

# 1.93 AC @ EGRET BAY BOULEVARD & WEBSTER STREET

LEAGUE CITY, TX



## SUMMARY

Price:	\$650,000	Flood Zone:	X, X500
Lot Size:	84,071 SF	Zoning:	RSF-5
Acreage:	1.93 AC	Traffic Count:	18,140 (Approx. TxDOT - AADT, 2023)
Legal Description:	ABST 18 M MULDOON SUR PT OF LOT 23 (23-1) DIV C LEAGUE CITY		
Parcel ID:	4604-0003-0023-001		

**CHAUNDRA HUGEL BROUGHTON**  
Commercial Managing Director

(917) 743-6241  
Chaundra@KWCommercial.com



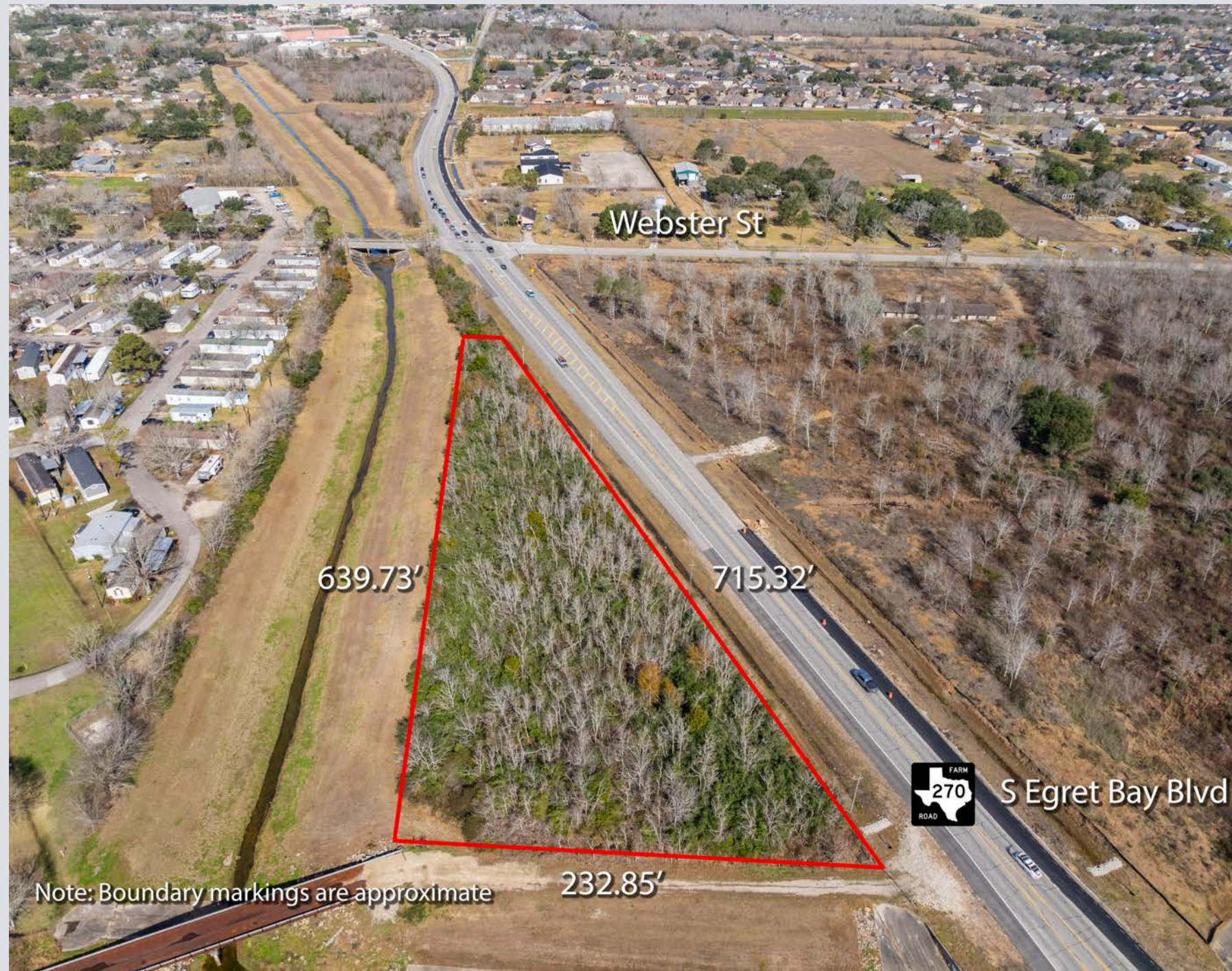


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## PROPERTY OVERVIEW

The subject property is a 1.93-acre lot situated on Egret Bay Boulevard between Webster and Austin Streets in League City, Texas. It features approximately 715 feet of frontage along Egret Bay Boulevard, a key thoroughfare with an average daily traffic count of 18,140 vehicles (TxDOT-AADT, 2023). Strategically located in Southeast Houston, League City serves as a vital connection point for traffic between Galveston and Houston, offering significant potential for future development. The site offers convenient access to both Interstate 45 and State Highway 146, two primary regional highways. Surrounded by a mix of established commercial and residential developments, the property benefits from excellent visibility and favorable local demographics. Currently zoned for residential use, preliminary discussions with the City of League City indicate openness to rezoning options contingent on the intended use. With close proximity to South Shore Harbour Resort & Conference Center, Highbridge at Egret Bay Apartments, Houston Methodist, Kemah Boardwalk, Clear Creek High School, and Goforth Elementary, this is a prime setting for a variety of potential uses.



Note: Boundary markings are approximate

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## HIGHLIGHTS

- Excellent Access and Visibility
- Approximately 715 feet of frontage on Egret Bay Boulevard
- Traffic Count - 18,140 (Approx. TxDOT-AADT, 2023)
- Development Opportunity in Southeast Houston
- Directly across from High Bridge at Egret Bay, a newly developed, upscale apartment community
- Less than a mile from the “Five Corners” in League City, where Egret Bay Boulevard (FM 270) meets Main Street (FM 518) and Marina Bay Drive
- Median Household Income: \$141,153



