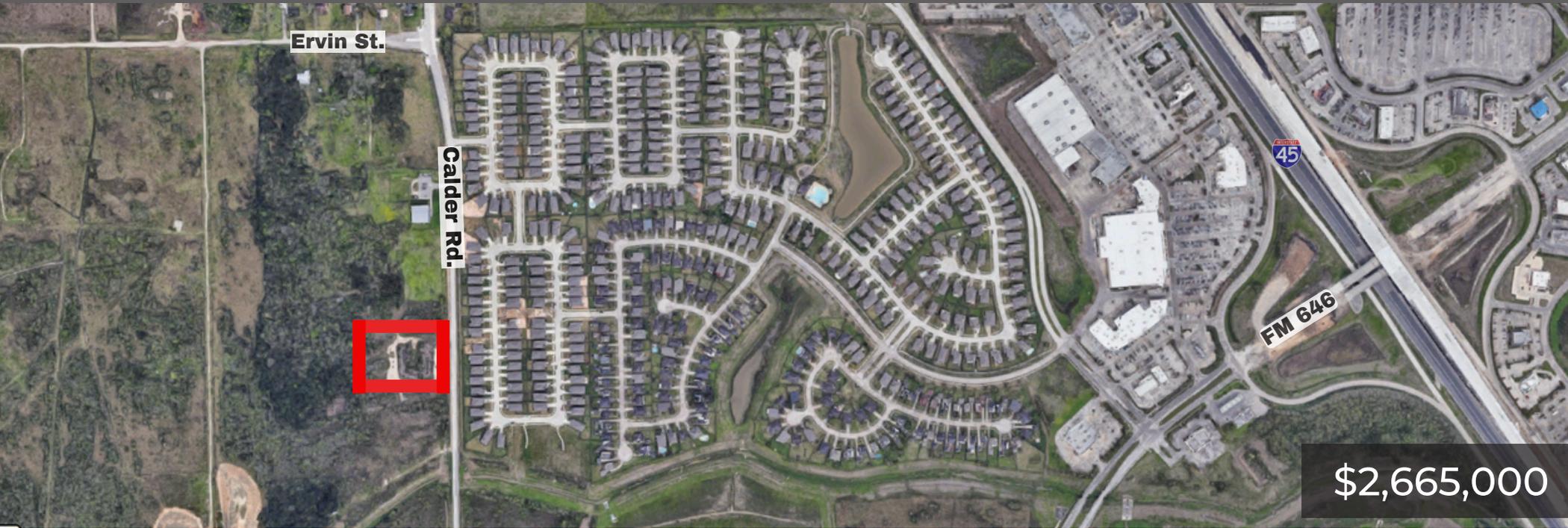


**FOR SALE**

**Approx. 12.215 ACRES OF LAND AVAILABLE**



**ACRES:**  
± 12.215 Approximately

**SQUARE FEET:**  
± 544,500 SF Approximately

**ZONING:**  
B and X  
Commercial/Residential

**INVESTMENT TYPE:**  
Multifamily- Affordable Housing

**ADDRESS:**  
Calder Rd. League City, TX 77573

**LOCATION:**  
Located on Calder Rd. just a few minutes from I-45 South, this piece of land is zoned to Galveston County. It is behind the recently developed Bay View subdivision. It is also conveniently located 20 minutes away from both Kemah Boardwalk and Galveston Island.

**SUMMARY:**  
12.25 acres of land for sale in League City, on Calder Rd. The property is zoned to Galveston county. The location would be perfect for commercial development. Located in Galveston MUD #117.

**For Info Contact:**

Keller Williams Signature  
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owned and operated



