

LEAGUE CITY COMMERCIAL RESERVES

FM 646, EAST OF SOUTH SHORE BOULEVARD | LEAGUE CITY, TEXAS

4.50 ACRES AVAILABLE FOR SALE



PROJECT HIGHLIGHTS

LEAGUE CITY COMMERCIAL RESERVES

FM 646, EAST OF SOUTH SHORE BOULEVARD
LEAGUE CITY, TEXAS

The developer of Whispering Lakes Ranch now offers a variety of opportunities in the rapidly growing League City trade area. This community is minutes away from major employers and visitor attractions.

- Area retail includes an 82,000-SF Kroger Signature store and 96,000-SF H-E-B.
- Great access and visibility in the rapidly expanding 646 corridor in League City, linking I-45 to the coast.
- Water and sewer connections available to site.

AVAILABLE

4.50 acres for sale

Sites are available for retail, restaurants, medical, office, and multifamily.



\$107K AVG HHI

within 5 miles



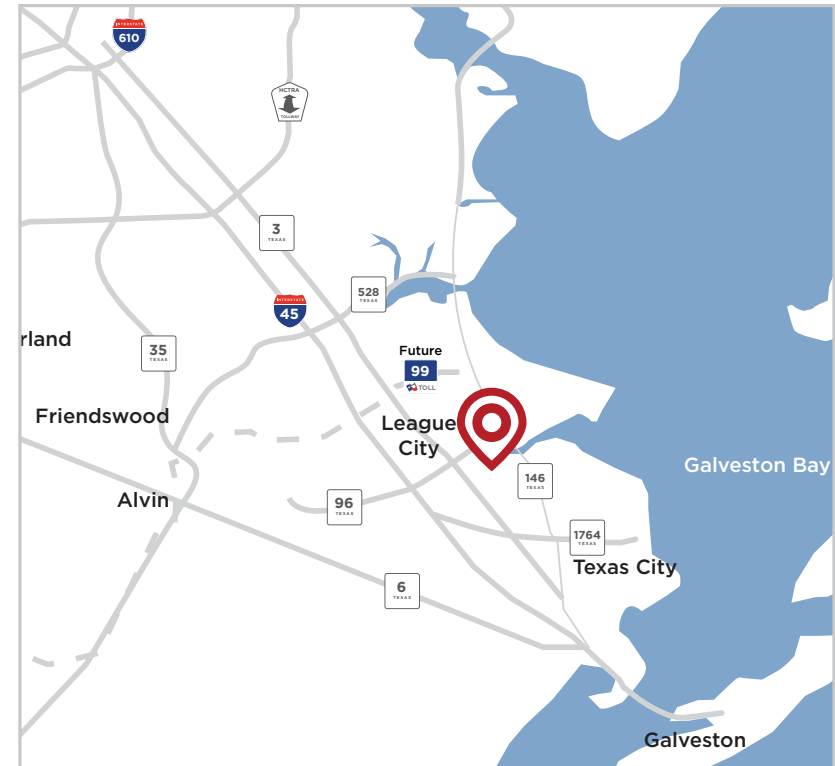
114,162 POPULATION

within 5 miles

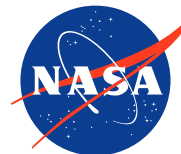


50% GROWTH

from 2010 - 2021 within 2 miles



MAJOR AREA EMPLOYERS



SOUTH SHORE HARBOUR
resort & conference center

BAYBROOK MALL

A 1.2 million-SF retail center with 5 major anchors and more than 170 stores and restaurants

