



17 Acres @ Hwy. 96 & Marbella Parkway / 5.67 Acres @ Hwy 96 @ Isla Vista
League City, TX 77573

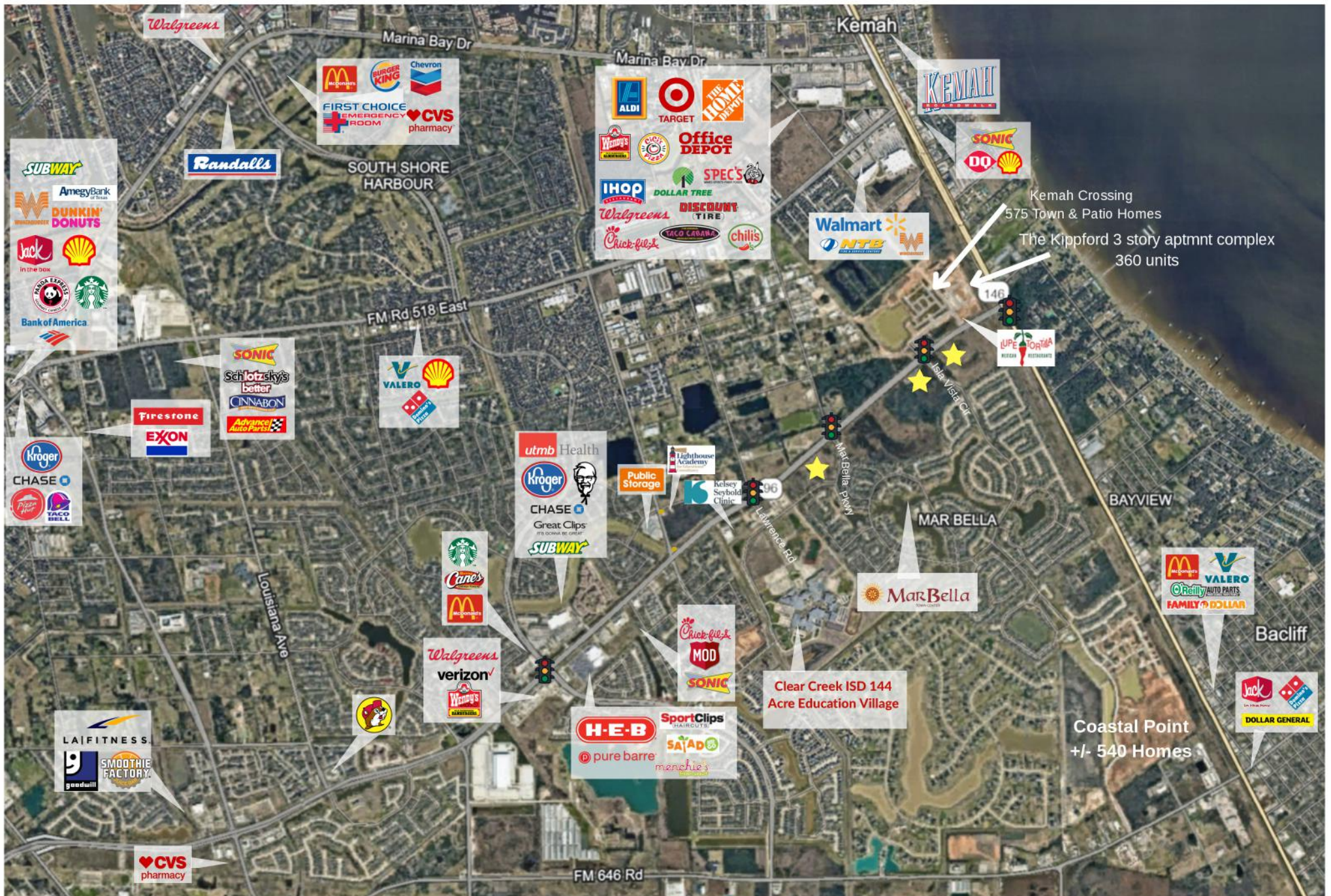
