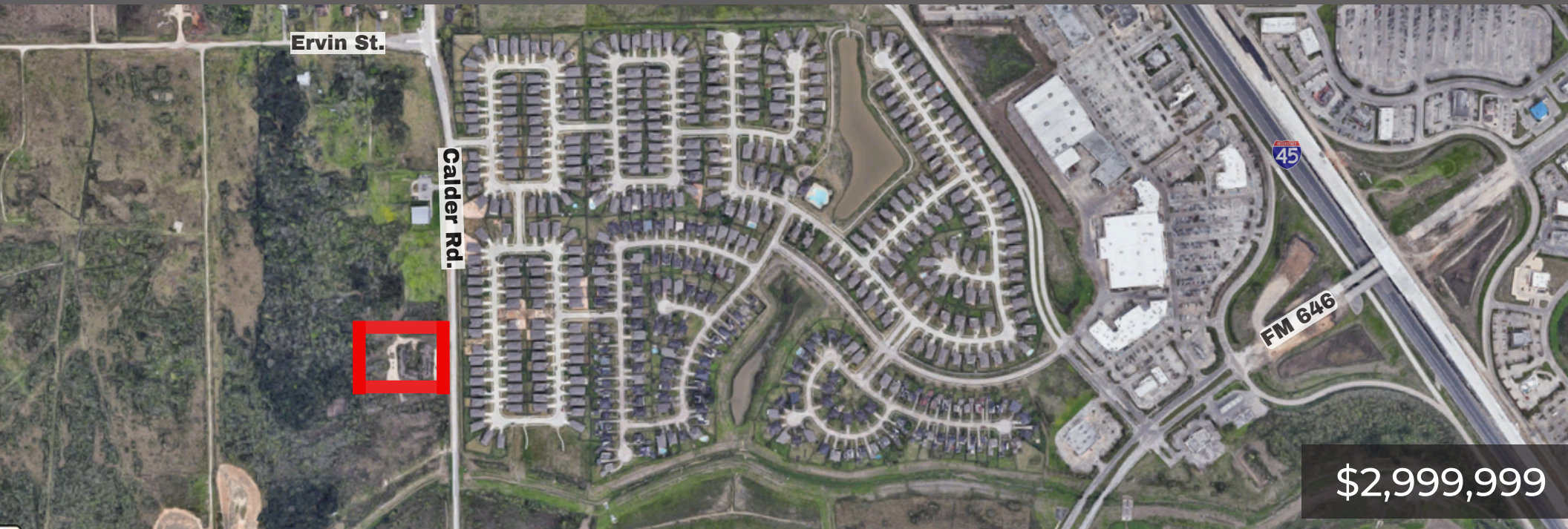


**FOR SALE**

**± 12.25 ACRES OF LAND AVAILABLE**



**\$2,999,999**

**ACRES:**

± 12.25 Approximately

**SQUARE FEET:**

± 544,500 SF Approximately

**ZONING:**

B and X  
Commercial/Residential

**INVESTMENT TYPE:**

Multifamily- Affordable Housing

**ADDRESS:**

Calder Rd. League City, TX 77573

**LOCATION:**

Located on Calder Rd. just a few minutes from I-45 South, this piece of land is zoned to Galveston County. It is behind the recently developed Bay View subdivision. It is also conveniently located 20 minutes away from both Kemah Boardwalk and Galveston Island.

**SUMMARY:**

12.25 acres of land for sale in League City, on Calder Rd. The property is zoned to Galveston county. The location would be perfect for commercial development. Located in Galveston MUD #117.

**For Info Contact:**

Keller Williams Signature  
Each office is independently  
owned and operated



Broker  
**Joe Rothchild**  
281.744.3415



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# OVERVIEW

± 12.25 ACRES OF LAND AVAILABLE

This exceptional 12.5-acre parcel of land, located on Calder Road in League City, is just minutes from I-45 South, the property is strategically situated near the Bay View Subdivision and Bay Colony Town Center and 20 minutes from Kemah Boardwalk and Galveston Island. This property offers a unique blend of location, accessibility, and development potential. Don't miss the chance to invest in a high-growth area with promising returns. Contact Rothchild Commercial today for more information and to schedule a viewing.