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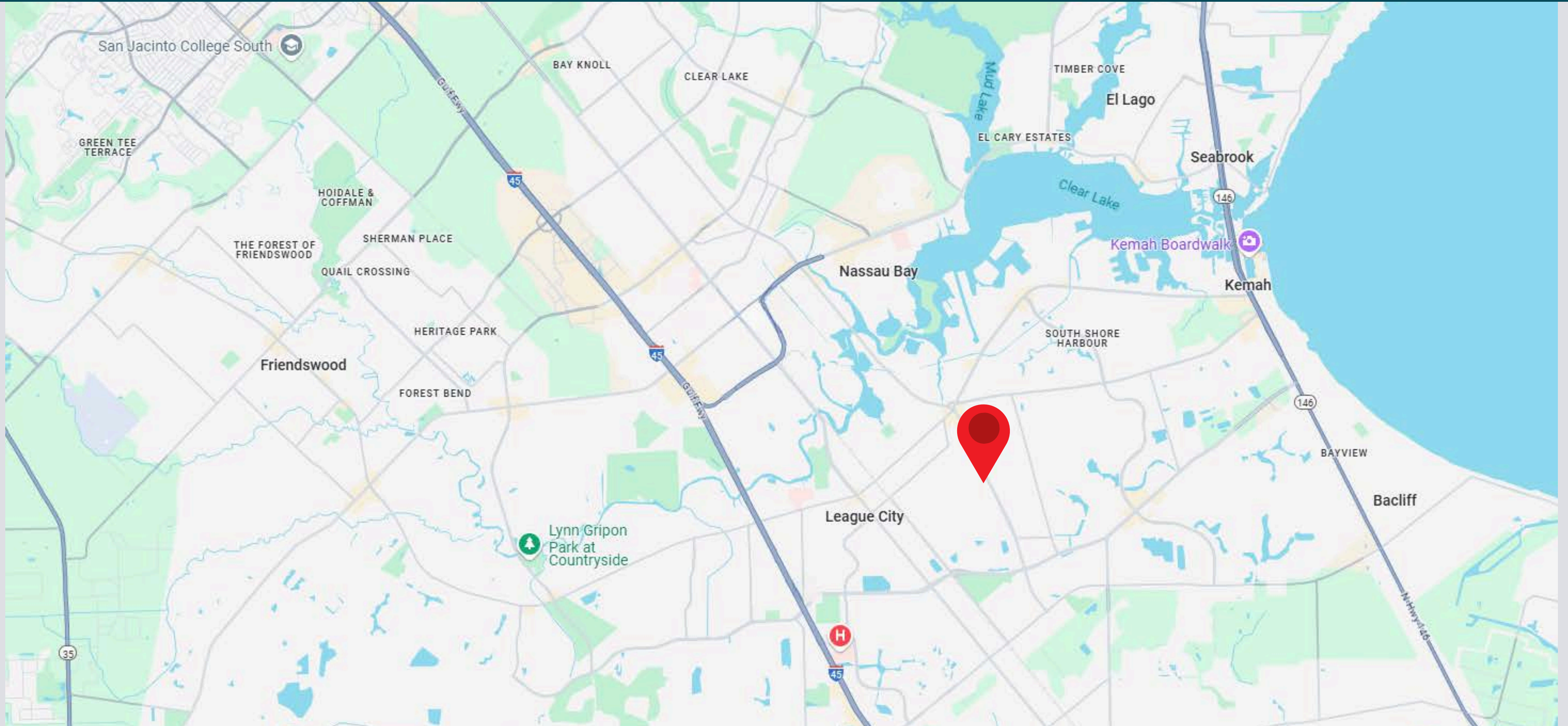
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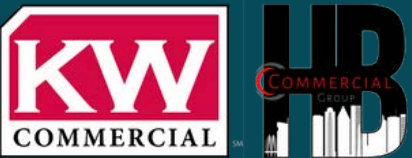
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## ABOUT LEAGUE CITY

League City is a waterfront community nestled along the shores of Clear Lake, 30 miles south of downtown Houston, with proximity to Galveston Bay and the Gulf of Mexico. The city regularly ranks among the safest, most affordable, and best places to live and raise a family in the state of Texas and in the U.S. With a population over 110,000, League City residents represent a diversity of backgrounds and lifestyles. Professionals across the country are drawn to League City for its low unemployment rates and a ripe job market for positions in the medical, energy, aerospace, marine, and petrochemical industries.



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## LEAGUE CITY, TEXAS - FAST FACTS