MARBELLA TOWN CENTER



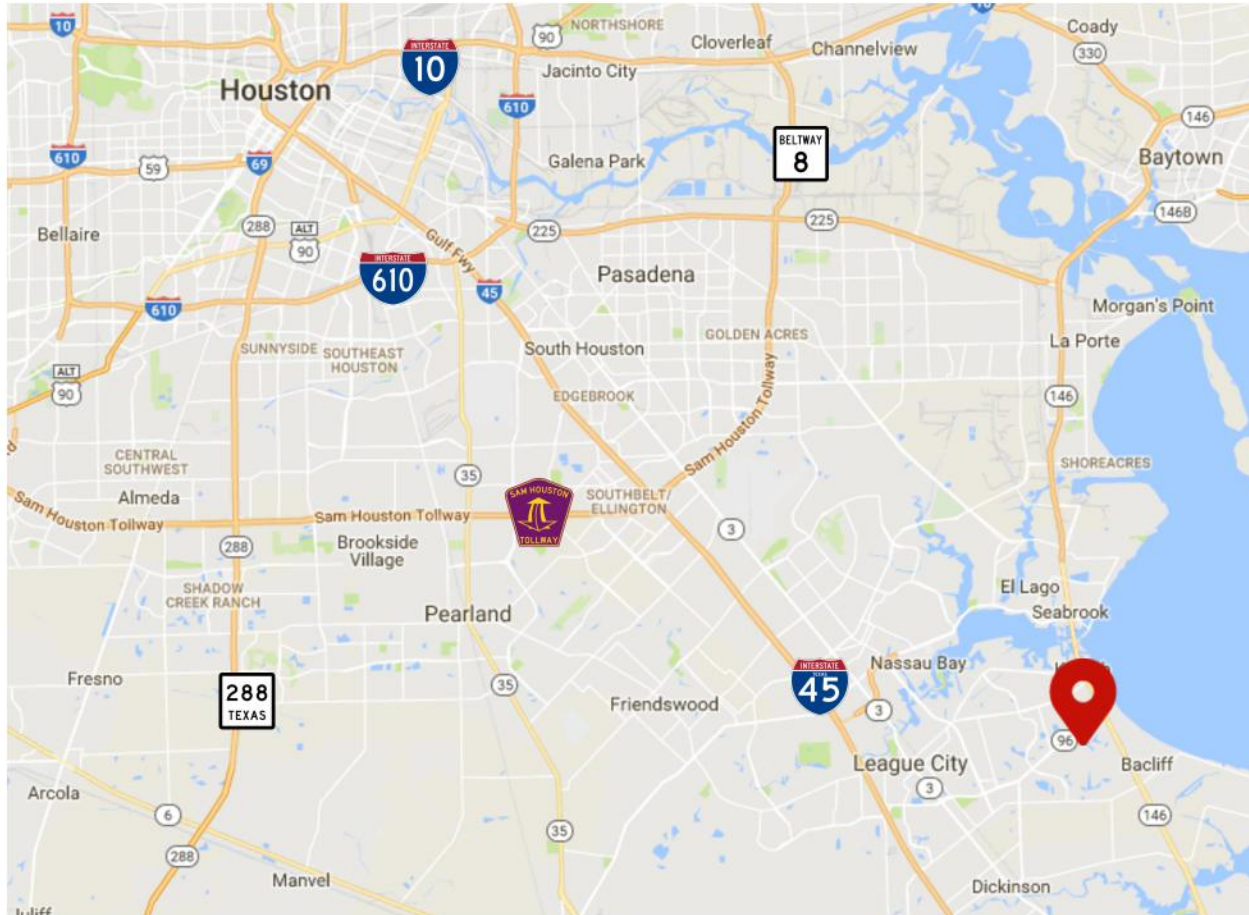
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PROPERTY INFORMATION