## HIGHLIGHTS:

- **Size:** 12.5 acres of prime land
- **Asking Price:** \$2,999,999
- **Nearby Amenities:** Close to popular destinations like Kemah Boardwalk and Galveston Island
- **Growth Potential:** Situated in a rapidly developing area, perfect for a variety of commercial ventures
- **Excellent Connectivity:** Easy access to I-45 South ensures smooth transportation links to surrounding areas and major attractions.
- **High Potential:** Ideal for commercial developments, with proximity to established residential communities and shopping centers.
- **Prime Location:** Only 20 minutes from Kemah Boardwalk and Galveston Beach, making it an attractive destination for both locals and tourists.

## PROPOSED SUMMARY:

- Unit count: 168 Units
- 36- 1 Bedrooms
- 76- 2 Bedrooms
- 57- 3 Bedrooms
- Market: Houston Metro, Submarket: Outlier Southeast
- Galveston MUD #117



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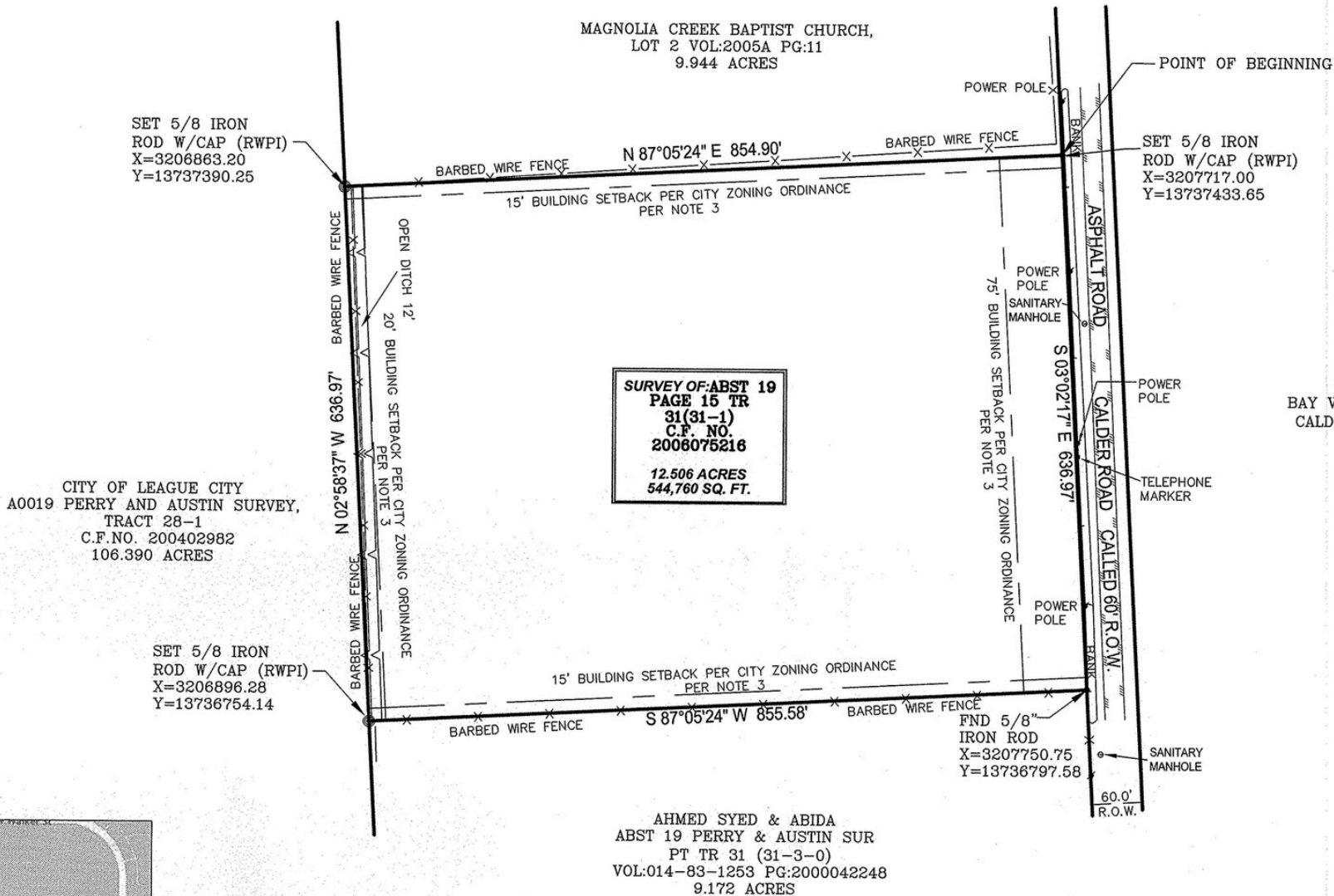
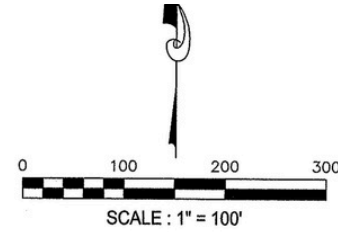
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# SURVEY

