

500 Gulf Fwy South

FOR SALE OR LEASE | ± 38,810 SF SHOWROOM ON ± 5.92 ACRES | LEAGUE CITY, TX 77573





500 Gulf Fwy S

PROPERTY OVERVIEW

- Single-Tenant Auto Dealer
- \pm 38,810 SF Total
- \pm 27,117 SF Parts & Service
- \pm 11,693 SF Showroom
- \pm 5.916 Acres Paved Concrete
- Approximately 350 Parking Spaces
- Full Parking Lot Lighting
- \pm 18 Service Bays
- Built in 2005
- General Commercial Zoning



PROPERTY HIGHLIGHTS

- **± 38,810** Showroom on **± 5.92 Acres** For Sale or Lease
- Prominent I-45 Frontage with signage opportunity providing exceptional visibility
- Located within an established automotive corridor
- Active Disposable Income - **\$119,141** Average Household Income within a 1-mile radius
- **206,123** Total population within a 5-mile radius of property
- **Call broker for pricing**



LOCATION HIGHLIGHTS



ACTIVE DISPOSABLE INCOME
- **\$119,141** AVERAGE
HOUSEHOLD INCOME
WITHIN A 1-MILE RADIUS



**80,216 HOUSEHOLDS
WITHIN A 5-MILE RADIUS
OF PROPERTY**



DIRECT FRONTAGE ON
I-45 (101,405 VPD)