LOCATION

Hwy 96 @ Isla Vista
5.67 Acres

Hwy 96 & Marbella Pkwy
17 Acres

Sale, Ground lease, or Build-to-Suit

TRAFFIC COUNTS

HWY 96: 28,000 CPD

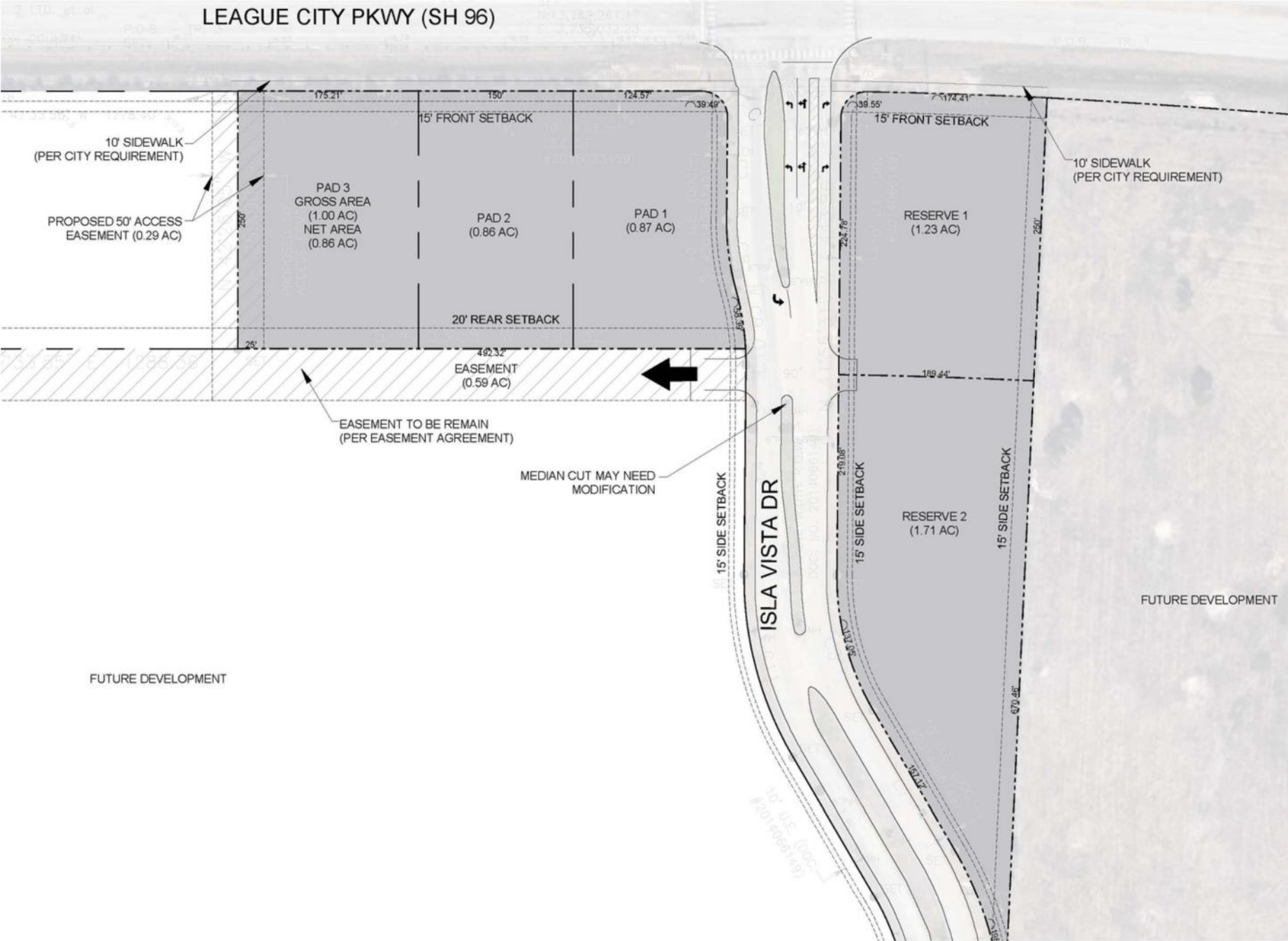
HWY 146: 40,000 CPD