Broker  
**Joe Rothchild**  
2 8 1 . 7 4 4 . 3 4 1 5



**\$2,665,000**

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# OVERVIEW

± 12.25 ACRES OF LAND AVAILABLE

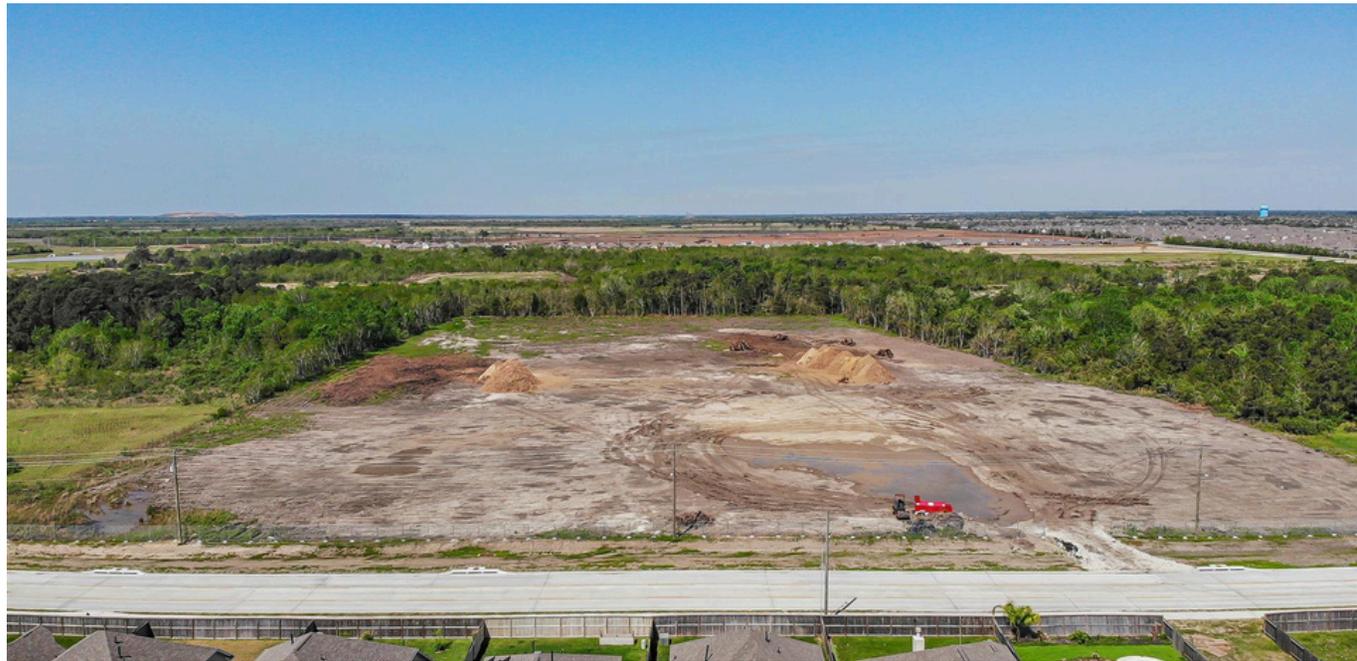
This exceptional 12.215-acre parcel of land, located on Calder Road in League City, is just minutes from I-45 South, the property is strategically situated near the Bay View Subdivision and Bay Colony Town Center and 20 minutes from Kemah Boardwalk and Galveston Island. This property offers a unique blend of location, accessibility, and development potential. Don't miss the chance to invest in a high-growth area with promising returns. Contact Rothchild Commercial today for more information and to schedule a viewing.

## HIGHLIGHTS:

- **Size:** 12.215 acres of prime land
- **Asking Price:** \$2,999,999
- **Nearby Amenities:** Close to popular destinations like Kemah Boardwalk and Galveston Island
- **Growth Potential:** Situated in a rapidly developing area, perfect for a variety of commercial ventures
- **Excellent Connectivity:** Easy access to I-45 South ensures smooth transportation links to surrounding areas and major attractions.
- **High Potential:** Ideal for commercial developments, with proximity to established residential communities and shopping centers.
- **Prime Location:** Only 20 minutes from Kemah Boardwalk and Galveston Beach, making it an attractive destination for both locals and tourists.

## PROPOSED SUMMARY:

- Unit count: 168 Units
- 36- 1 Bedrooms
- 76- 2 Bedrooms
- 57- 3 Bedrooms
- Market: Houston Metro, Submarket: Outlier Southeast
- Galveston MUD #117



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Joe Rothchild  
281.744.3415