± 12.25 ACRES OF LAND AVAILABLE



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# AERIAL MAP

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## Proposed Site Plan



[www.rothchildproperties.com/commercial](http://www.rothchildproperties.com/commercial)

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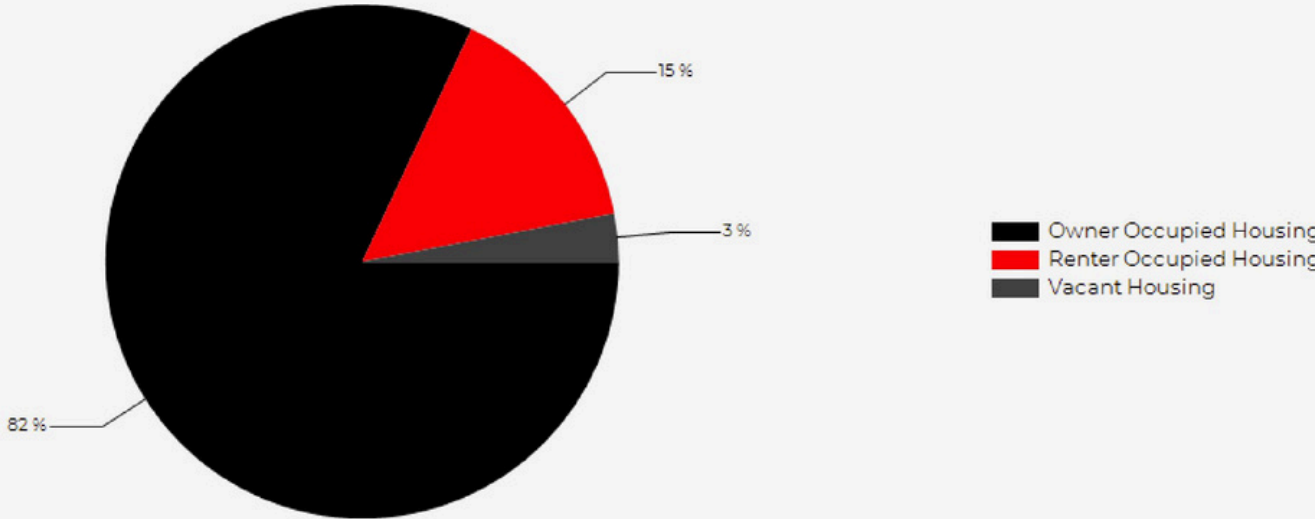
Joe Rothchild  
281.744.3415



