



LEAGUE CITY, TX | FOR SALE

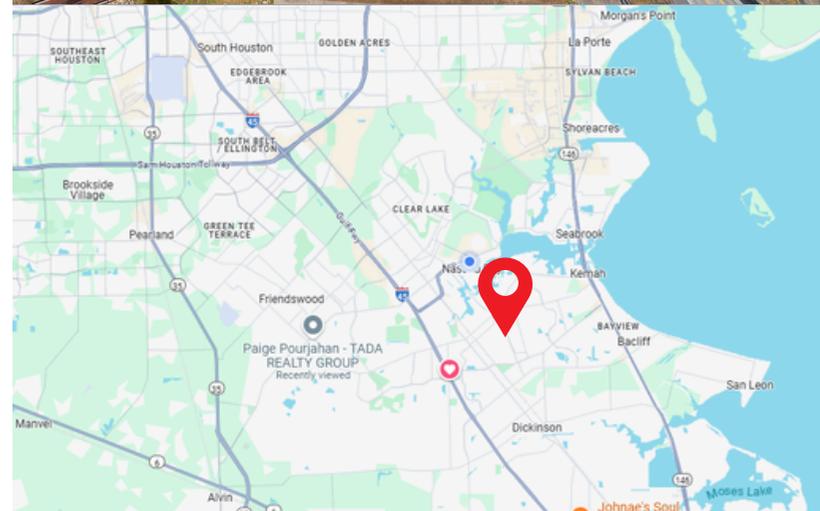
1.93 AC @ EGRET BAY BOULEVARD & WEBSTER STREET

Highlights

Property Description

- Price:** \$550,000
- Lot Size:** 84,071 SF (Approx.)
- Acreage:** 1.93 AC (Approx.)
- Parcel ID:** 4604-0003-0023-001
- Zoning:** RSF-5
- Flood Zone:** X, X500
- Traffic Count:** 18,140 (TxDOT-AADT, 2023 Approx.)

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.



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