# AERIAL MAP

± 12.215 ACRES OF LAND AVAILABLE



Sedona Subdivision  
~ 1,000 Single Family Homes

SAFARI RV PARK  
AND MOBILE HOME COMMUNITY

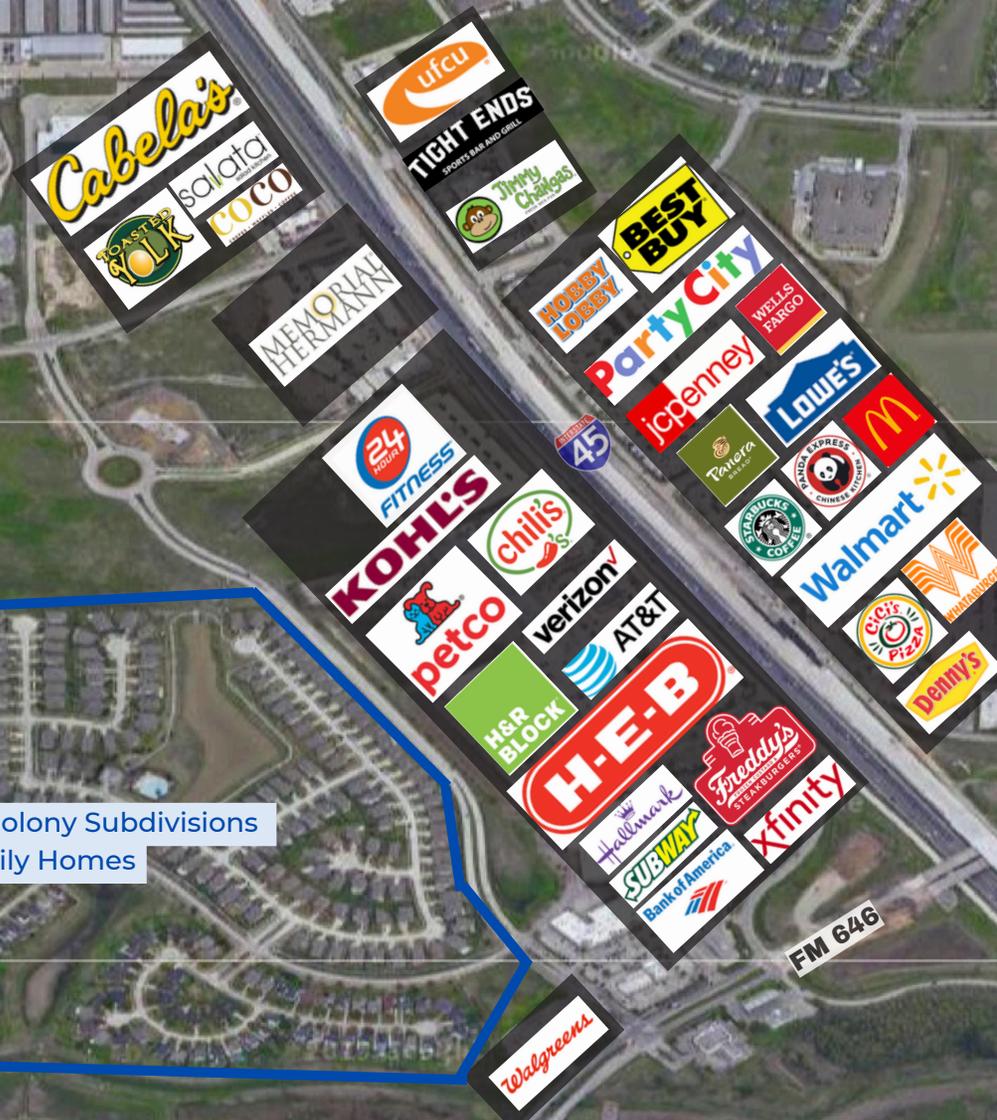


Calder Rd.

Ervin St.