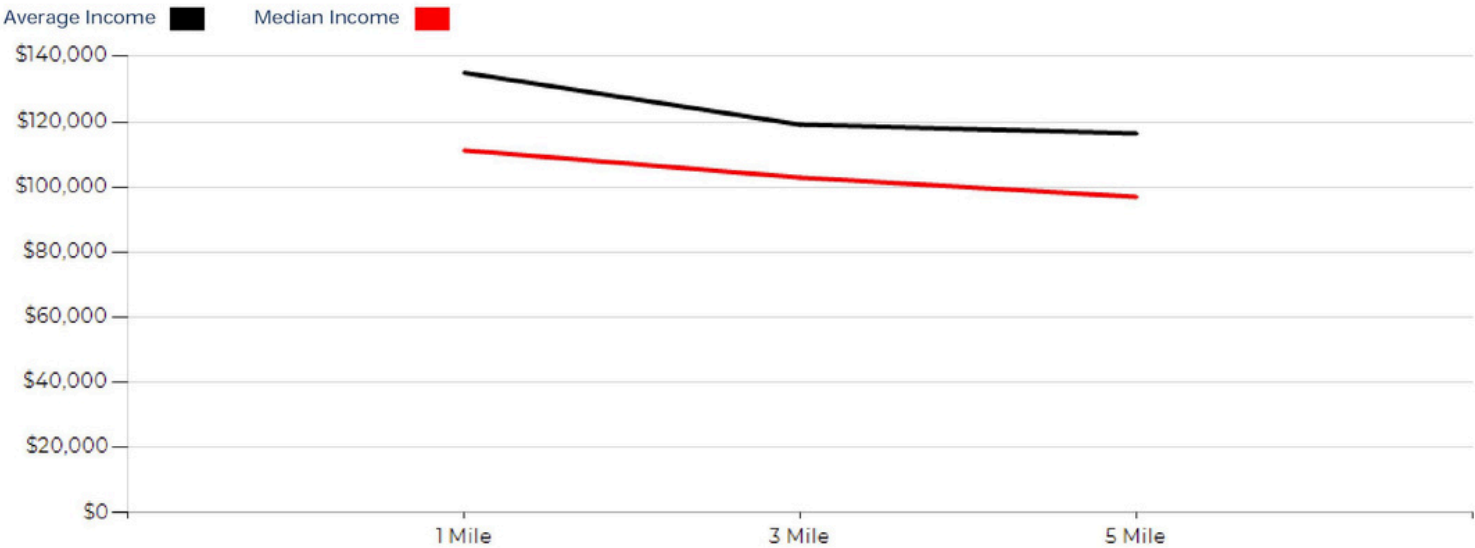
**ROTHCHILD**  
COMMERCIAL



2021 Household Occupancy  
in 1-mile radius



2021 Household Income  
Average and Median



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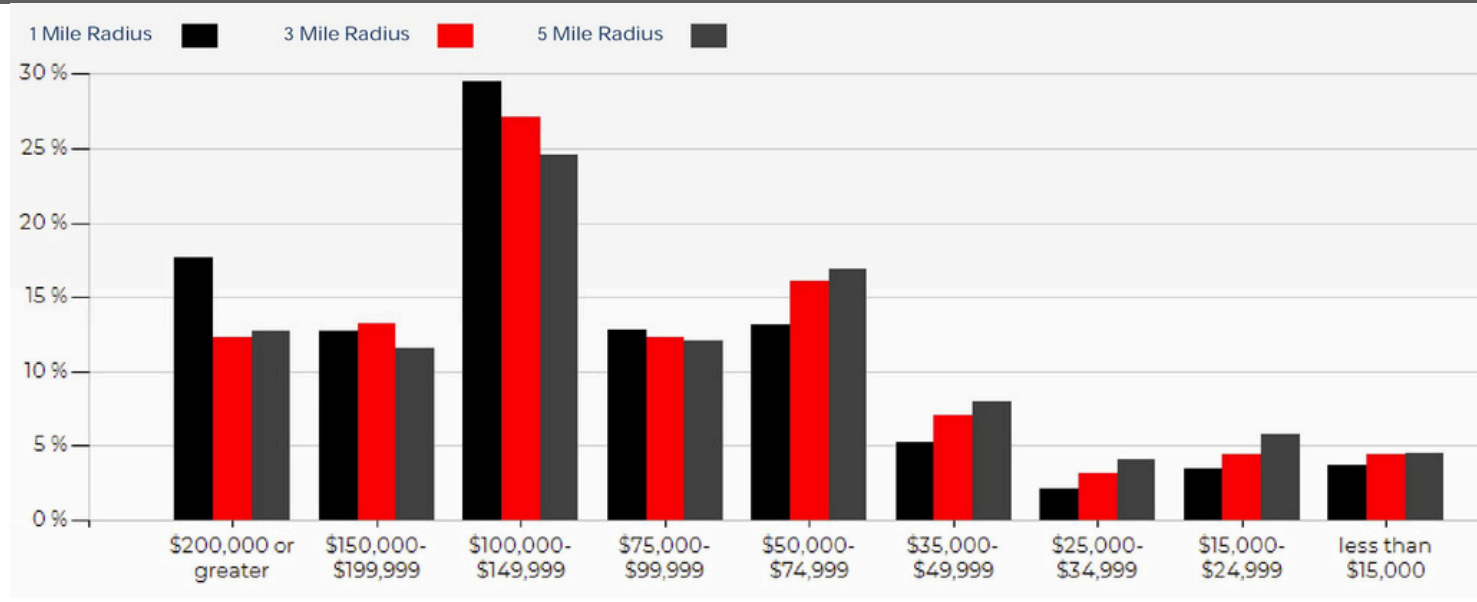




