



# Riverbend at Clear Creek

*Wesley Dr  
League City, TX 77573*

GREAT WOLF LODGE

American

CHICKEN PICKLE

POPSTROKE LAT. POT. DRINK

MARINA BEND

LA BRISA MEXICAN BAR + GRILL

INTERSTATE TEXAS 45

CRAFTY CRAB SEAFOOD

JUMPING WOODS

BLUEWAVE express car wash

7 ELEVEN



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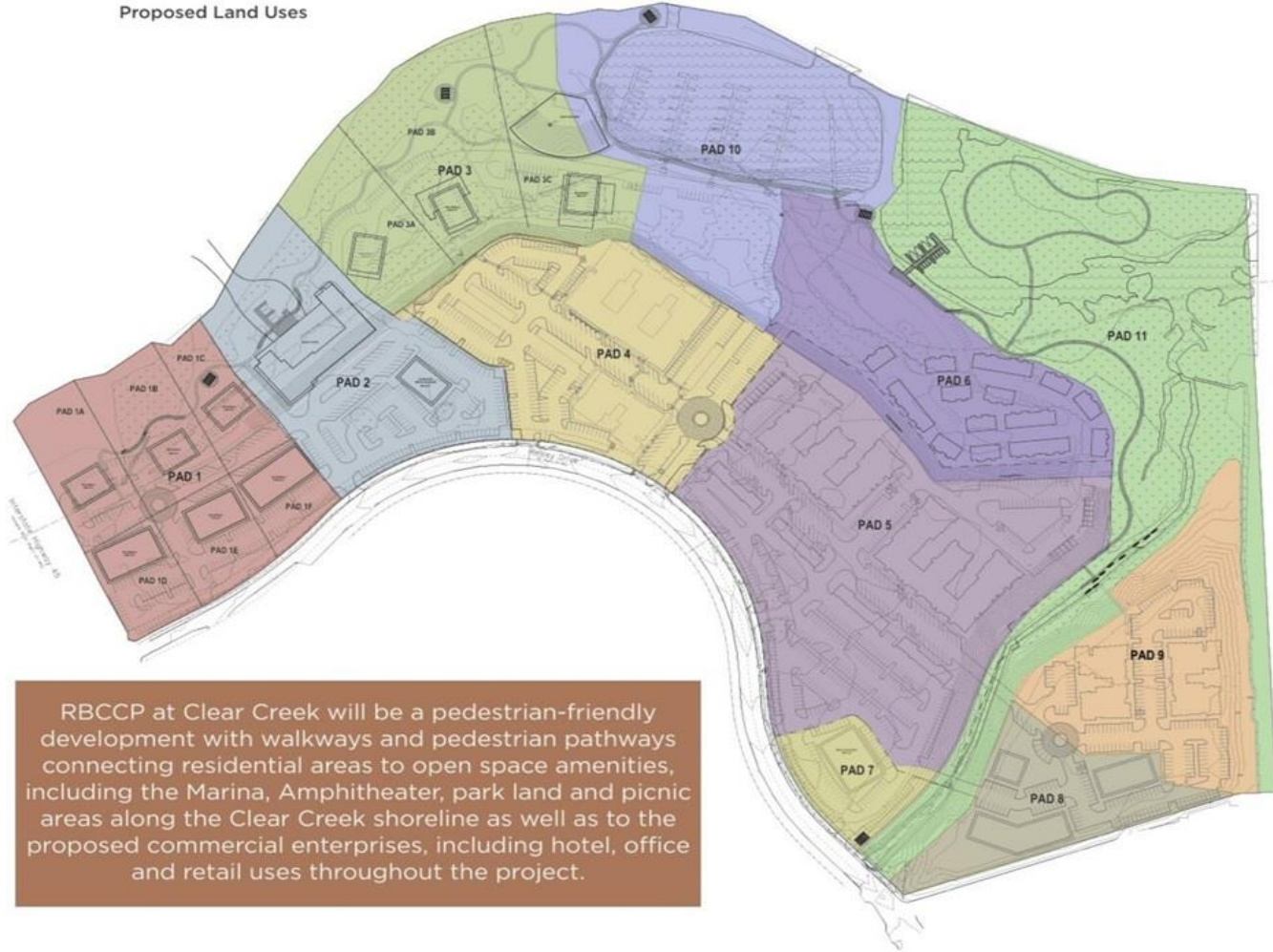
# Introduction

The Riverbend at Clear Creek Point (“RBCCP”) planned unit development (PUD) is a proposed 68.5-acre Master Planned Development located on Wesley Drive between FM 518 and Interstate Highway 45 (I-45), with a significant portion of the property bordering Clear Creek. RBCCP will be a high-quality addition to League City which will include the creation of a compact, pedestrian-friendly, new neighborhood that will provide access to open space along Clear Creek, and will include commercial, office, and retail uses; restaurants, a hotel, and multi-family residential units. The RBCCP property is situated as a peninsula nestled between Clear Creek and I-45. Existing adjacent and nearby land uses include multi-family, retail, professional offices and restaurants

