

FOR SALE | I 45 League City

League City, TX 77573



Offering Summary

Sale Price:	\$1,600,000
Available SF:	
Lot Size:	2.36 Acres
Price / Acre:	-
Zoning:	Commercial

Property Overview

BRING YOUR OFFER! Prime investment property or land for your business. Located between League City Parkway (FM 96) and FM 646. Over 336 FT of Gulf Freeway Frontage and 2.365 Acres make this a prime location next to lumber liquidators and across the highway from UTMB and MD Anderson medical centers. Utilities are in run to property and property is mostly cleared.

Property Highlights

- Great location across from UTMB and MD Anderson
- Over 100K Cars per day - per Traffic Metrix
- Mostly Cleared
- Utilities to site - electric, sewer and water

Jason Suchecki

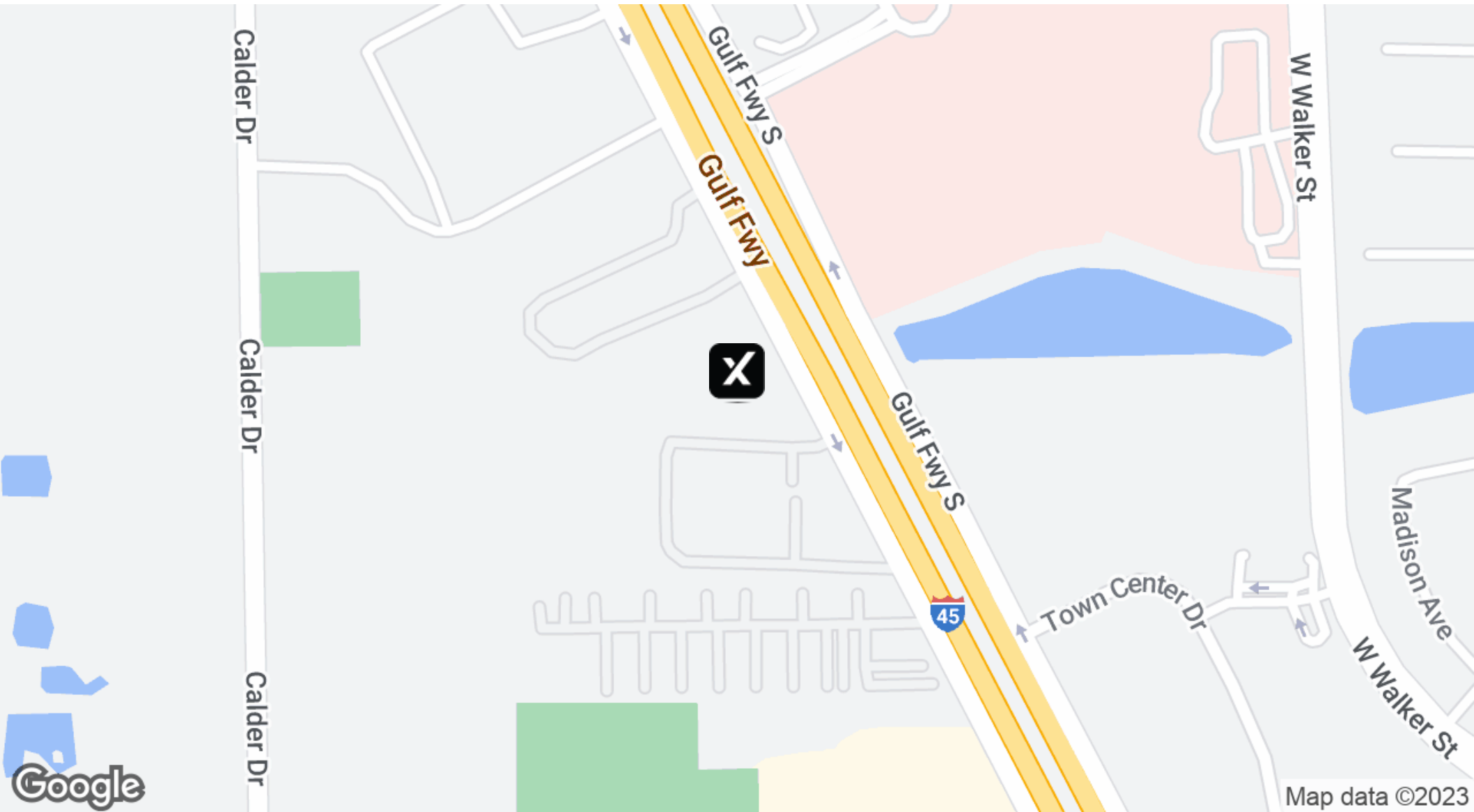
832.956.0547

jason.suchecki@expcommercial.com

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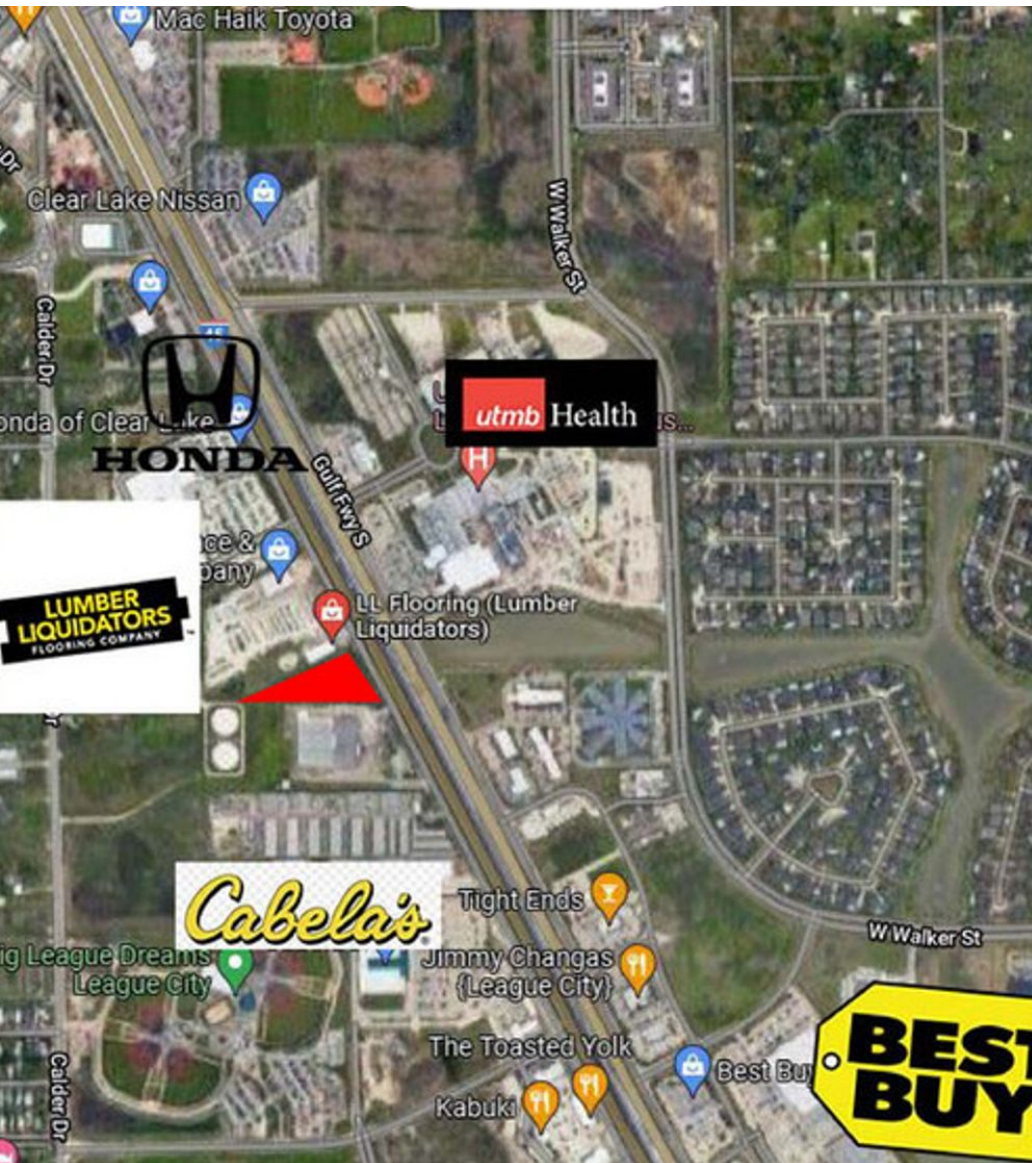
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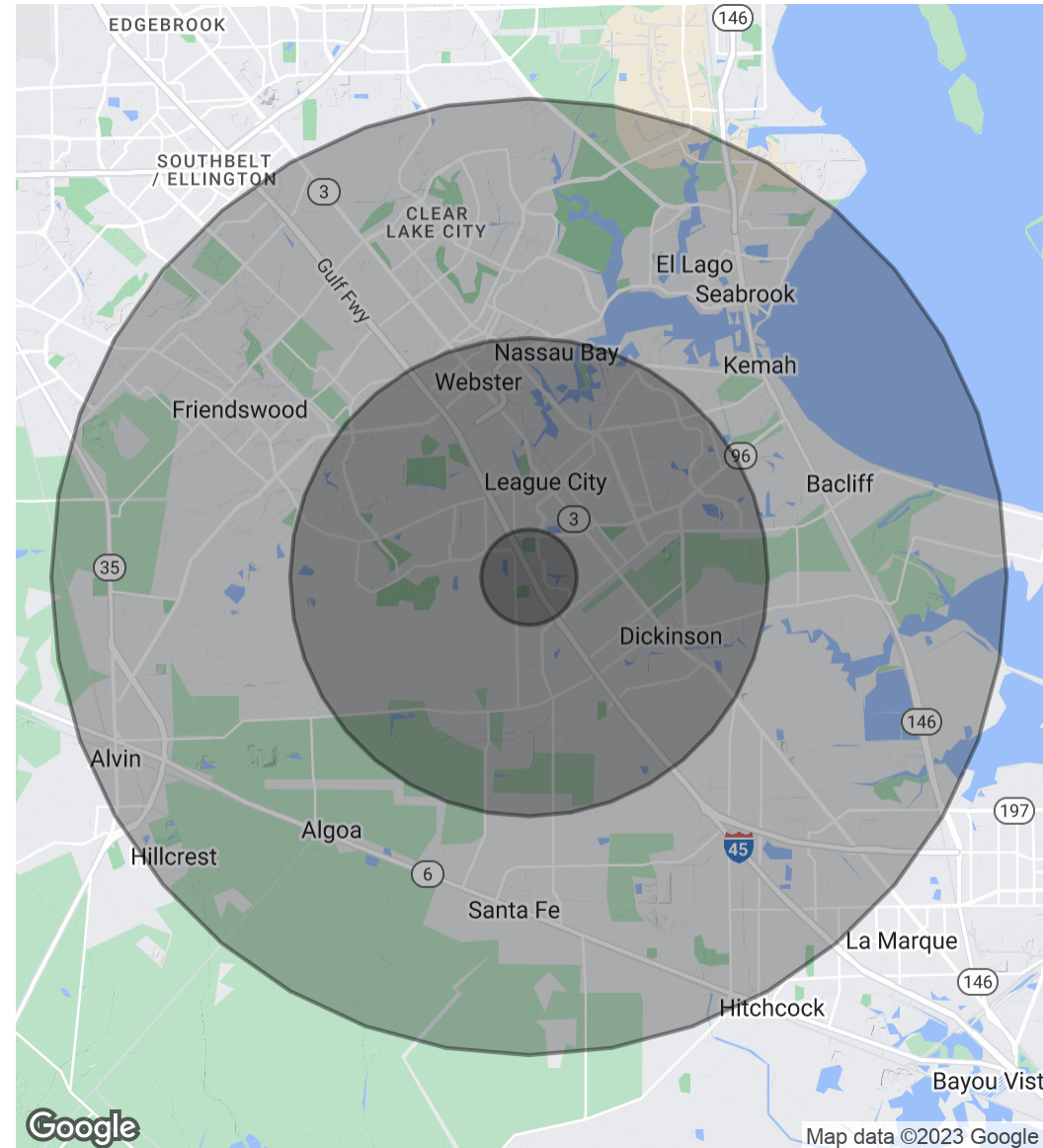
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Population	1 Mile	5 Miles	10 Miles
Total Population	5,618	108,525	355,098
Average Age	33.3	34.8	36.3
Average Age (Male)	31.7	33.6	35.7
Average Age (Female)	34.4	36.0	36.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,899	39,573	131,400
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$94,743	\$88,212	\$88,376
Average House Value	\$199,422	\$199,824	\$189,365

* Demographic data derived from 2020 ACS - US Census



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