DEMOGRAPHIC SNAPSHOT

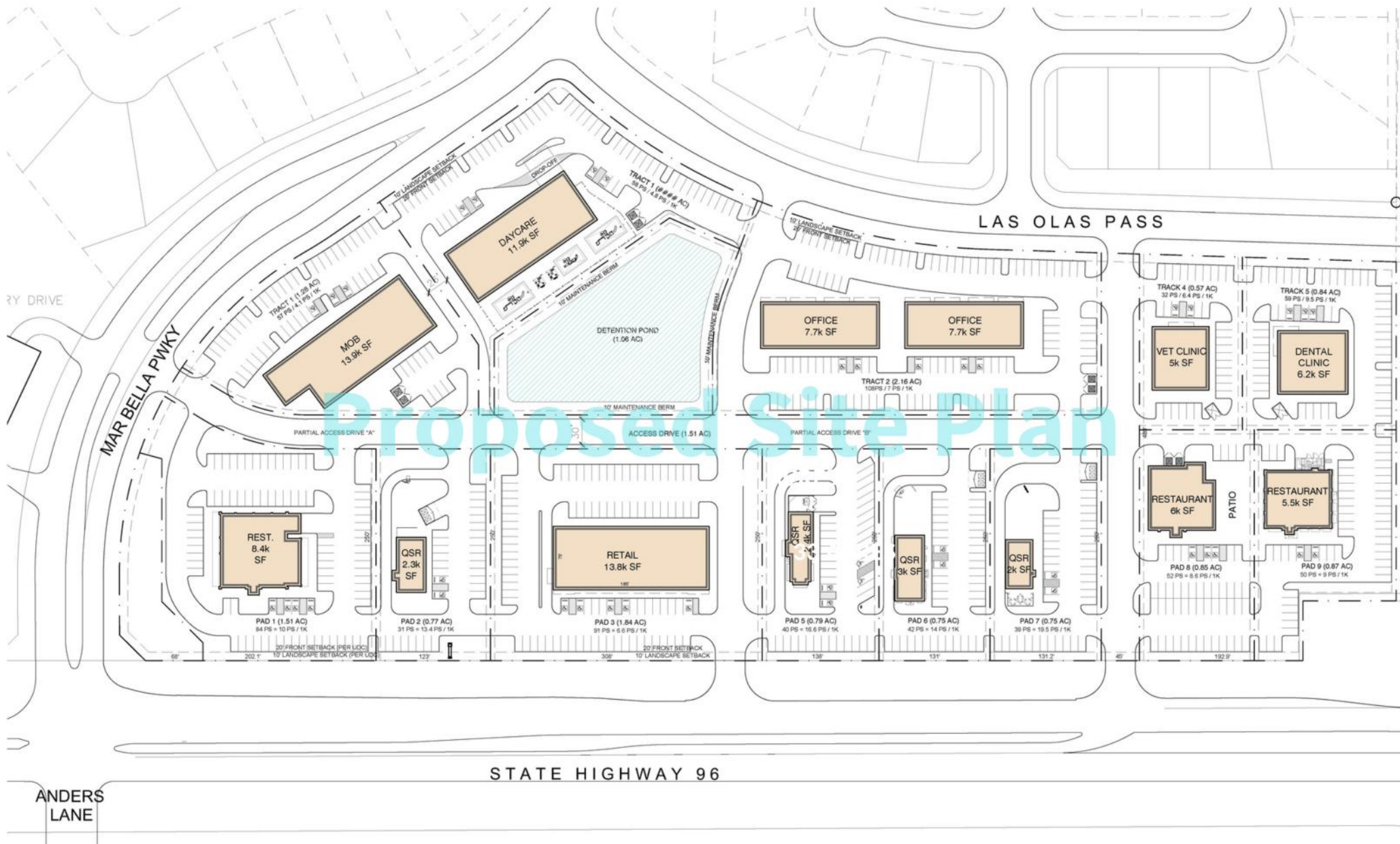
	1 MILE	3 MILE	5 MILE
2025 POPULATION	9,033	62,669	134,660
Number of Households	3,158	23,571	52,935
AVG HOUSEHOLD INCOME	\$157,009	\$129,330	\$123,693