**SITE**

Bay View & Bay Colony Subdivisions  
~ 500 Single Family Homes



FM 646

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## Proposed Site Plan



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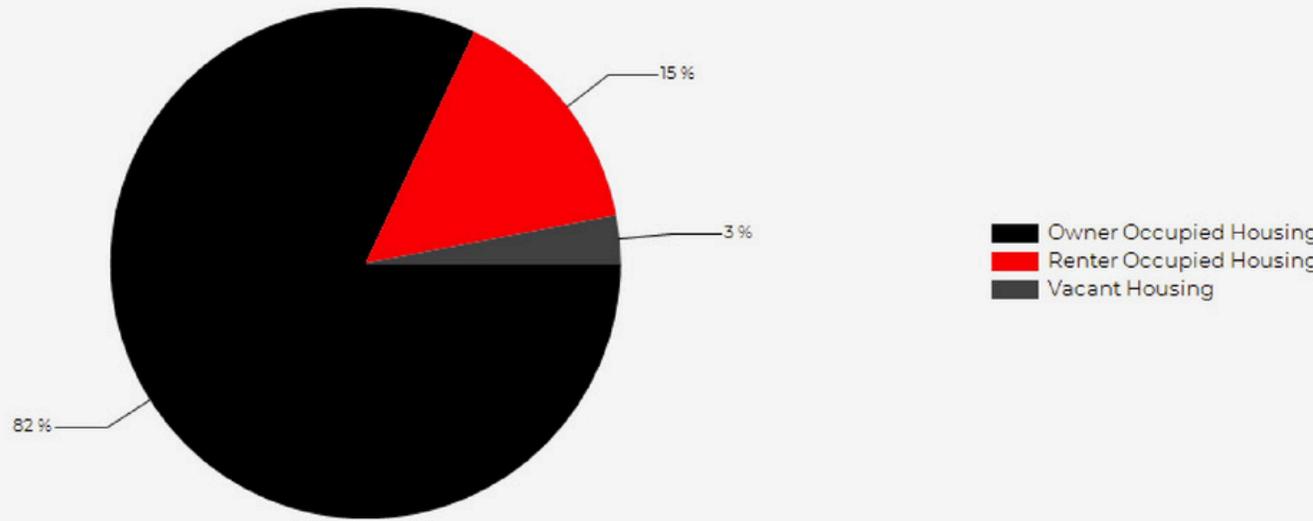


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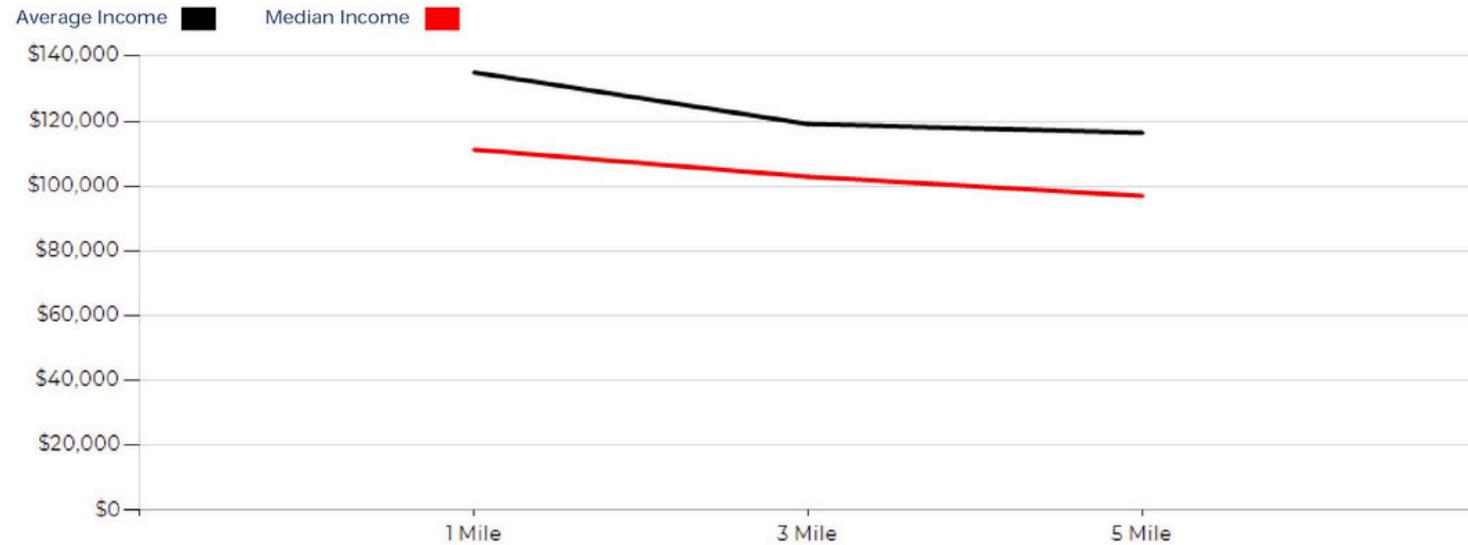


