



Houston CBD

Clear Creek

FM 518 - Main Street

15 ACRES LEAGUE CITY

Curb Cut Access

Calder Drive

±15 ACRES

LEAGUE CITY, TX

W League City Pkwy



EXECUTIVE SUMMARY

On behalf of ownership, Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present the opportunity to purchase 15 Acres - League City ("the Property"), a ± 15.27 -acre development site in League City, TX. The Property is a premier development opportunity with direct frontage on Interstate 45, one of Texas' most trafficked thoroughfares which connects the two largest cities within the Texas triangle. The site is zoned under a commercial mixed-use district ("CM"), which is intended to provide for areas of large scale pedestrian and auto oriented region serving mixed-use development. Its irreplaceable location presents a truly unique development opportunity in one of the fastest growing micro-markets south of Houston.



INVESTMENT HIGHLIGHTS

SURROUNDED BY A GROWING POPULATION AND FLOURISHING COMMUNITY

League City Pkwy

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Between 2010 and 2021, the population within a three-mile radius of the Property grew by 28% to a total of 65,732. The average household income within a five-mile radius is a healthy \$109,816 and is projected to grow by 10.6% by 2026 to a robust \$120,868.

INVESTMENT HIGHLIGHTS

PREMIER LOCATION ALONG I-45 JUST SOUTHWEST OF THE JOHNSON SPACE CENTER



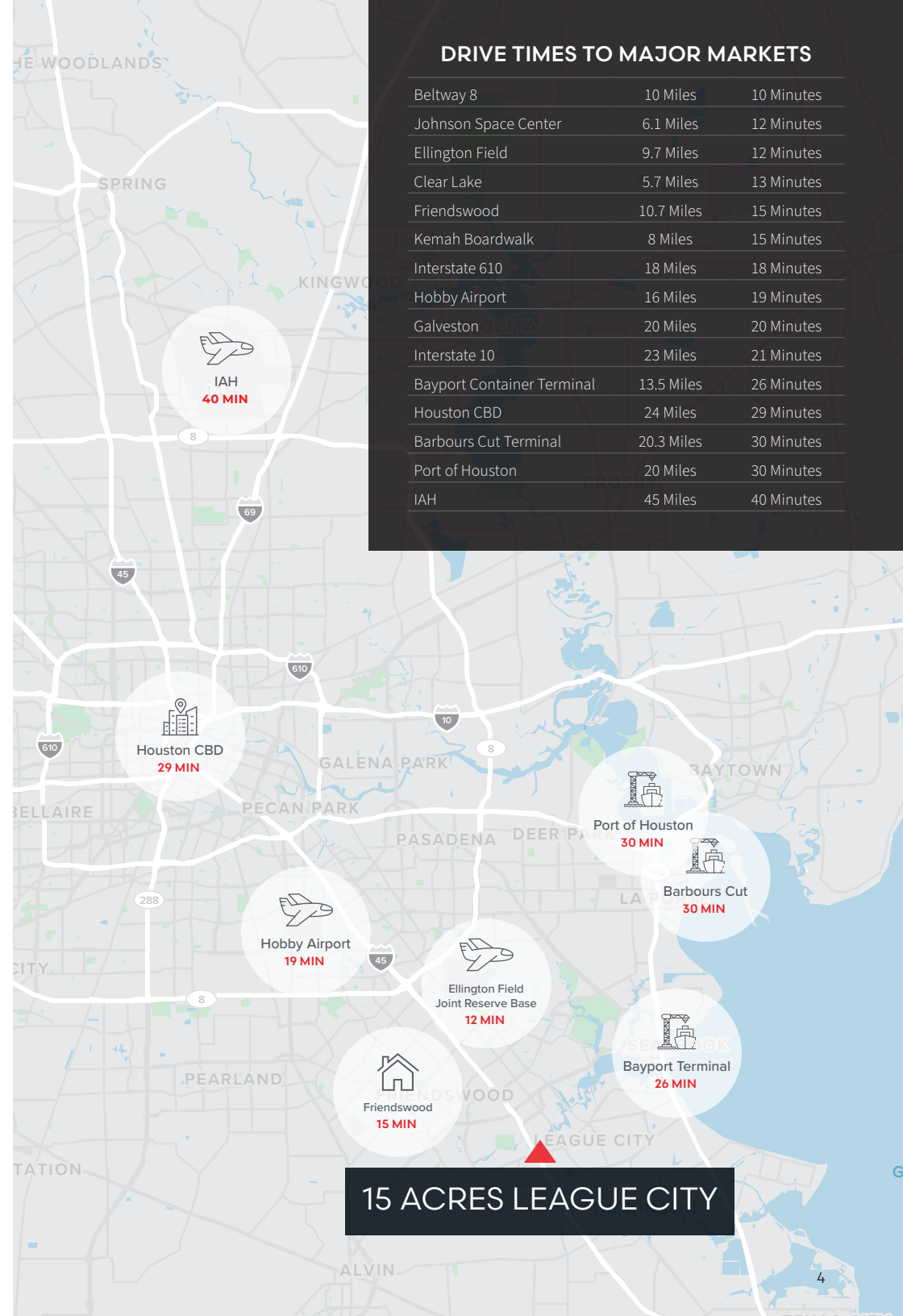
15 Acres – League City is strategically located in Houston's Southeast submarket with extremely close proximity to the Bayport and Barbour's Cut Container Terminals, the Houston Ship Channel and NASA. The 25-mile-long Houston Ship Channel currently services 8,200 vessels and 215,000 barges each year and is currently experiencing double-digit annual growth in container volume year over year. The Port of Houston continues to make strategic capital investments that will enhance the Port's waterway, terminal, road, rail and industrial property infrastructure to create the most efficient, productive, and cost-effective system possible. NASA is an economic catalyst for the city of Webster with many of its residents working closely with the Johnson Space Center. The site's proximity to Interstate 45 and Beltway 8 offers accessibility to the rest of Houston and beyond.



