Site Available for Ground Lease or Build-to-Suit on League City Pkwy (Hwy 96) & Hwy 146
- In Close Proximity to the Kemah Boardwalk
- Affluent trade area with average household incomes exceeding \$139,000 within a 1-mile radius
- Strong daytime population and employment base supporting consistent consumer demand



Proposed Mixed-Use Development Signals Momentum for the Hwy 146 Corridor

Architecture firm Collaborate Architects (principals Chris Kay and Saul Valentin) has proposed a major mixed-use development along Highway 146 in Kemah, planned in two phases: a 90,000–120,000 SF sports complex and event center, followed by a 115-room hotel, conference center, and roughly 200,000 SF of retail and hospitality space. The project would be structured as a public-private partnership under Texas Tax Code 351.1021, generating an estimated \$7.1M in annual sales tax rebates for the city. Should it move forward, it would be a substantial driver of new traffic and regional visibility along the corridor, directly adjacent to our site at the NEC of League City Pkwy and Highway 146, next door to Lupe Tortilla.

90K-120K SF

Phase 1: Sport Complex
& Event Center

200K SF

Phase 2: Retail & Hospitality
Space

\$7.1M

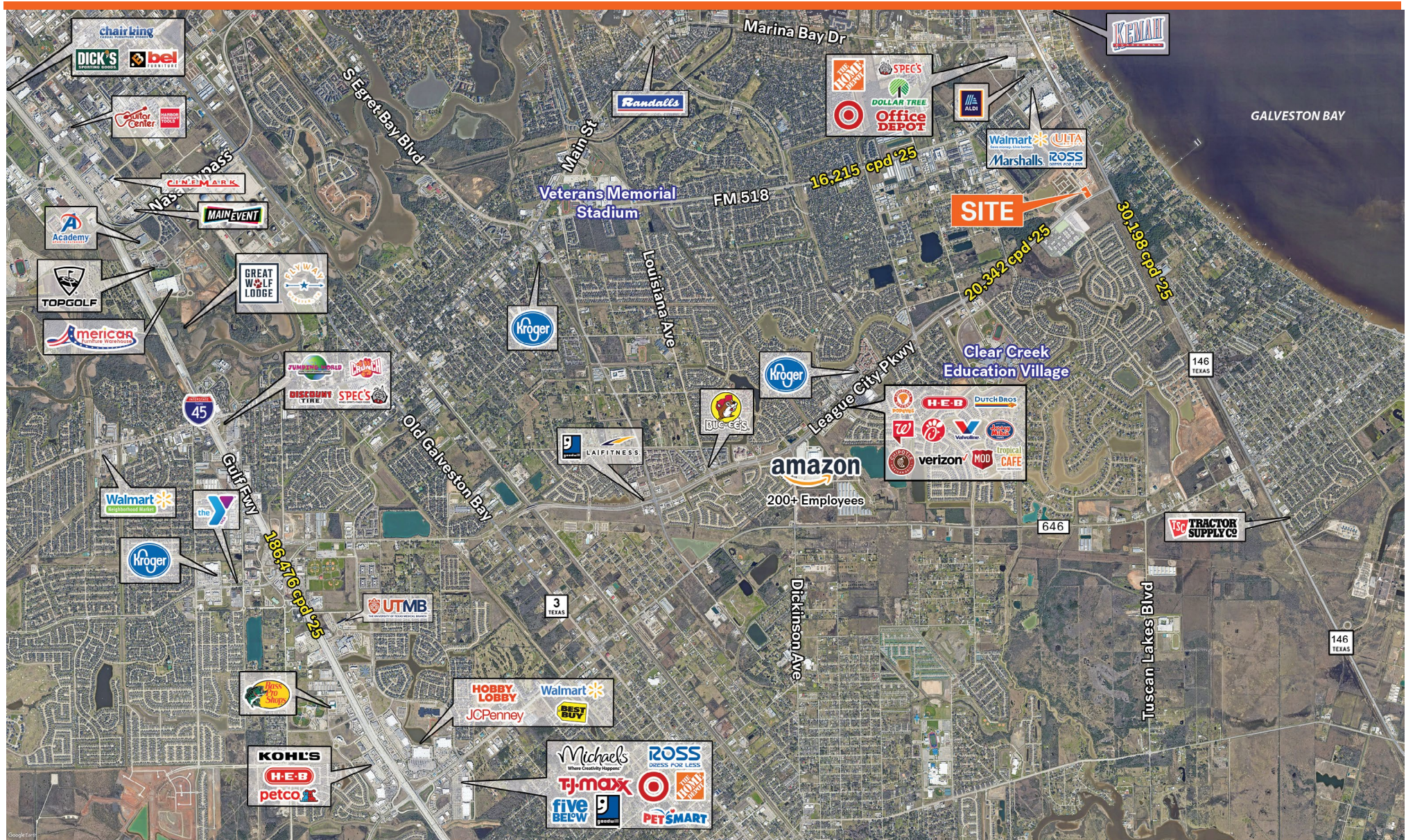
Estimated Annual Tax
Rebates

This corner already draws real, measurable traffic: the surrounding trade area logged 3M visits and 607.6K unique visitors over the trailing six months, with a strong \$93.8K median household income (vs. \$78.9K statewide) and a 75-minute average dwell time. Next door, Lupe Tortilla is posting \$598.8 in sales per square foot and visits up 81.8% year-over-year. Proof of real demand at this intersection, independent of whether the proposed Hwy 146 development is ultimately approved. Site size, availability, and asking price are still being finalized.