**118,740**

Total Population

**37.1**

Median Age

**3.2**

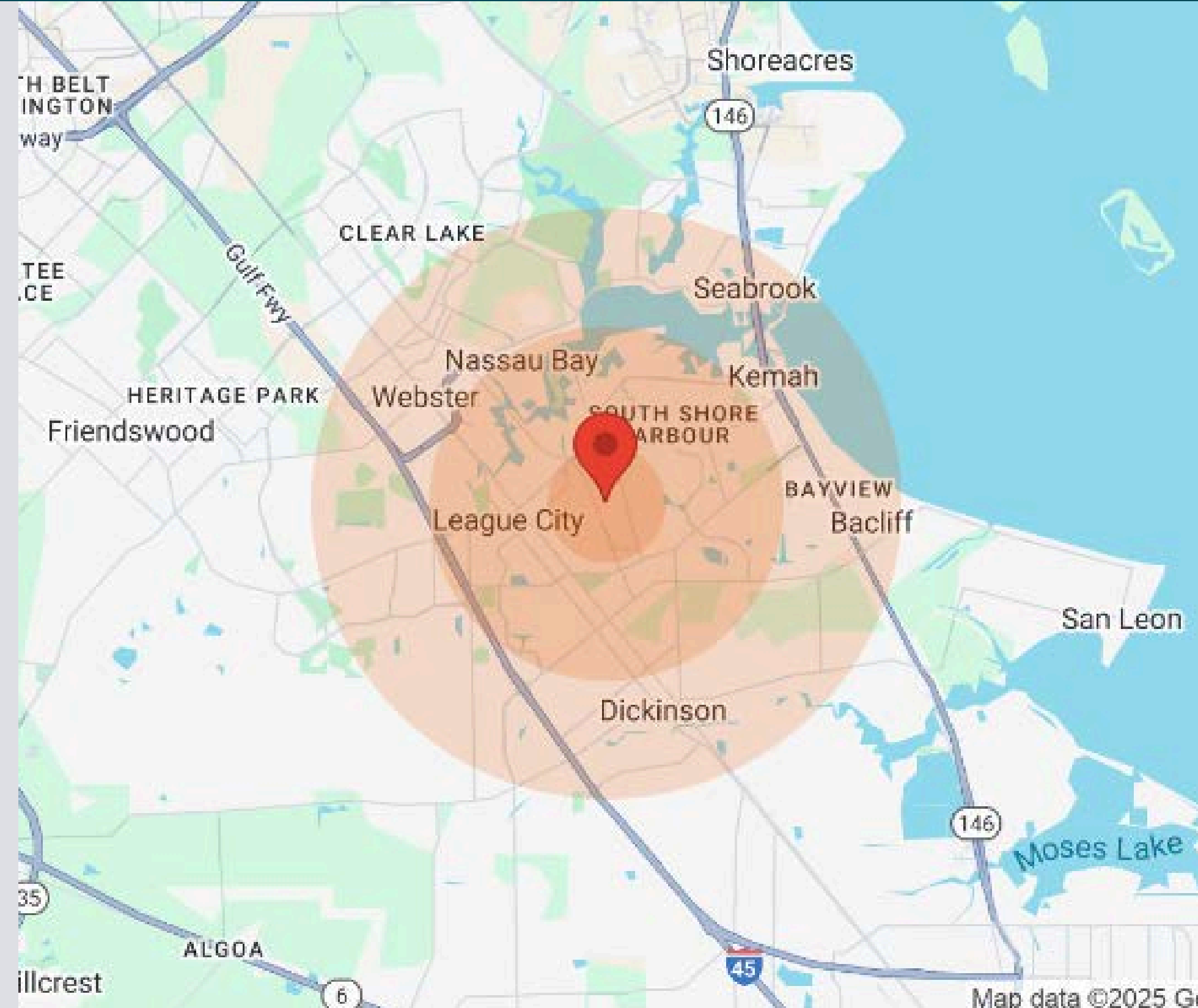
Median Family Size

**\$370,571**

Median Home Value

**\$141,153**

Household Income