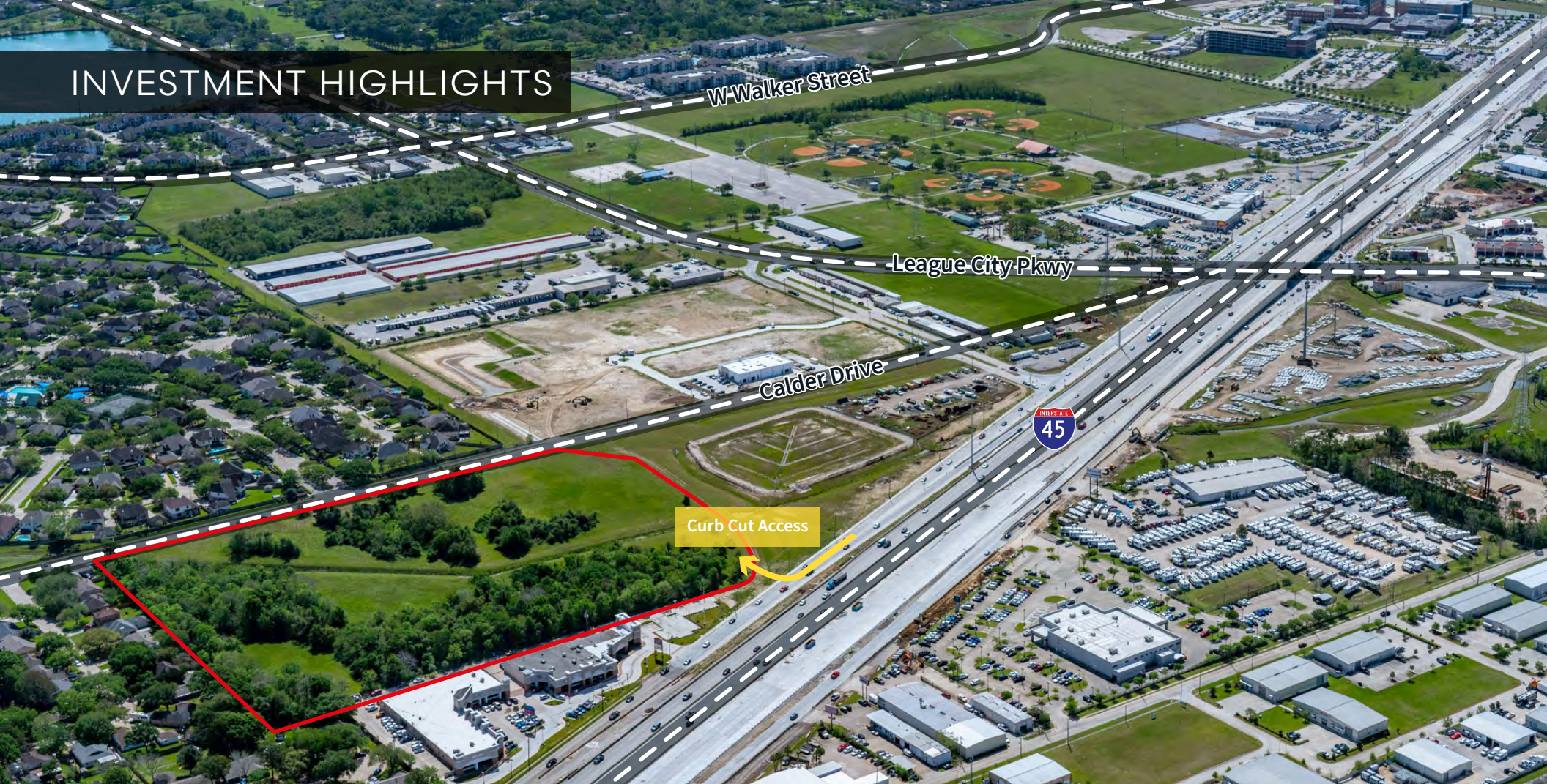
±15 ACRES LEAGUE CITY

DRIVE TIMES TO MAJOR MARKETS

Beltway 8	10 Miles	10 Minutes
Johnson Space Center	6.1 Miles	12 Minutes
Ellington Field	9.7 Miles	12 Minutes
Clear Lake	5.7 Miles	13 Minutes
Friendswood	10.7 Miles	15 Minutes
Kemah Boardwalk	8 Miles	15 Minutes
Interstate 610	18 Miles	18 Minutes
Hobby Airport	16 Miles	19 Minutes
Galveston	20 Miles	20 Minutes
Interstate 10	23 Miles	21 Minutes
Bayport Container Terminal	13.5 Miles	26 Minutes
Houston CBD	24 Miles	29 Minutes
Barbours Cut Terminal	20.3 Miles	30 Minutes
Port of Houston	20 Miles	30 Minutes
IAH	45 Miles	40 Minutes



INVESTMENT HIGHLIGHTS



UNMATCHED DEVELOPMENT POTENTIAL



Retail construction starts near the site have been slow in 2022 with only 140,000 SF underway, representing less than 0.5% of total inventory. Conversely, industrial absorption in the past 12 months reached a record high 6M SF in Houston's hottest industrial market. The location serves as an undeniable opportunity to deliver and quickly lease up in an area with a rapidly expanding population and tremendous job growth.



ABUNDANCE OF RECREATIONAL AMENITIES

There is no shortage of activities and excitement within a short driving distance of the site. The site is a short distance to Galveston, Kemah Boardwalk and Baybrook Mall - that offers shopping that mimics the Galleria. The area is also home to NASA, which hosts the world renown Johnson Space Center where visitors can explore an extensive collection of space exhibits, walk through Mission Control, learn about spaceflight and view previously developed rockets. Galveston beach is a 30 minute drive, while Clear Lake provides waterfront views just minutes away.