# DEMOGRAPHIC VISUAL DATA

2022 Household Occupancy  
in 1-mile radius



2022 Household Income  
Average and Median



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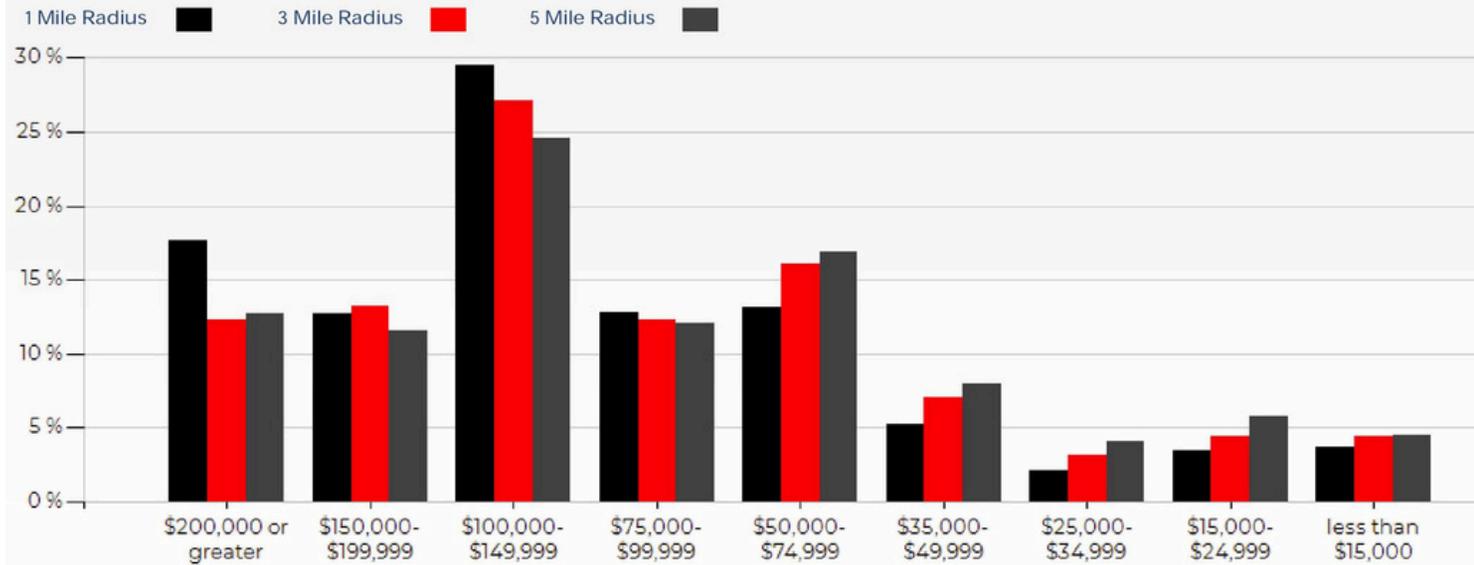


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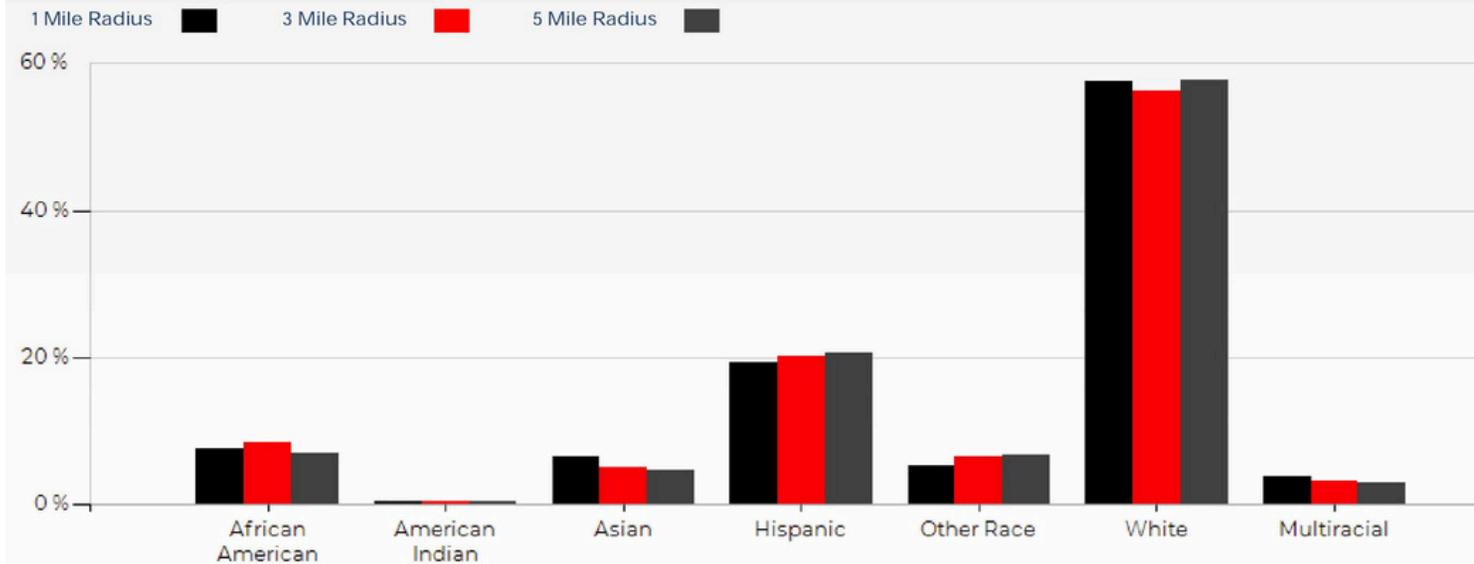