PROPERTY INFORMATION

- Located adjacent to the 144 acre Clear Creek ISD Education Village with over 4,500 students.
- Less than 1 mile south of Kemah Boardwalk (with over 3 million visitors annually), and in close proximity to Johnson Space Center & Bayport Container Terminal.
- East of Tuscan Lakes & South Shore Harbor; North of Whispering Lakes.
- League City has experienced over 80% growth during the past decade and is now the largest city in Galveston County.



Hwy 96 @ Marbella Parkway: 17 ACRES



SITE PLAN

Scale: 1" = 50'

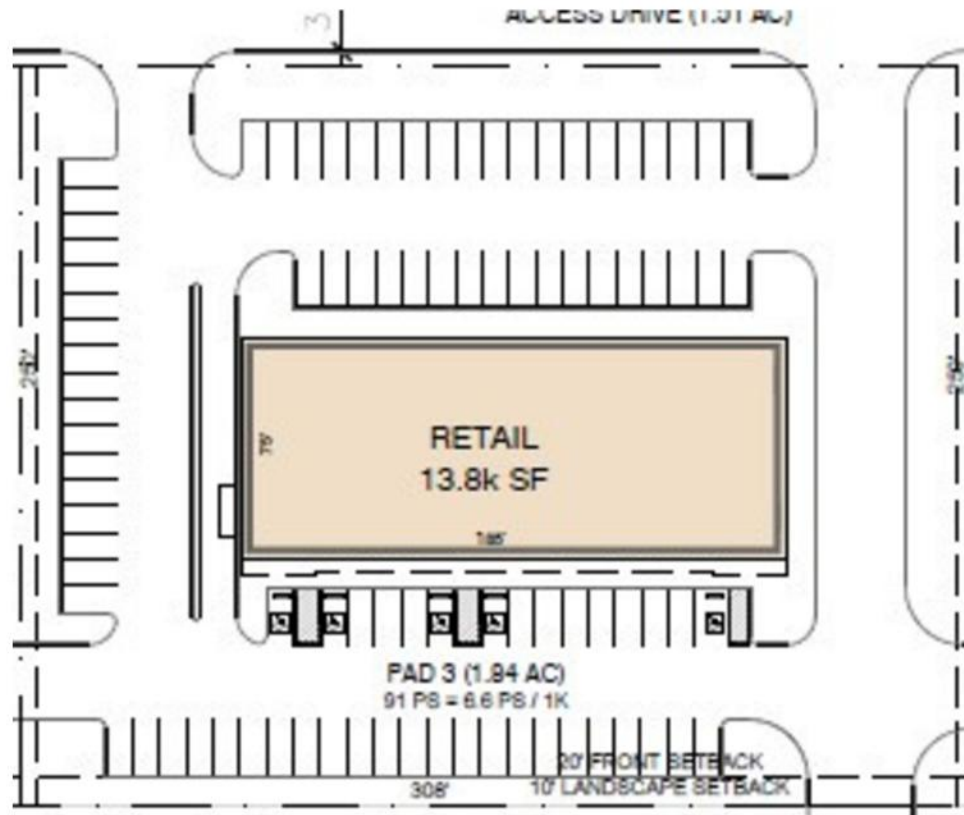
MAR BELLA TOWN CENTER

MARBRELLA PKWY @ HWY 96

June 7, 2024

Hwy 96 @ Marbella Parkway

**Pad 3:
13,800 SF Retail Center
Now Leasing!**



**Projected availability
2nd Q 2026**

Clear Creek ISD Education Village

Marbella Town Center is adjacent to the 144-acre Clear Creek ISD Educational Village which is home to the School District's elementary, middle, and high school with over 4,200 students.