INVESTMENT HIGHLIGHTS

HUMAN SPACEFLIGHT CAPITAL OF THE WORLD

NASA'S JOHNSON SPACE CENTER

▶ NASA's Johnson Space Center (JSC), located 2 miles from the Property, has served as mission control for U.S. space exploration and astronaut training since 1961. JSC currently serves as mission control for America's human space program aboard the International Space Station (ISS). JSC personnel develop, build, and upgrade piloted spacecraft and oversee many of the medical and scientific experiments conducted in space. JSC, a \$1.5 billion complex established in 1961, occupies 1,620 acres and is one of NASA's largest R&D facilities. JSC managed an annual budget of \$5.56 billion in 2020 and generated more than \$8.7 billion in economic output in Texas. JSC's largest contractors in 2020 included Boeing, Lockheed Martin, and Northrop Grumman. NASA supported 2,950 civil workers (110 of which are astronauts) and 8,942 contractors at JSC in 2020.

ELLINGTON FIELD SPACEPORT EXPANSION

▶ Ellington Field, located less than 10 miles from the Property, became a Federal Aviation Administration (FAA) designated spaceport in 2015. In 2020, Phase 1 construction of the spaceport development was underway, an \$18.8 million project designed to provide infrastructure and utilities. One of only 10 spaceports in the U.S., the project is intended to help attract the relocation of aerospace companies and further solidifies the Webster/Clear Lake market as a hub for aerospace and space exploration.





