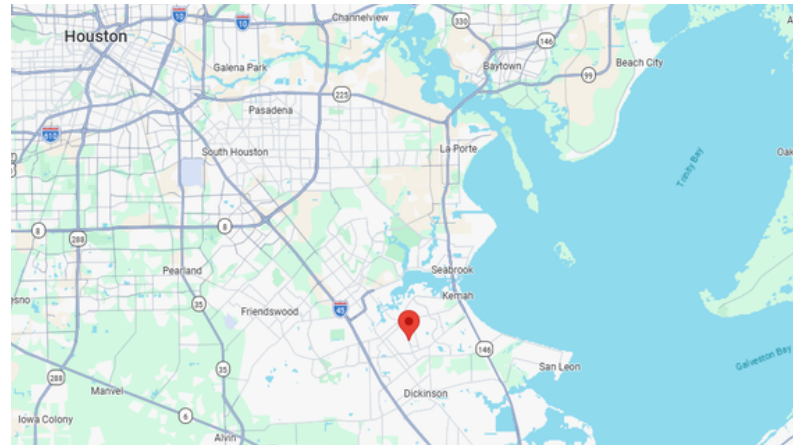


FOR SALE

1.93 AC @ EGRET BAY BOULEVARD & WEBSTER STREET
LEAGUE CITY, TX

An approximately 1.93-acre development opportunity offering extensive Egret Bay Boulevard frontage, strong visibility, and convenient regional access.



PROJECT OVERVIEW

The subject property is an approximately 1.93-acre development site located along Egret Bay Boulevard between Webster and Austin Streets in League City, Texas. Featuring approximately 715 feet of frontage and an average daily traffic count of approximately 18,503 vehicles (TXDOT-AADT, 2024), the site offers excellent visibility along a well-traveled corridor.

Surrounded by established residential and commercial development, the property offers convenient access to I-45 and SH 146 and is positioned near major area destinations. Currently zoned RSF-5, preliminary discussions with the City of League City have indicated potential consideration of rezoning based on the proposed use, creating an opportunity to explore future development possibilities.

PROPERTY DETAILS

	OFFERING PRICE	\$500,000
	SITE SIZE	± 84,071 SF
	ACREAGE	± 1.93 AC
	FRONTAGE	± 715 FT (EGRET BAY BOULEVARD)
	TRAFFIC COUNT	18,503 (TXDOT-AADT, 2024 APPROX.)
	PARCEL ID	4604-0003-0023-001
	ZONING	RSF-5
	FLOOD ZONE	X, X500

Chaundra Hugel Broughton, CCIM
Commercial Managing Director

(917) 743-6241

chaundra@kwcommercial.com

