

# 1.04A (45,494 SF) Ground Lease or 9k SF Future Retail

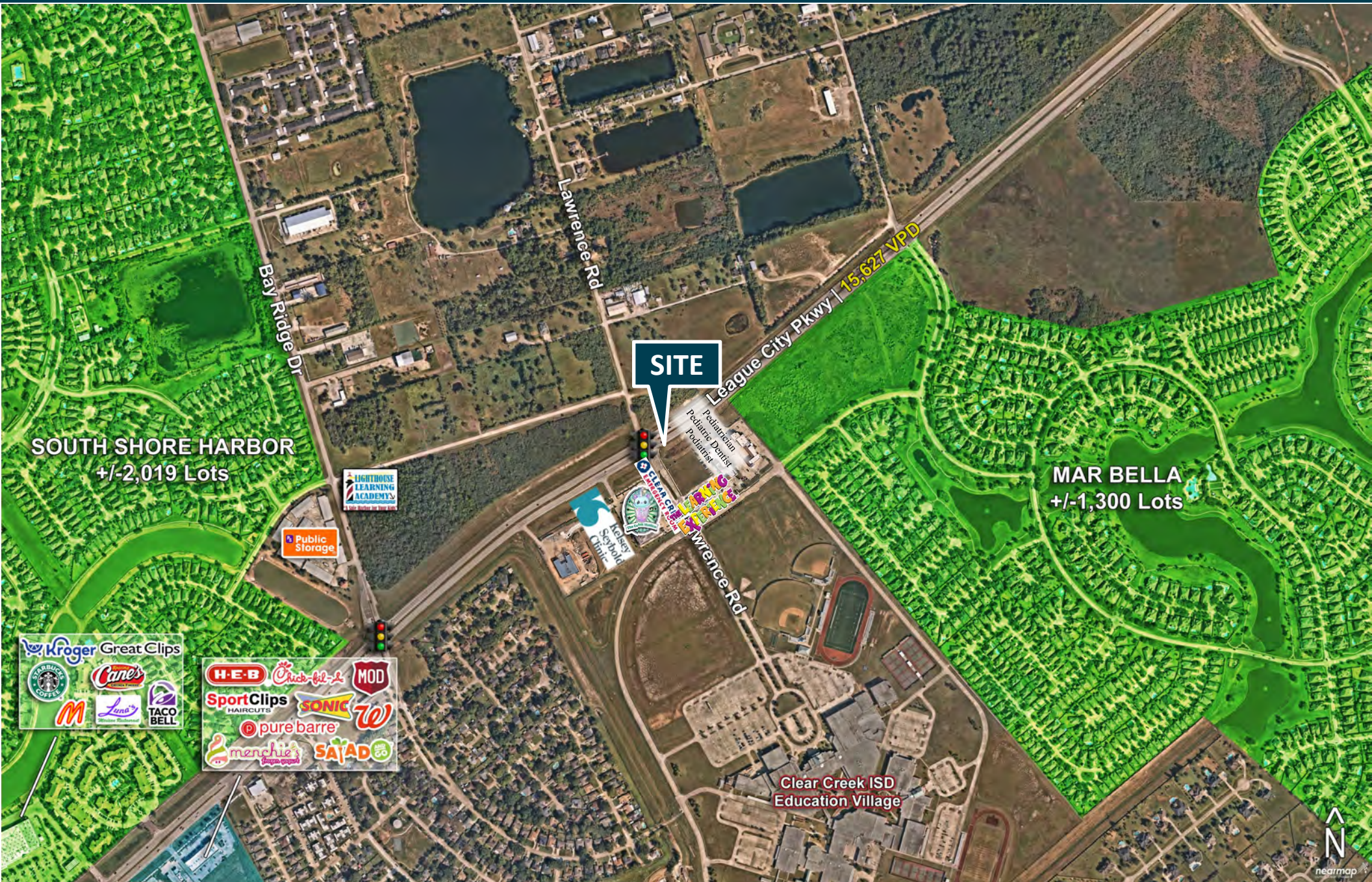
SEC of League City Pkwy & Lawrence Rd  
League City TX 77573

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## Mar Bella:

- ❖ market currently has +/-10k homes and growing to 12k at completion.
- ❖ minutes to surrounding retail and resort destinations such as Kemah Waterfront, South Shore Harbor Resort, Baybrook Mall, Space Center Houston, future Great Wolf Lodge and just 30 minutes to Galveston Island.
- ❖ within two miles of Kroger, HEB – 1.75M visitors last year, in addition to, 180k SF Amazon’s “last-mile deliveries” facility - with an estimated employment of 200.