NASA

Clear Lake



Clear Creek
High School

Galveston Bay



League City
Elementary School

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INTERSTATE
45

AERIAL
EAST FACING

±15 ACRES LEAGUE CITY



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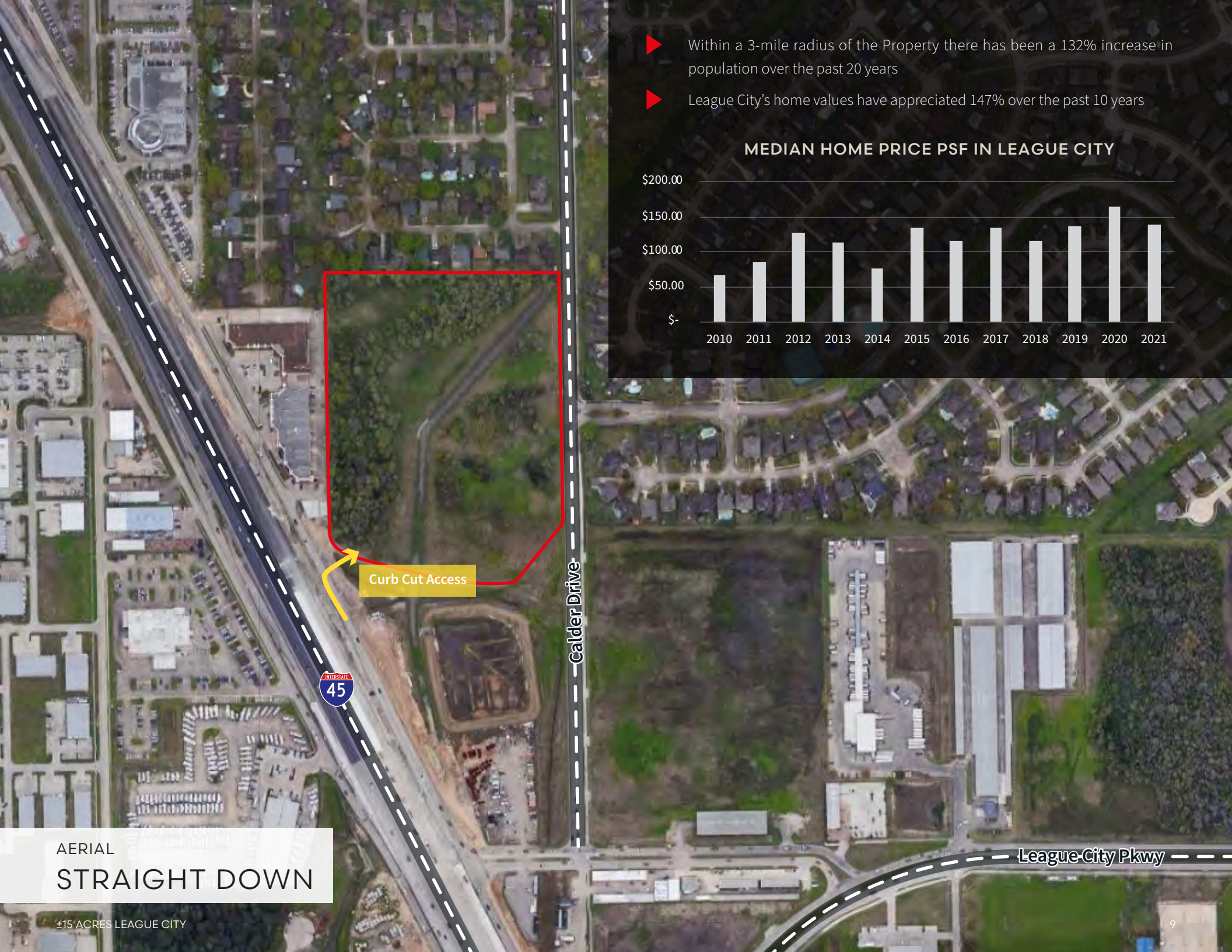
INTERSTATE
45