# DEMOGRAPHIC VISUAL DATA

2022 Household Income



2022 Population By Race



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# DEMOGRAPHIC DATA

| 2021 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2021 Population Age 30-34 | 499    | 4,545  | 10,303  |
| 2021 Population Age 35-39 | 563    | 5,342  | 11,082  |
| 2021 Population Age 40-44 | 594    | 4,789  | 10,056  |
| 2021 Population Age 45-49 | 540    | 4,191  | 9,275   |
| 2021 Population Age 50-54 | 445    | 3,679  | 8,518   |
| 2021 Population Age 55-59 | 431    | 3,598  | 8,582   |
| 2021 Population Age 60-64 | 370    | 3,369  | 7,838   |
| 2021 Population Age 65-69 | 284    | 2,595  | 6,207   |
| 2021 Population Age 70-74 | 197    | 1,923  | 4,659   |
| 2021 Population Age 75-79 | 111    | 1,131  | 2,774   |
| 2021 Population Age 80-84 | 66     | 695    | 1,678   |
| 2021 Population Age 85+   | 61     | 572    | 1,367   |
| 2021 Population Age 18+   | 5,203  | 45,428 | 104,040 |
| 2021 Median Age           | 35     | 36     | 36      |

| 2021 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$103,195 | \$93,445  | \$83,488  |
| Average Household Income 25-34 | \$126,700 | \$111,913 | \$103,972 |
| Median Household Income 35-44  | \$119,955 | \$114,397 | \$109,048 |
| Average Household Income 35-44 | \$143,737 | \$132,017 | \$126,574 |
| Median Household Income 45-54  | \$125,391 | \$115,455 | \$114,071 |
| Average Household Income 45-54 | \$151,119 | \$134,573 | \$136,581 |
| Median Household Income 55-64  | \$114,497 | \$102,725 | \$103,381 |
| Average Household Income 55-64 | \$142,666 | \$122,487 | \$127,816 |
| Median Household Income 65-74  | \$94,027  | \$81,130  | \$77,681  |
| Average Household Income 65-74 | \$127,418 | \$106,907 | \$103,999 |
| Average Household Income 75+   | \$68,126  | \$74,515  | \$77,034  |

| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2026 Population Age 30-34 | 692    | 5,766  | 12,790  |
| 2026 Population Age 35-39 | 628    | 5,525  | 11,956  |
| 2026 Population Age 40-44 | 596    | 5,396  | 11,119  |
| 2026 Population Age 45-49 | 592    | 4,537  | 9,647   |
| 2026 Population Age 50-54 | 531    | 3,929  | 8,753   |
| 2026 Population Age 55-59 | 436    | 3,450  | 8,028   |
| 2026 Population Age 60-64 | 412    | 3,297  | 7,825   |
| 2026 Population Age 65-69 | 353    | 3,076  | 7,208   |
| 2026 Population Age 70-74 | 258    | 2,253  | 5,468   |
| 2026 Population Age 75-79 | 174    | 1,625  | 3,922   |
| 2026 Population Age 80-84 | 91     | 876    | 2,154   |
| 2026 Population Age 85+   | 76     | 695    | 1,700   |
| 2026 Population Age 18+   | 5,899  | 49,414 | 112,605 |
| 2026 Median Age           | 35     | 36     | 36      |

| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$110,126 | \$104,058 | \$97,090  |
| Average Household Income 25-34 | \$139,999 | \$124,818 | \$117,326 |
| Median Household Income 35-44  | \$126,891 | \$120,768 | \$114,804 |
| Average Household Income 35-44 | \$157,343 | \$145,531 | \$139,576 |
| Median Household Income 45-54  | \$132,321 | \$122,820 | \$119,688 |
| Average Household Income 45-54 | \$163,449 | \$147,640 | \$147,234 |
| Median Household Income 55-64  | \$125,268 | \$111,420 | \$110,841 |
| Average Household Income 55-64 | \$159,161 | \$137,689 | \$141,779 |
| Median Household Income 65-74  | \$109,523 | \$93,953  | \$88,448  |
| Average Household Income 65-74 | \$149,094 | \$122,193 | \$118,885 |
| Average Household Income 75+   | \$81,533  | \$86,984  | \$89,314  |

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# DEMOGRAPHIC DATA

± 12.25 ACRES OF LAND AVAILABLE

| POPULATION                         | 1 MILE  | 3 MILE | 5 MILE  |
|------------------------------------|---------|--------|---------|
| 2000 Population                    | 1,368   | 27,510 | 66,498  |
| 2010 Population                    | 3,417   | 49,851 | 109,754 |
| 2021 Population                    | 7,323   | 62,579 | 140,321 |
| 2026 Population                    | 8,269   | 68,031 | 151,613 |
| 2021 African American              | 684     | 6,520  | 12,278  |
| 2021 American Indian               | 31      | 329    | 641     |
| 2021 Asian                         | 585     | 3,923  | 7,960   |
| 2021 Hispanic                      | 1,746   | 15,859 | 36,242  |
| 2021 Other Race                    | 468     | 5,126  | 11,957  |
| 2021 White                         | 5,205   | 44,170 | 102,099 |
| 2021 Multiracial                   | 335     | 2,445  | 5,272   |
| 2021-2026: Population: Growth Rate | 12.30 % | 8.40 % | 7.80 %  |

| 2021 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 86        | 959       | 2,235     |
| \$15,000-\$24,999     | 83        | 938       | 2,876     |
| \$25,000-\$34,999     | 49        | 676       | 2,029     |
| \$35,000-\$49,999     | 124       | 1,526     | 3,972     |
| \$50,000-\$74,999     | 312       | 3,480     | 8,462     |
| \$75,000-\$99,999     | 304       | 2,660     | 6,025     |
| \$100,000-\$149,999   | 702       | 5,855     | 12,303    |
| \$150,000-\$199,999   | 302       | 2,862     | 5,762     |
| \$200,000 or greater  | 420       | 2,657     | 6,357     |
| Median HH Income      | \$111,256 | \$102,911 | \$96,941  |
| Average HH Income     | \$135,049 | \$119,133 | \$116,432 |

| HOUSEHOLDS                         | 1 MILE  | 3 MILE | 5 MILE |
|------------------------------------|---------|--------|--------|
| 2000 Total Housing                 | 450     | 10,226 | 25,733 |
| 2010 Total Households              | 1,078   | 17,227 | 39,482 |
| 2021 Total Households              | 2,382   | 21,614 | 50,020 |
| 2026 Total Households              | 2,688   | 23,460 | 53,967 |
| 2021 Average Household Size        | 3.06    | 2.88   | 2.79   |
| 2000 Owner Occupied Housing        | 360     | 7,049  | 16,510 |
| 2000 Renter Occupied Housing       | 69      | 2,675  | 7,664  |
| 2021 Owner Occupied Housing        | 2,017   | 16,635 | 35,935 |
| 2021 Renter Occupied Housing       | 365     | 4,979  | 14,085 |
| 2021 Vacant Housing                | 69      | 962    | 2,707  |
| 2021 Total Housing                 | 2,451   | 22,576 | 52,727 |
| 2026 Owner Occupied Housing        | 2,293   | 18,230 | 39,300 |
| 2026 Renter Occupied Housing       | 396     | 5,230  | 14,667 |
| 2026 Vacant Housing                | 70      | 920    | 2,604  |
| 2026 Total Housing                 | 2,758   | 24,380 | 56,571 |
| 2021-2026: Households: Growth Rate | 12.25 % | 8.25 % | 7.65 % |



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