## Location:

- ❖ SEC of Hwy 96 & Lawrence Ln at a lighted intersection
- ❖ ~1 mile west of Hwy 146; adjacent to Mar Bella master planned community
- ❖ entrance to 150A Clear Creek ISD’s Education Village (first in Texas) – 6k high school, intermediate and elementary students
- ❖ site will cater to the ISD campus, the growing market, and compliment the present medical tenants such as Kelsey Seybold Clinic orthodontist pediatrician, podiatrist, and Learning Experience

## Property Offers:

1.04 AC (corner site) / 45,494 SF (176.9' x 213')  
 Utilities brought to the site  
 Water & Sewer: League City  
 Site is subject to CCR's



## Estimated Population

1-mile	3-miles	5-miles
9,033	62,669	134,660



## Average Household Income

1-mile	3-miles	5-miles
\$157,009	\$129,330	\$123,693



## Number of Households

1-mile	3-miles	5-miles
3,158	23,571	52,935



## Median Age

1-mile	3-miles	5-miles
36.1	37.1	38.2



## Area Traffic Counts

### 5,420 VPD

Lawrence at League City Pkwy (Hwy 96)

### 16,173 VPD

South Shore at League City Pkwy (Hwy 96)  
 (~1.2mi west)

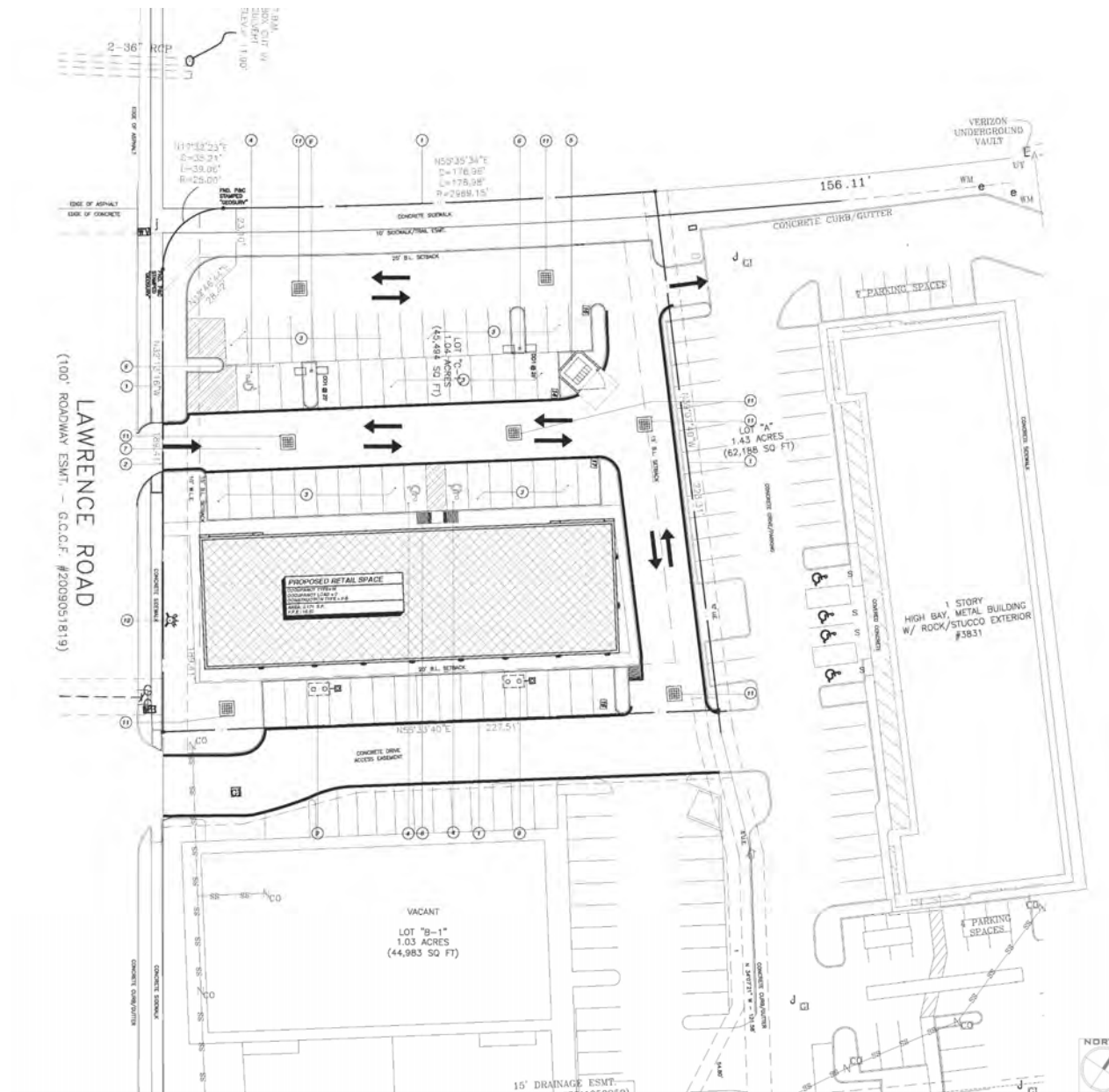
### 15,014 VPD

Hwy 146 at League City Pkwy (Hwy 96)  
 (~1.2mi east)

## LEAGUE CITY PARKWAY (S.H. 96) (VARIABLE WIDTH R.O.W.)



# Option 2: Future +/-9,000 SF Retail Center



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**Sandra Mossman  