MOSSMAN ELEMENTARY

105,500 SF campus
900 students



BAYSIDE INTERMEDIATE

176,550 SF
800 students



CLEAR FALLS HIGH SCHOOL

460,000 SF
2,500 students

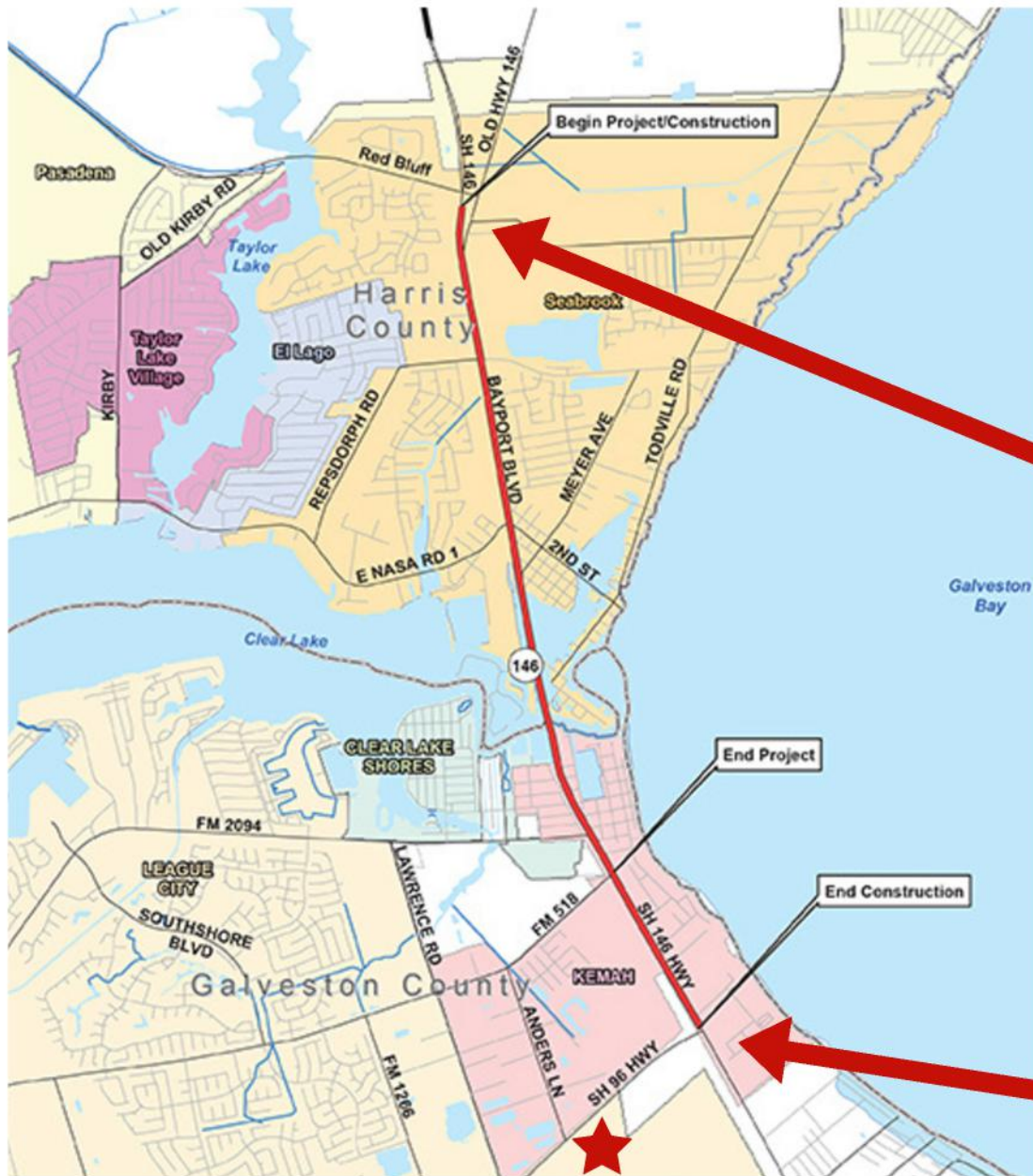


The Clear Creek Independent School District (CCISD) Education Village is a pioneering educational complex spanning 144 acres. It integrates Sandra Mossman Elementary (K-5), Bayside Intermediate (6-8) and Clear Falls High School (9-12) into a cohesive K-12 learning environment.