HEATHER NGUYEN

281.477.4358

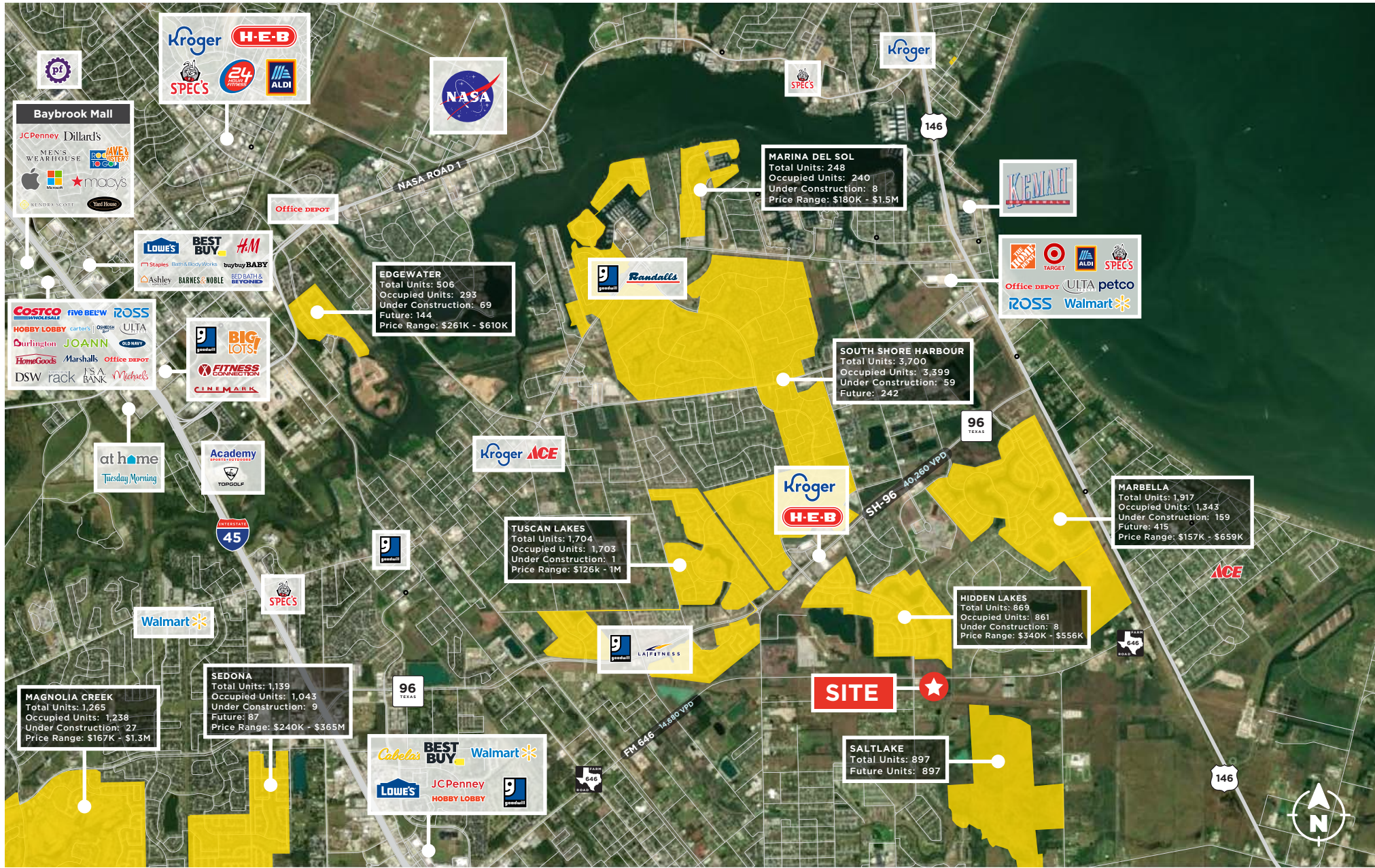
hnguyen@newquest.com

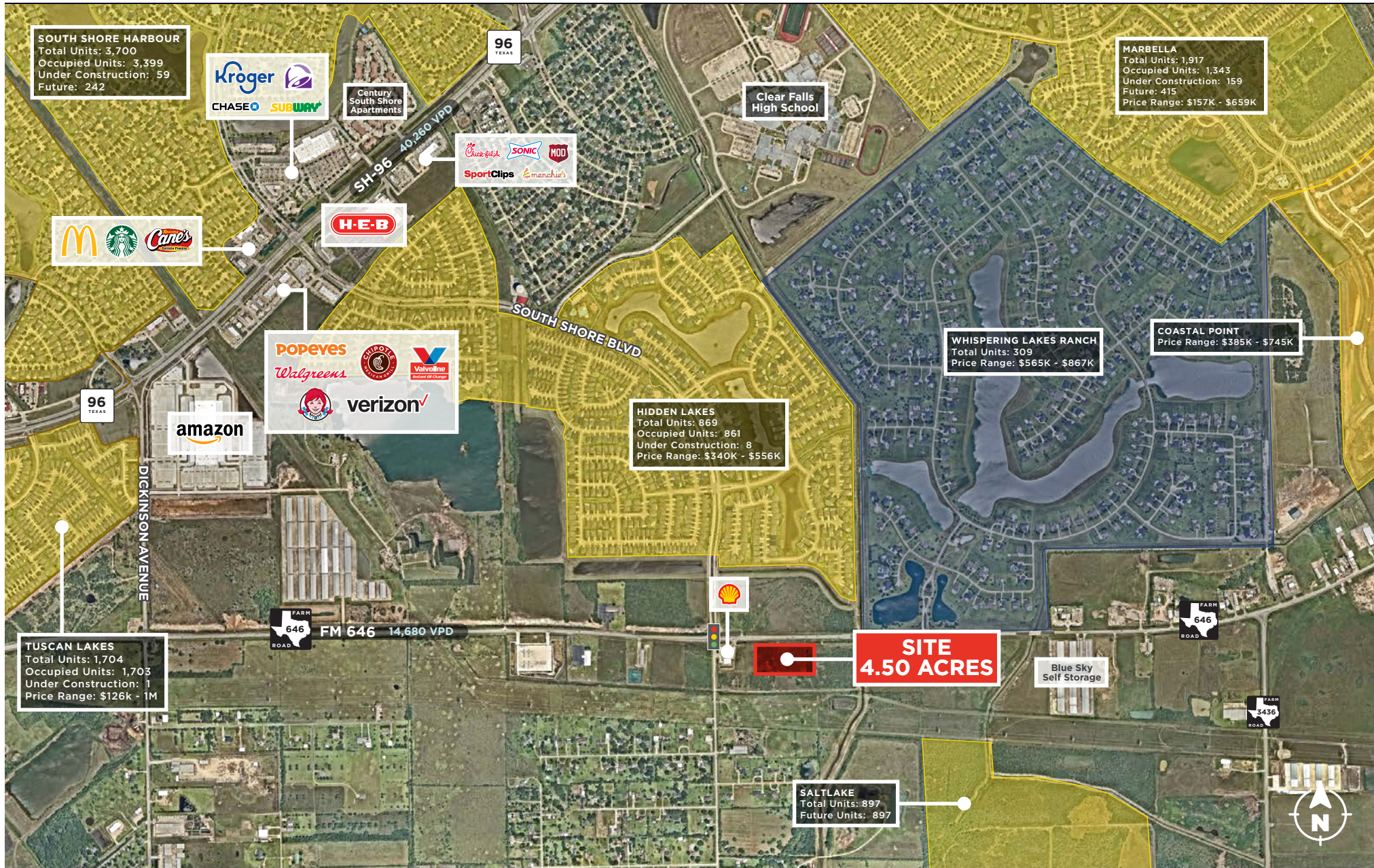
REBECCA LE

281.477.4327

rlle@newquest.com



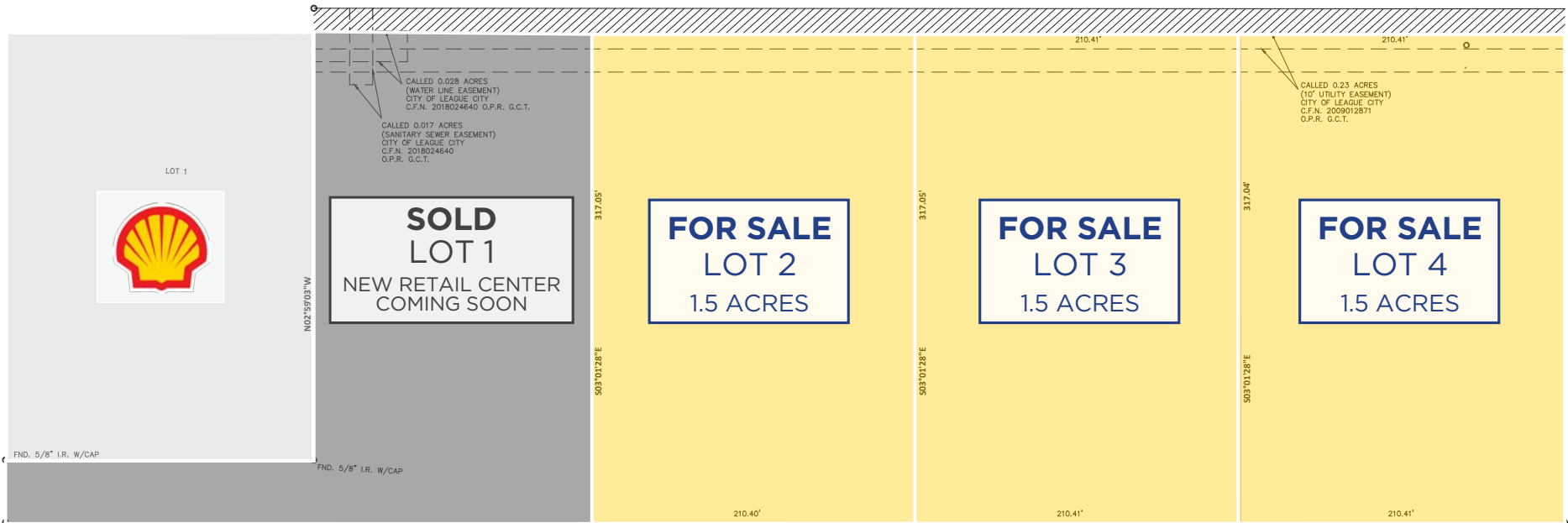






FM 646 14,680 VPD

CAROLINE STREET



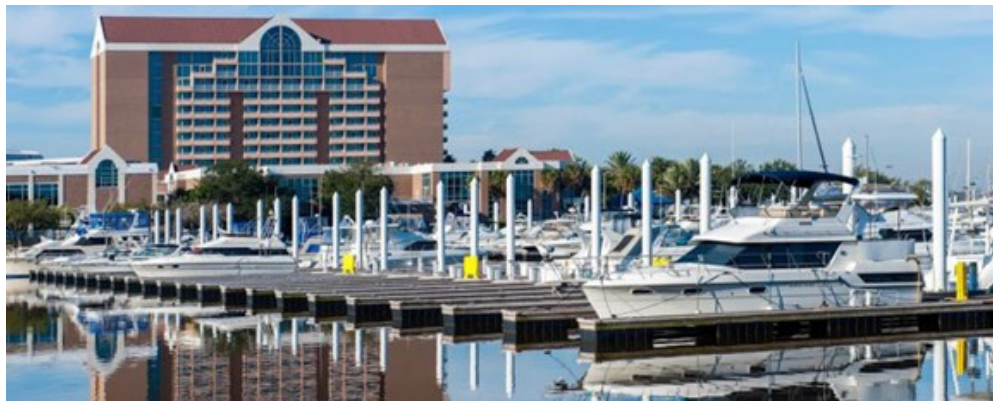
AVAILABLE LEASED NOT A PART



SP | 07.22 | 07.22

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 12/21



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	7,999	19,391	42,373
Current Population	23,142	56,492	114,162
2010 Census Population	15,910	37,670	80,639
Population Growth 2010 to 2021	45.46%	49.97%	41.57%
2021 Median Age	32.3	33.3	36.0

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$94,846	\$103,642	\$107,490
Median Household Income	\$87,113	\$89,362	\$88,739
Per Capita Income	\$32,664	\$36,624	\$40,866

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	59.51%	61.34%	64.79%
Black or African American	7.61%	7.49%	7.75%
Asian or Pacific Islander	2.99%	3.27%	3.89%
Hispanic	33.60%	31.60%	26.48%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	19.66%	20.36%	23.74%
2 Person Households	28.83%	29.66%	32.13%
3+ Person Households	51.51%	49.98%	44.14%
Owner-Occupied Housing Units	70.00%	71.03%	67.71%
Renter-Occupied Housing Units	30.00%	28.97%	32.29%

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Heather Nguyen	458142	hnguyen@newquest.com	(281)477-4300
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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