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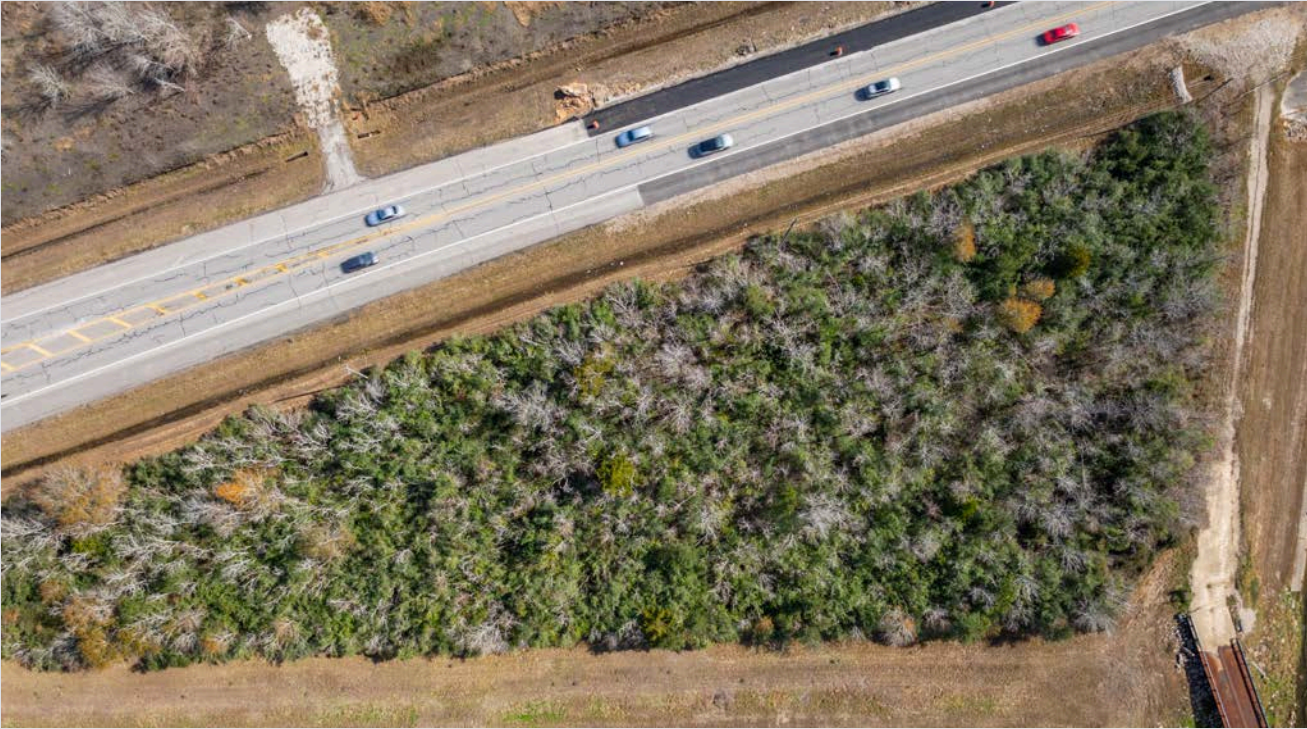
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