- State-of-the-art Biotechnology Lab that can be utilized in Engineering, Health Science and Ag Science Programs.
- Technology certification opportunities include Microsoft Office Specialist, Certified Nursing Assistant, Pharmacy Tech, and Welding.
- The retention pond has been transformed into a floating wetlands area, serving as both a classroom & an environmental project. This initiative, developed with guidance from the Texas Coastal Watershed Program & Texas Sea Grant, is the first of its kind at a Texas public school.

For more information, www.ccisd.net

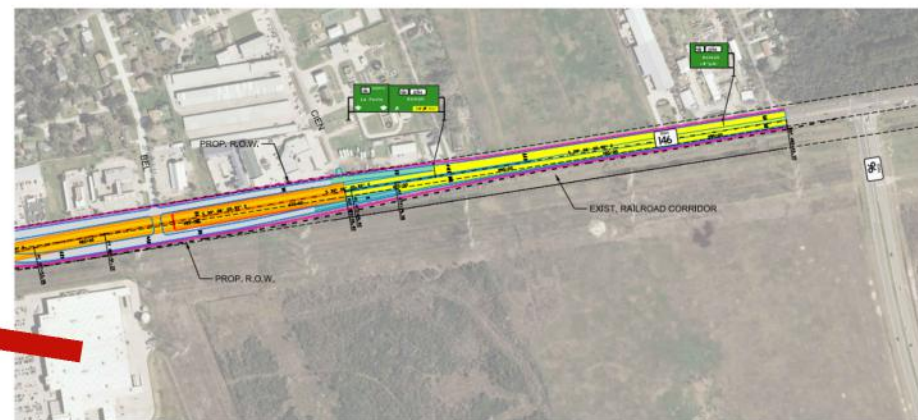
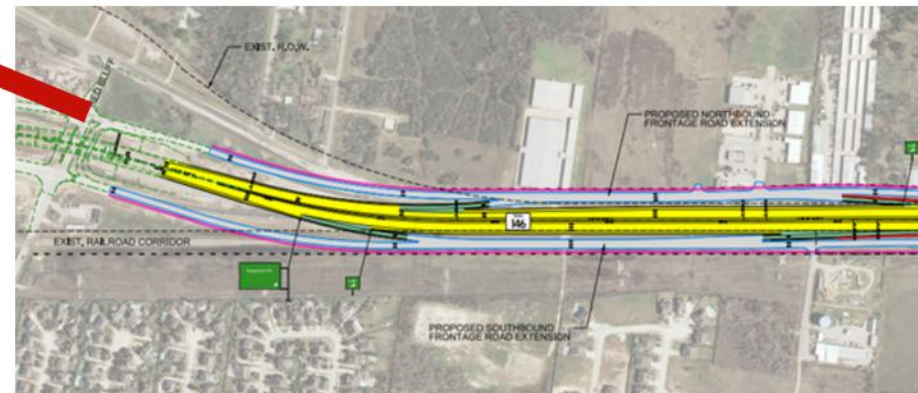
TxDOT HWY 146 EXPANSION



PROPOSED IMPROVEMENTS

Beginning at Red Bluff Road the highway will be expanded south through Seabrook. A new expressway bridge will be built west of and parallel to the Seabrook-Kemah Bridge. The current bridge will remain and serve as a frontage road for motorists.

- Widen and restructure the existing facility to a 6- to 12-lane freeway
- Add grade separations at major intersections
- Add access roads in selected locations
- Add express lanes over Clear Creek







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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Amanda K. Fox / Fox Properties	467740	amanda@fox-properties.net	713-622-2007
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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