LOCATED NEAR OTHER MAJOR
FRANCHISED DEALERS,
EXCELLENT VISIBILITY



**206,123 TOTAL
POPULATION WITHIN A
5-MILE RADIUS OF
PROPERTY**

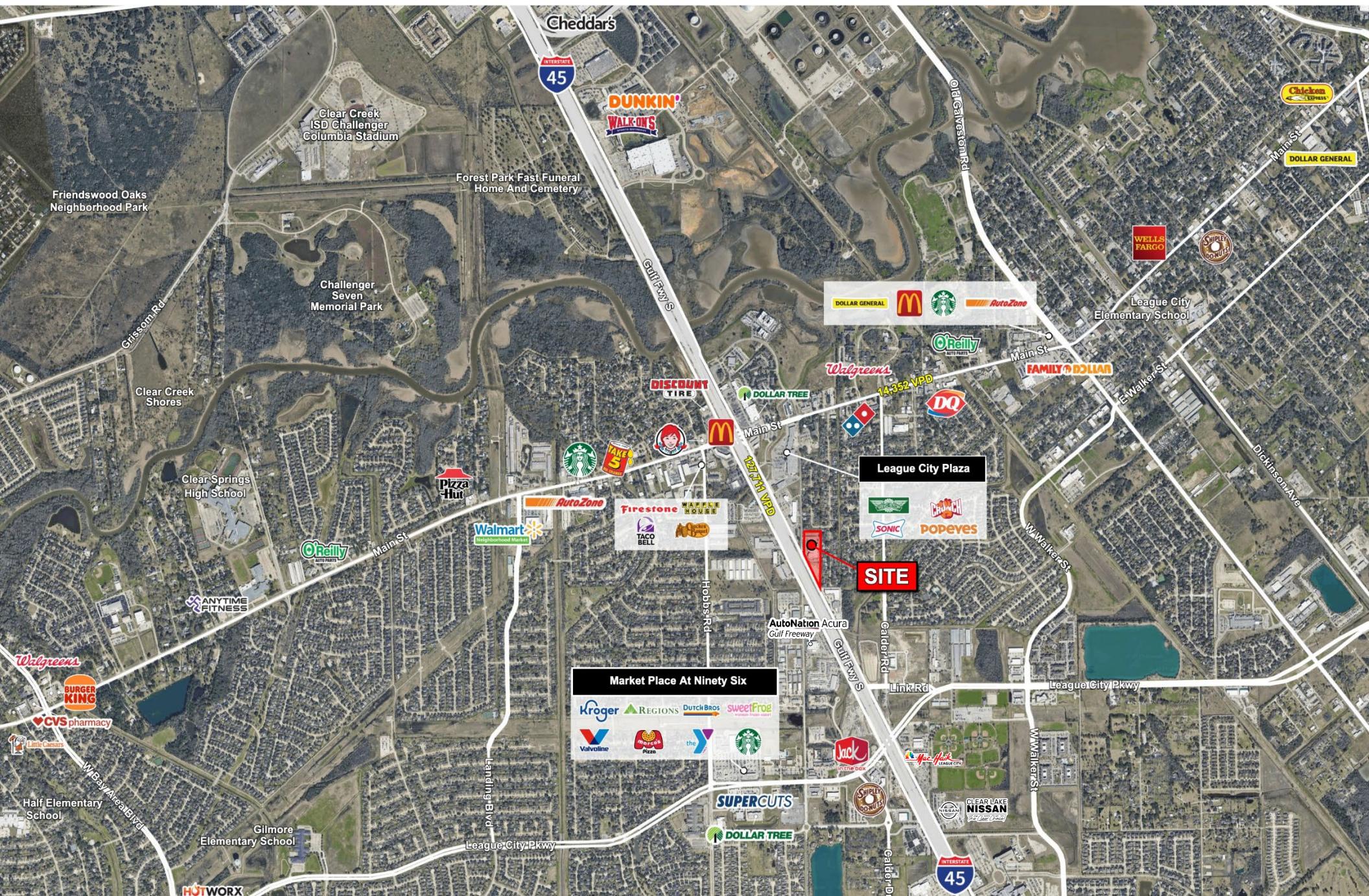


ABOUT THE AREA

500 Gulf Fwy S is situated in League City, Texas which is a rapidly growing suburb that blends a unique aerospace culture, due to its proximity to NASA's Johnson Space Center, with the appeal of master-planned communities and waterfront access near the Kemah Boardwalk. Its strategic location between Houston's job market and Galveston Bay has fueled its expansion, creating an economically attractive community with high median incomes and moderate taxes.