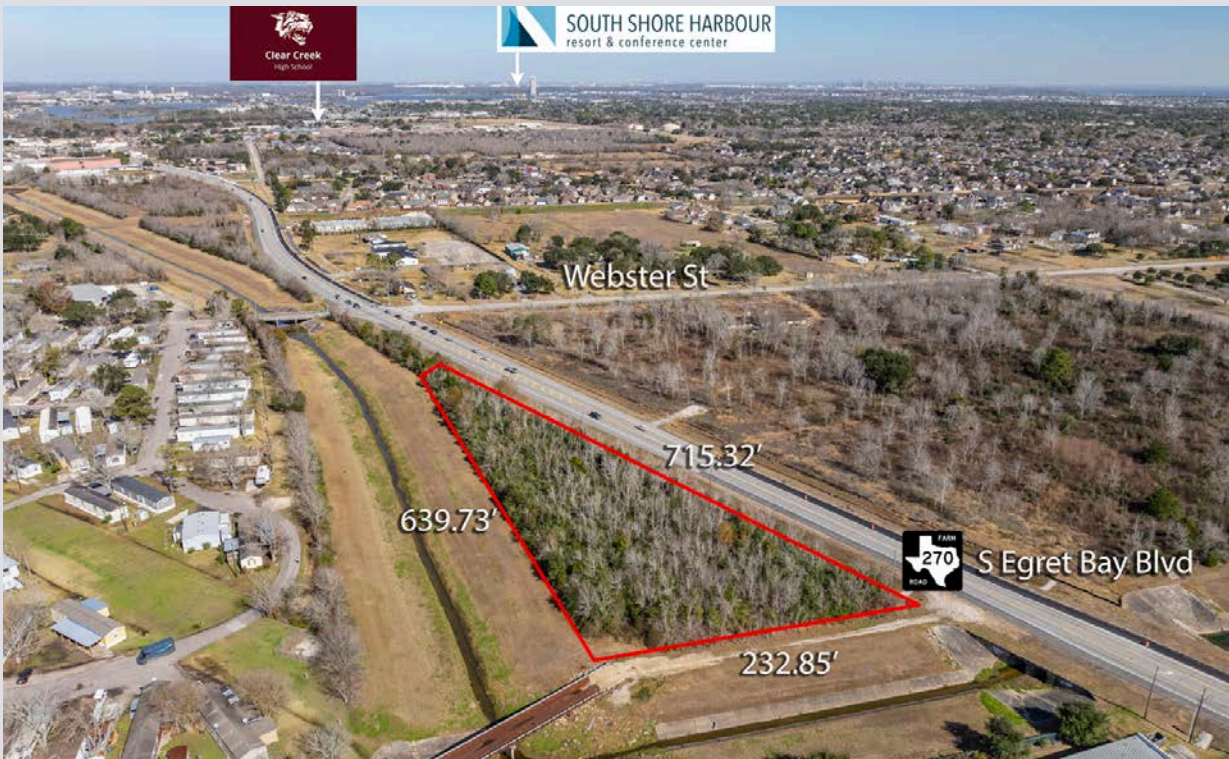
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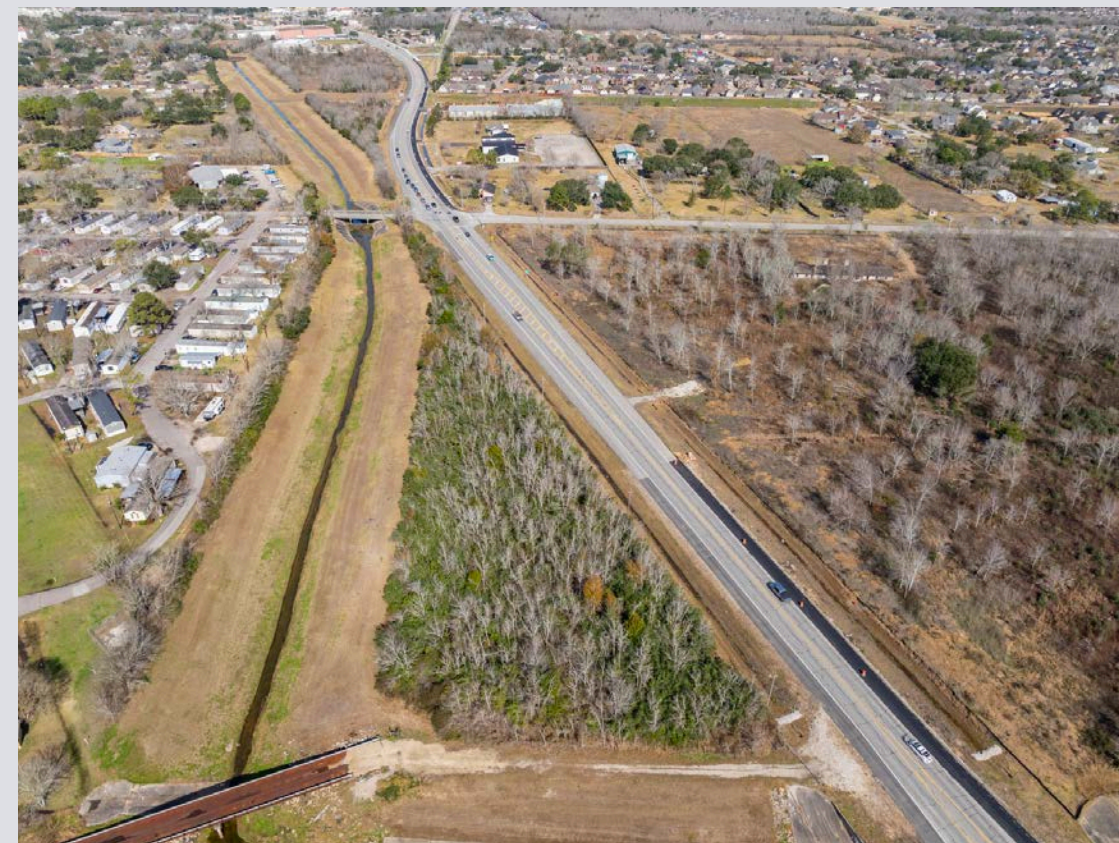
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