W League City Pkwy

AERIAL

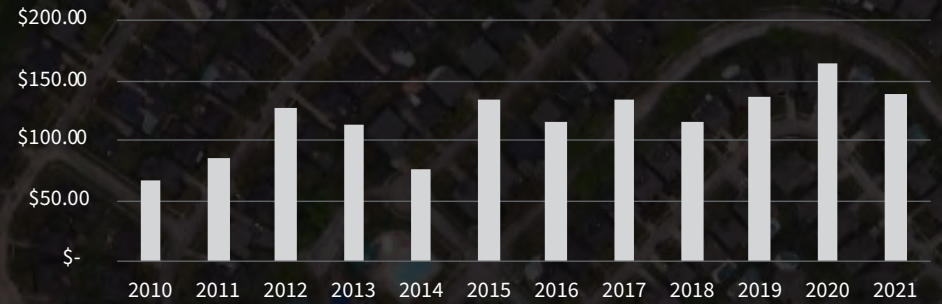
NORTHWEST FACING

±15 ACRES LE



- ▶ Within a 3-mile radius of the Property there has been a 132% increase in population over the past 20 years
- ▶ League City's home values have appreciated 147% over the past 10 years

MEDIAN HOME PRICE PSF IN LEAGUE CITY



AERIAL
STRAIGHT DOWN

±15 ACRES LEAGUE CITY

League City Pkwy

SITE DESCRIPTION & DEMOGRAPHICS



SITE DESCRIPTION

Property Name:	15 Acres - League City
Property Address:	Along I-45, South of FM 518, League City, TX, 77573
Total Land Area:	15.27 Acres
Total SF:	655,092 SF
Zoning:	CM - Commercial Mixed-Use

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2010 Total Population	9,522	51,310	154,685
2010-2021 Growth %	8.83%	28.11%	21.15%
2021 Total Population	10,363	65,732	187,404
2021-2026 Growth %	6.90%	9.15%	7.05%
2026 Total Population	11,078	71,749	200,621
2021 Total Daytime Population	9,400	59,301	181,056
2021 Average Household Income	\$120,727	\$116,453	\$109,816
2026 Average Household Income	\$135,539	\$128,141	\$120,868
2021-2026 Avg. Household Income Growth %	12.27%	10.04%	10.06%

LOCATION OVERVIEW

LEAGUE CITY



Located 25 miles southeast of downtown, League City is centrally located along I-45 between Houston and Galveston and in close proximity of the Port of Houston. The city is well known for its recreational lifestyle, outstanding quality of life, beautiful neighborhoods, excellent schools, abundance of parks and amenities, historic homes and museums, and a tremendous waterfront. League City has been recognized as one of the “Fastest Growing Cities in America” by Wallet Hub; “Best Small City in the nation to raise a Family” by Nerd Wallet; and “Top 10 Safest Cities in Texas” by Value Penguin.



±15 ACRES LEAGUE CITY



LOCATION OVERVIEW HOUSTON MSA

GEOGRAPHY

9 COUNTIES
in the Houston MSA

10,000
square miles
larger than the state of NJ



POPULATION & DEMOS

7.2 MILLION
residents in the Houston MSA

2.5 MILLION
residents in the city of Houston



1 IN 4 Houstonians are foreign-born

5TH MOST POPULOUS MSA IN THE NATION

4TH MOST POPULOUS CITY IN THE NATION

CLUTCH CITY



INTERNATIONAL HUB

4th largest

MULTI-AIRPORT SYSTEM
IN THE U.S.

58.3 million

PASSENGERS

GLOBAL HUB FOR
**AEROSPACE
TECHNOLOGY**

ECONOMY

26th
LARGEST

economy in the world if Houston
were an independent nation

7th
LARGEST

U.S. metro economy in the nation

\$472.1
BILLION GDP [2019]



CORPORATE HEADQUARTERS

24 FORTUNE 500
companies call Houston home

3RD LARGEST

number of fortune 1000
companies in the nation

3RD LARGEST

number of fortune 500
companies in the nation

EMPLOYMENT



3.0 MILLION JOBS IN THE HOUSTON MSA
more than 35 states and nearly a quarter of
Texas' entire employment base

168,400 JOBS RECOVERED AS OF MARCH

140,000
NEW JOBS CREATED YEAR-OVER-YEAR
(MAY 2021)

80,000
NEW JOBS FORECASTED IN 2021

GLOBAL TRADE CITY

73

FOREIGN-OWNED FIRMS

1st IN IMPORT AND EXPORT

1st GULF COAST CONTAINER PORT

**LARGEST GULF COAST
CONTAINER PORT**

1st

IN FOREIGN
WATERBORNE
TONNAGE

TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion **8th largest**

IN LOCAL GDP

BUSINESS DISTRICT IN THE U.S.



10 million

PATIENT ENCOUNTERS PER YEAR

106,000+

EMPLOYEES AT TMC

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