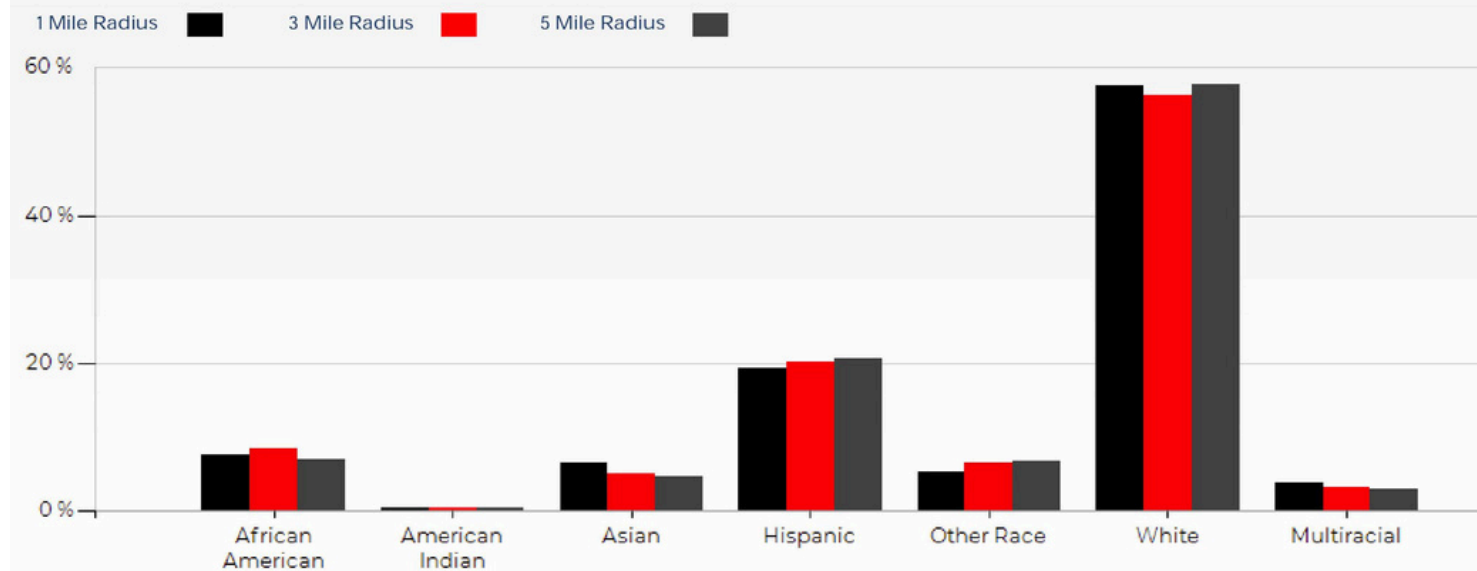
# DEMOGRAPHIC VISUAL DATA

± 12.25 ACRES OF LAND AVAILABLE

2021 Household Income



2021 Population By Race



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# DEMOGRAPHIC DATA

± 12.25 ACRES OF LAND AVAILABLE

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	499	4,545	10,303
2021 Population Age 35-39	563	5,342	11,082
2021 Population Age 40-44	594	4,789	10,056
2021 Population Age 45-49	540	4,191	9,275
2021 Population Age 50-54	445	3,679	8,518
2021 Population Age 55-59	431	3,598	8,582
2021 Population Age 60-64	370	3,369	7,838
2021 Population Age 65-69	284	2,595	6,207
2021 Population Age 70-74	197	1,923	4,659
2021 Population Age 75-79	111	1,131	2,774
2021 Population Age 80-84	66	695	1,678
2021 Population Age 85+	61	572	1,367
2021 Population Age 18+	5,203	45,428	104,040
2021 Median Age	35	36	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,195	\$93,445	\$83,488
Average Household Income 25-34	\$126,700	\$111,913	\$103,972
Median Household Income 35-44	\$119,955	\$114,397	\$109,048
Average Household Income 35-44	\$143,737	\$132,017	\$126,574
Median Household Income 45-54	\$125,391	\$115,455	\$114,071
Average Household Income 45-54	\$151,119	\$134,573	\$136,581
Median Household Income 55-64	\$114,497	\$102,725	\$103,381
Average Household Income 55-64	\$142,666	\$122,487	\$127,816
Median Household Income 65-74	\$94,027	\$81,130	\$77,681
Average Household Income 65-74	\$127,418	\$106,907	\$103,999
Average Household Income 75+	\$68,126	\$74,515	\$77,034