Elementary School**  
779 Students 2022



**Bayside Intermediate  
School**  
975 Students 2022



**Clear Falls High School**  
2,497 Students 2022



# League City at a Glance

## Geography

**23**

Miles

SE of Houston and  
NW of Galveston

**53**

Square miles

In Galveston County

## Population & Demos



**118,827**

Population (2022)

Residents in League  
City

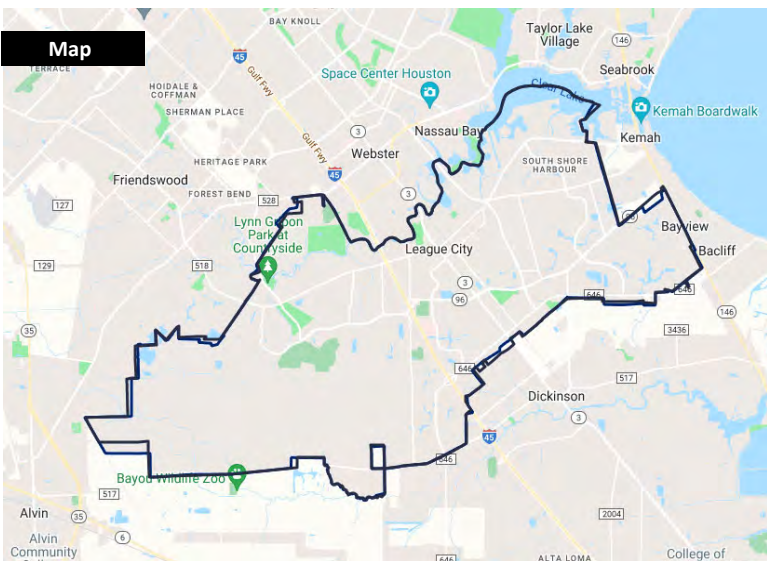


**0.78**

Percent

Projected annual  
growth rate by 2027

## Map



## Economy



**\$15.9**

Million GDP (2021)



**\$141,653**

Average Household  
Income



**\$51,112**

Per Capita Income  
(2022)

## Employment

**4.1%**

Unemployment rate in Galveston County as of  
December 2022 and a 1% decrease YoY

**73.9%**

White collar workers (2022)

**44,990**

Housing Units (2022)

## Business Summary



**3,288**

Total Establishments



**695**

Retail Trade Businesses



**215**

Eating and Drinking  
Places



## Consumer Spend 2022

Apparel & Services:  
\$138,017,293

Entertainment/Recreation:  
\$108,103,376

Food Away from Home:  
\$247,994,825

## Largest Private Employers

**LANDRY'S**  
SEAFOOD HOUSE



Thank you





# 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:
  - 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.

_____ 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