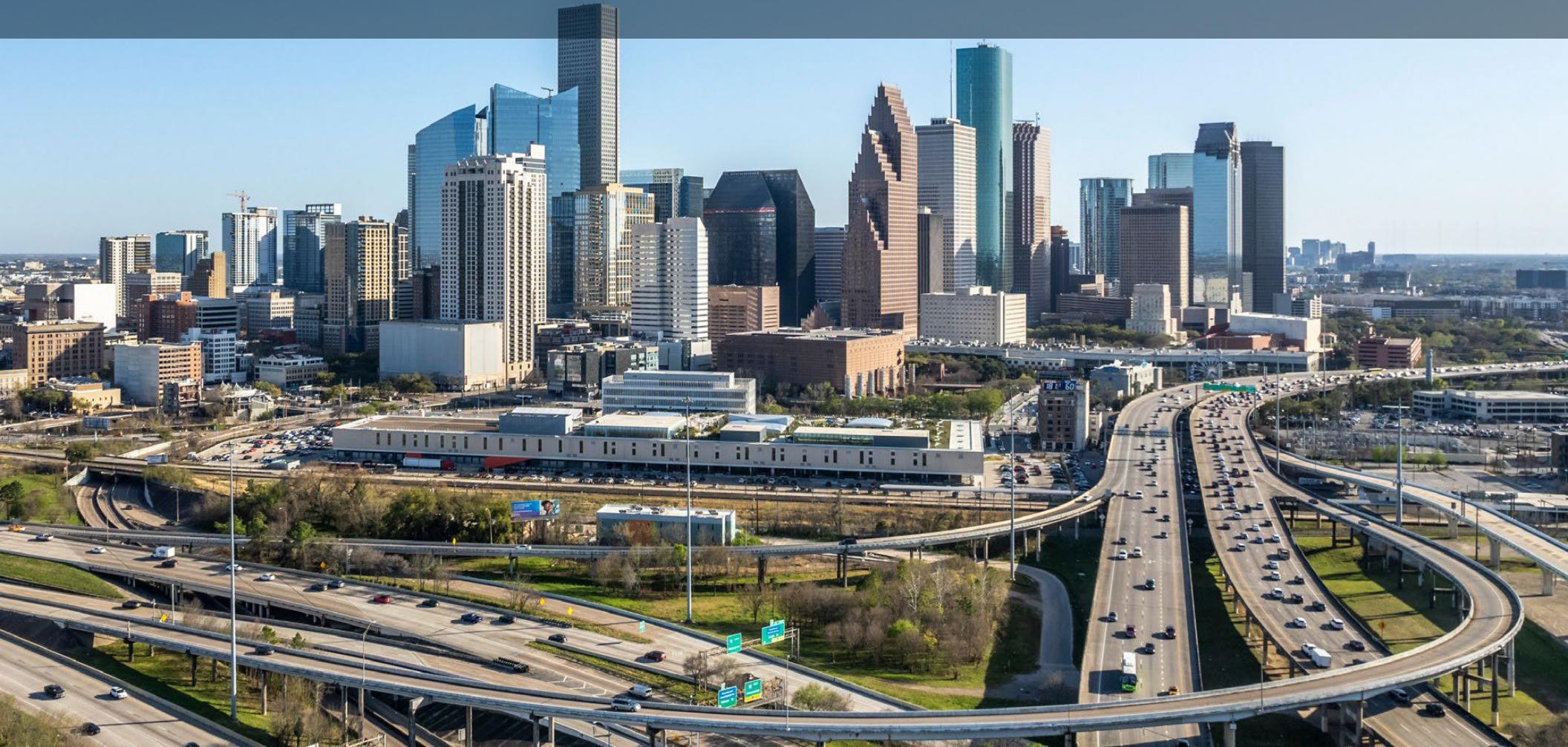
AERIAL VIEW



| The Houston Economy

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



| The Houston Story



LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



FAVORABLE TAX CLIMATE

0% State & Local income tax



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



CRITICAL MASS OF HQS AND REGIONAL OFFICES

50+ corporate headquarters relocations since 2017



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

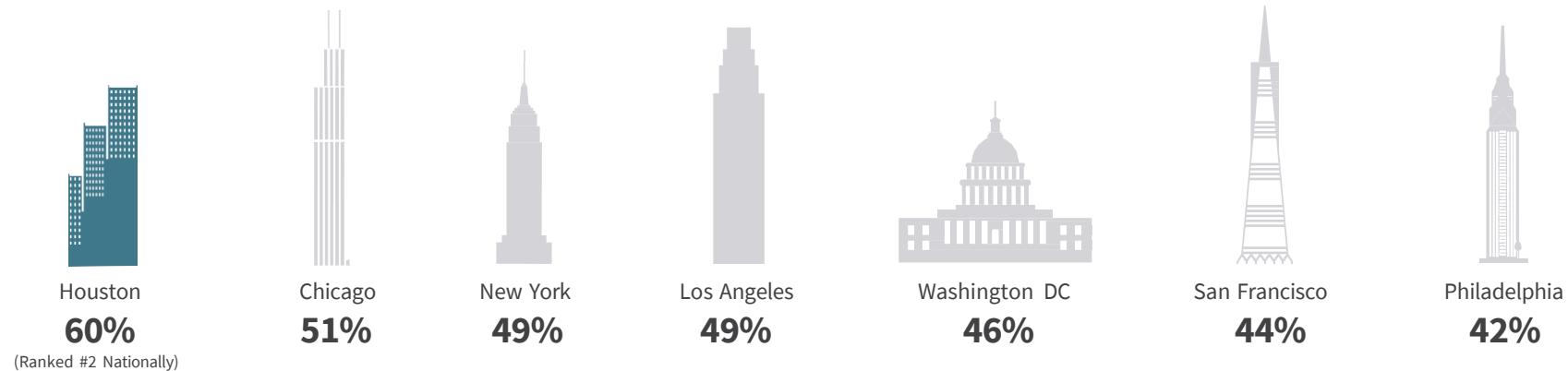


LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

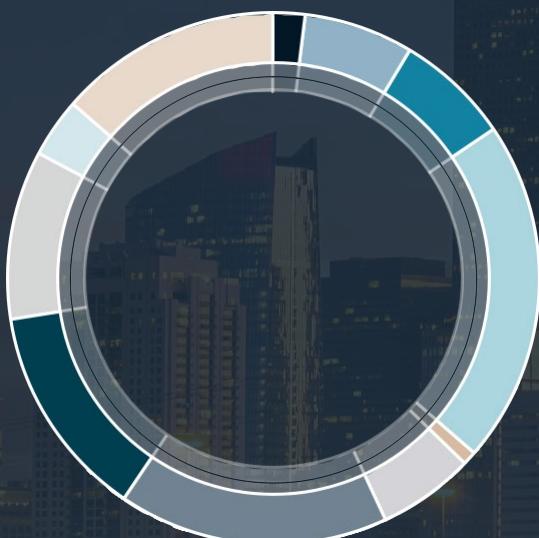
Employment

BACK TO WORK % ACROSS MAJOR METROS

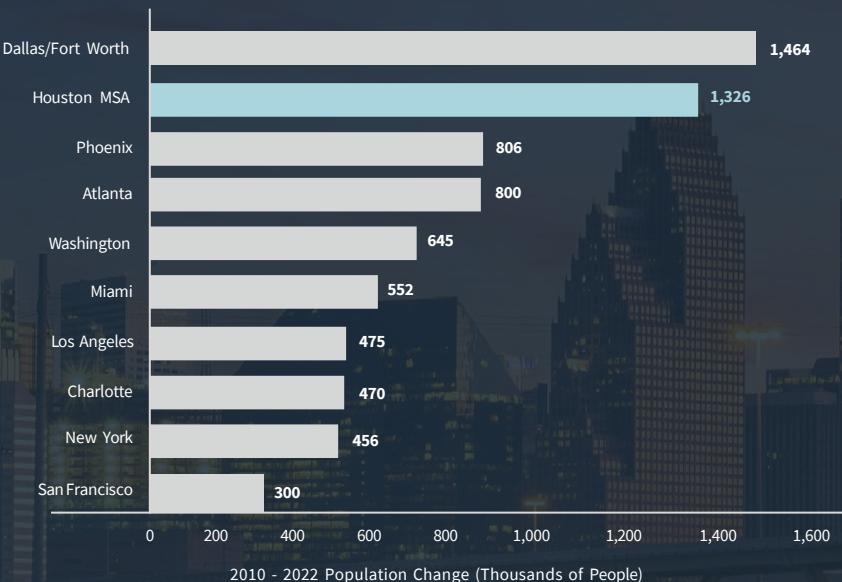


HOUSTON EMPLOYMENT BY INDUSTRY (2022)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



#2 METRO FOR POPULATION GROWTH



Top-Ranked Population Growth



257 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



20.8% POPULATION GROWTH

from 2010 – 2022 outpacing the U.S. average

Source: US Census Bureau



1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau



TOP 5 IN THE COUNTRY

For Total Job Growth

Source: U.S. Bureau of Labor Statistics

HOUSTON'S ROBUST POPULATION GROWTH RATES



NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



Nation-Leading Employment Growth



179,000

New jobs added in 2022



+152,900

Net change in total
non-farm employment

(From Jan 2022 to Jan 2023)



3,500,000

Person workforce, nearing all
time high for Houston



79%

Of Houston's higher education
graduates stay and work in the region

The sixth highest retention rate in the U.S.



#2

In the country for
percent job growth

(6.1% in 2022)



#2

In the nation in office
re-entry levels in the country after
the pandemic

Nation-Leading Employment Growth

#2 MSA

For Projected Population Growth

Houston is Home to

25 Fortune 500 Companies &
44 Fortune 1000 Companies

50+

Corporate Headquarters Relocations
to Houston Since 2017

5

New Fortune 500 Relocations
since 2021

Hewlett Packard Enterprise, NRG Energy, KBR,
Academy Sports & Outdoors, Exxon Mobil

Leading

Pro Business Environment





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