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	692	5,766	12,790
2026 Population Age 35-39	628	5,525	11,956
2026 Population Age 40-44	596	5,396	11,119
2026 Population Age 45-49	592	4,537	9,647
2026 Population Age 50-54	531	3,929	8,753
2026 Population Age 55-59	436	3,450	8,028
2026 Population Age 60-64	412	3,297	7,825
2026 Population Age 65-69	353	3,076	7,208
2026 Population Age 70-74	258	2,253	5,468
2026 Population Age 75-79	174	1,625	3,922
2026 Population Age 80-84	91	876	2,154
2026 Population Age 85+	76	695	1,700
2026 Population Age 18+	5,899	49,414	112,605
2026 Median Age	35	36	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,126	\$104,058	\$97,090
Average Household Income 25-34	\$139,999	\$124,818	\$117,326
Median Household Income 35-44	\$126,891	\$120,768	\$114,804
Average Household Income 35-44	\$157,343	\$145,531	\$139,576
Median Household Income 45-54	\$132,321	\$122,820	\$119,688
Average Household Income 45-54	\$163,449	\$147,640	\$147,234
Median Household Income 55-64	\$125,268	\$111,420	\$110,841
Average Household Income 55-64	\$159,161	\$137,689	\$141,779
Median Household Income 65-74	\$109,523	\$93,953	\$88,448
Average Household Income 65-74	\$149,094	\$122,193	\$118,885
Average Household Income 75+	\$81,533	\$86,984	\$89,314

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# DEMOGRAPHIC DATA

± 12.25 ACRES OF LAND AVAILABLE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,368	27,510	66,498
2010 Population	3,417	49,851	109,754
2021 Population	7,323	62,579	140,321
2026 Population	8,269	68,031	151,613
2021 African American	684	6,520	12,278
2021 American Indian	31	329	641
2021 Asian	585	3,923	7,960
2021 Hispanic	1,746	15,859	36,242
2021 Other Race	468	5,126	11,957
2021 White	5,205	44,170	102,099
2021 Multiracial	335	2,445	5,272
2021-2026: Population: Growth Rate	12.30 %	8.40 %	7.80 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	86	959	2,235
\$15,000-\$24,999	83	938	2,876
\$25,000-\$34,999	49	676	2,029
\$35,000-\$49,999	124	1,526	3,972
\$50,000-\$74,999	312	3,480	8,462
\$75,000-\$99,999	304	2,660	6,025
\$100,000-\$149,999	702	5,855	12,303
\$150,000-\$199,999	302	2,862	5,762
\$200,000 or greater	420	2,657	6,357
Median HH Income	\$111,256	\$102,911	\$96,941
Average HH Income	\$135,049	\$119,133	\$116,432

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	450	10,226	25,733
2010 Total Households	1,078	17,227	39,482
2021 Total Households	2,382	21,614	50,020
2026 Total Households	2,688	23,460	53,967
2021 Average Household Size	3.06	2.88	2.79
2000 Owner Occupied Housing	360	7,049	16,510
2000 Renter Occupied Housing	69	2,675	7,664
2021 Owner Occupied Housing	2,017	16,635	35,935
2021 Renter Occupied Housing	365	4,979	14,085
2021 Vacant Housing	69	962	2,707
2021 Total Housing	2,451	22,576	52,727
2026 Owner Occupied Housing	2,293	18,230	39,300
2026 Renter Occupied Housing	396	5,230	14,667
2026 Vacant Housing	70	920	2,604
2026 Total Housing	2,758	24,380	56,571
2021-2026: Households: Growth Rate	12.25 %	8.25 %	7.65 %



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