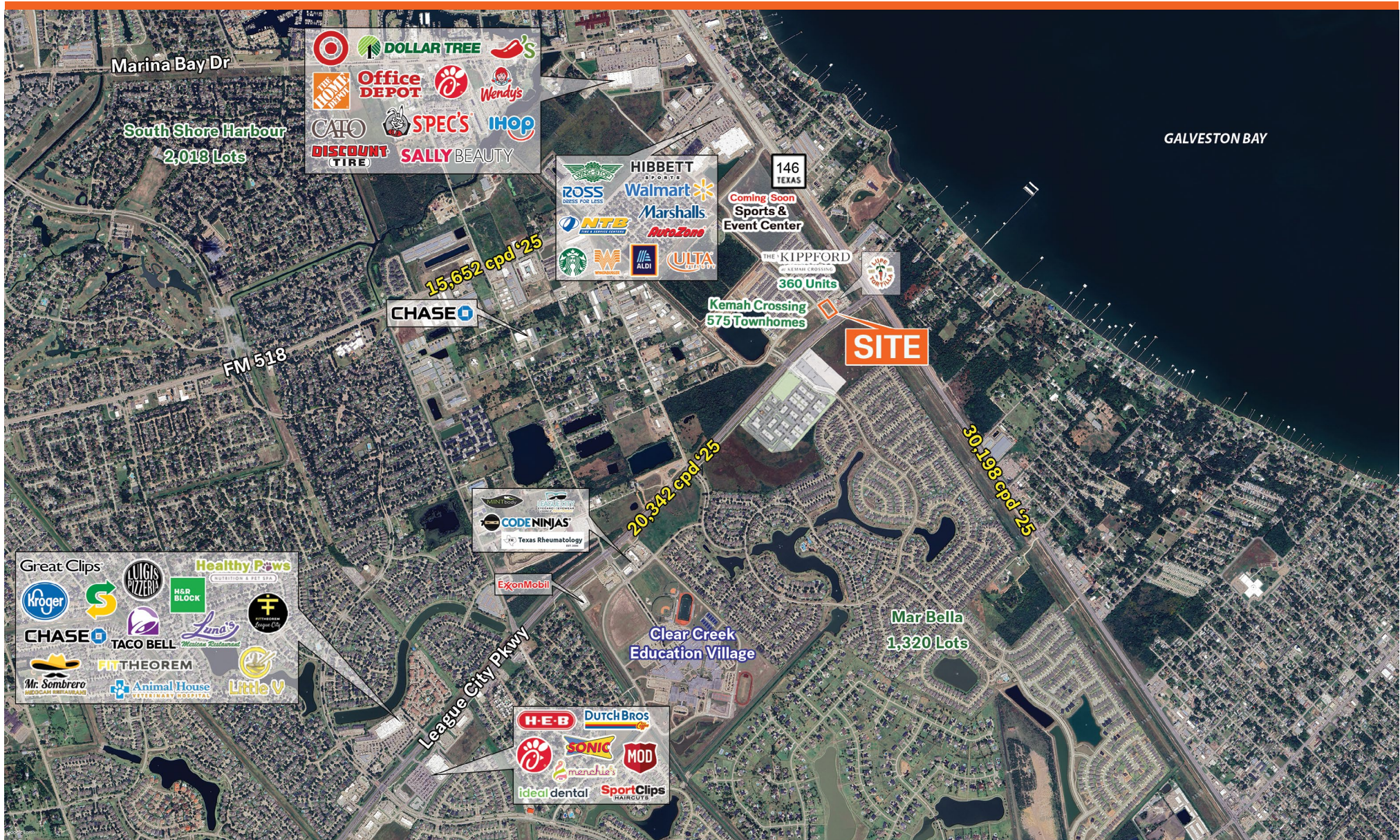


±1.47 ACRE PAD SITE - NEC LEAGUE CITY PKWY & HWY 146 | TRADE AERIAL





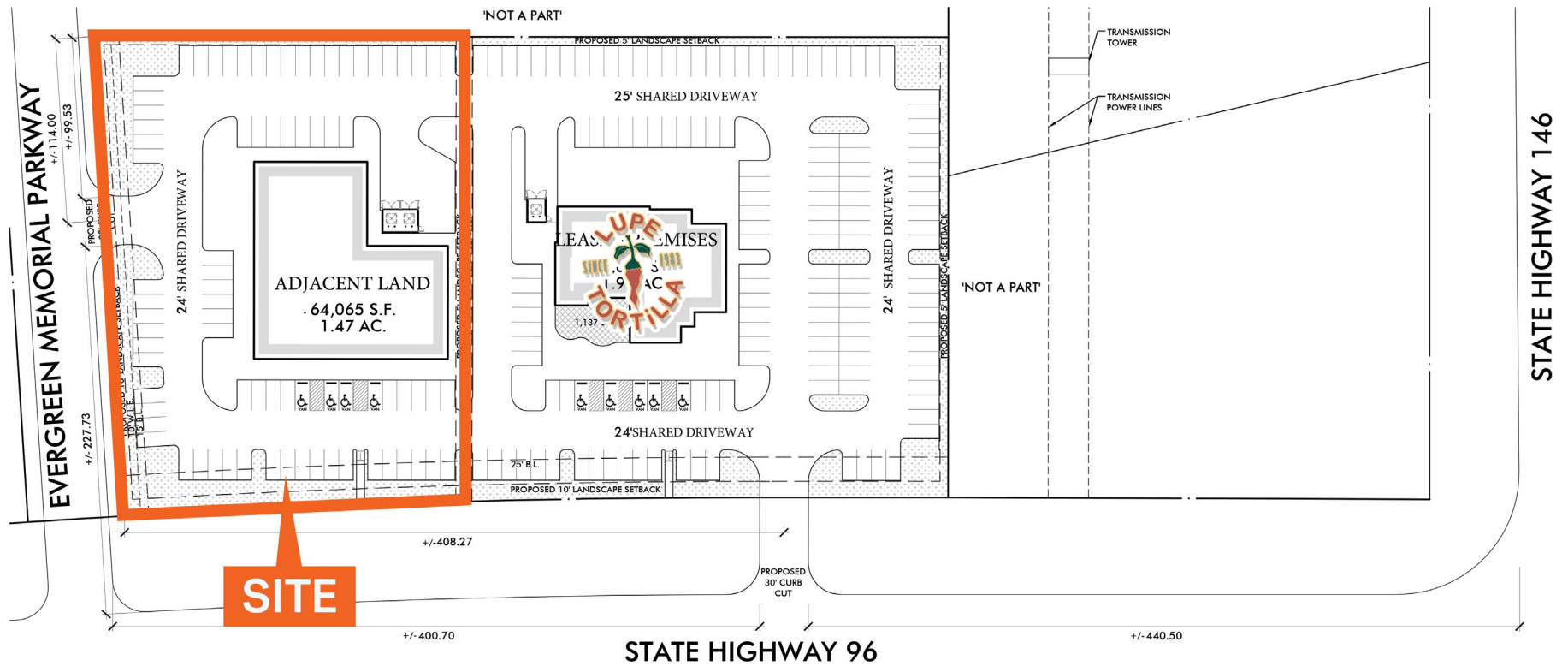
±1.47 ACRE PAD SITE - NEC LEAGUE CITY PKWY & HWY 146 | INTERSECTION AERIAL





±1.47 ACRE PAD SITE - NEC LEAGUE CITY PKWY & HWY 146 | OBLIQUE AERIAL & GROUND VIEW







±1.47 ACRES PAD SITE - NEC HWY 96 & HWY 146 | 2025 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	5,010	50,237	117,096
TOTAL DAYTIME POPULATION	5,303	39,158	90,608
PROJECTED POPULATION GROWTH 2025 TO 2030	9.92%	4.57%	3.26%
2030 PROJECTED POPULATION	5,507	52,532	120,912
% FEMALE POPULATION	51%	50%	51%
% MALE POPULATION	49%	50%	49%
MEDIAN AGE	37.8	39.4	39.4
BUSINESS			
TOTAL EMPLOYEES	1,751	10,286	26,182
TOTAL BUSINESSES	134	824	2,034
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$139,565	\$117,513	\$108,533
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$161,971	\$116,163	\$99,634
ESTIMATED PER CAPITA INCOME	\$59,547	\$55,862	\$53,476
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	1,853	19,973	49,401
% HOUSING UNITS OWNER-OCCUPIED	73%	65%	60%
% HOUSING UNITS RENTER-OCCUPIED	19%	28%	32%
RACE & ETHNICITY			
% WHITE	70%	71%	68%
% BLACK OR AFRICAN AMERICAN	4%	6%	7%
% ASIAN	6%	4%	4%
% OTHER	20%	19%	21%
% HISPANIC	24%	22%	25%
% NON-HISPANIC	76%	78%	75%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809