# Investment Highlights

- High Visibility from I45
- Walkability withing the Master Planned Community
- Median Income ~\$120,000 at our intersection
- Population ~120,000 population in League City, it is the largest City in Galveston
- Diverse Economic Drivers
- 1. Houston and the Gulf Coast: Being near Houston, one of the largest cities in the U.S., League City enjoys access to a vast economy with diverse industries like energy (oil and gas), healthcare, and aerospace. The nearby Port of Houston also facilitates trade and logistics opportunities.
- 2. Aerospace and NASA: The nearby NASA Johnson Space Center in Houston has a significant influence on League City's economy. Aerospace contractors, research and development firms, and technology companies have a presence in the area due to the space center's operations.
- 3. Healthcare: League City has experienced growth in the healthcare sector, with facilities such as UTMB Health and Houston Methodist expanding operations in the area. The healthcare industry provides numerous jobs and supports the local economy through medical services and research.
- 4. Tourism and Recreation: The city's location near Galveston Bay and Clear Lake makes it a hub for recreational activities like boating, fishing, and tourism.
- Waterfront developments, marinas, and tourist attractions also contribute to local business revenue.
- 5. Retail and Commercial Development: As the population grows, so do retail and service industries. League City has seen significant development in shopping centers, restaurants, and other consumer-focused businesses.
- 6. Education: The presence of high-performing schools in the Clear Creek Independent School District, as well as proximity to educational institutions like the University of Houston-Clear Lake, promotes education-related jobs and services in the area. These factors, combined with a high quality of life and attractive residential options, continue to drive economic growth in League City.

Proposed Land Uses



RBCCP at Clear Creek will be a pedestrian-friendly development with walkways and pedestrian pathways connecting residential areas to open space amenities, including the Marina, Amphitheater, park land and picnic areas along the Clear Creek shoreline as well as to the proposed commercial enterprises, including hotel, office and retail uses throughout the project.

Table 1, Proposed Land Uses

<b>RESTAURANTS / RETAIL / OFFICE</b>		<b>6.3 ACRES</b>
PAD 1A	Building-1	4,800 sf
PAD 1B	Building-2	4,800 sf
PAD 1C	Building-3	4,800 sf
PAD 1D	Building-4	8,820 sf
PAD 1E	Building-5	7,744 sf
PAD 1F	Building-6	10,000 sf
Total Area		40,964 sf
<b>ALOFT HOTEL / POTENTIAL RETAIL</b>		<b>4.9 ACRES</b>
PAD 2A	Hotel	150 Rooms
PAD 2B	Potential Retail Building	4,800 sf
<b>RESTAURANTS / RETAIL / OFFICE</b>		<b>6.6 ACRES</b>
PAD 3A	Building-1	4,800 sf
PAD 3B	Building-2	4,800 sf
PAD 3C	Building-3	4,800 sf
Total Area		14,400 sf
<b>RESIDENTIAL</b>		<b>6.1 ACRES</b>
PAD 4	Phase I Multi-family	203 units
<b>RESIDENTIAL</b>		<b>11.4 ACRES</b>
PAD 5	Phase II Multi-family	282 units
<b>RESIDENTIAL</b>		<b>4.7 ACRES</b>
PAD 6	Two-/Three-Story Townhomes	53 units
<b>RETAIL</b>		<b>1.2 ACRES</b>
PAD 7	Retail Building	9,600 sf
Total Area		9,600 sf
<b>GARDEN OFFICE PARK</b>		<b>2.6 ACRES</b>
PAD 8	Building(s)	21,000 sf
Total Area		21,000 sf
<b>RESIDENTIAL</b>		<b>3.2 ACRES</b>
PAD 9	Phase III Apartments / Senior Living (AL/IL/MEM/Market Rate)	124 units
<b>MARINA - PAD 10</b>		<b>6.9 ACRES</b>
<b>NATURAL RECREATION AREA - PAD 11</b>		<b>14.6 ACRES</b>
<b>OTHER</b>		
TBD	Additional Hotel	150 Rooms





# Location Highlights

**1. Strategic Location:** RBCCP is situated in a thriving area of League City, providing excellent visibility and accessibility for businesses. This prime location is ideal for attracting both local customers and visitors.

**2. Proximity to Major Attractions:**

•**Great Wolf Lodge:** This renowned indoor water park is a significant attraction that draws families from all over, creating a steady flow of potential customers nearby. Businesses in this area can capitalize on the increased foot traffic and the family-oriented demographic.

•**Topgolf:** As a popular entertainment venue, Topgolf offers a vibrant atmosphere that attracts a diverse crowd. Its proximity to RBCCP enhances the area's appeal for restaurants, retail, and entertainment establishments seeking to capture this audience.

**3. Upcoming Developments:**

•**Flyway in Webster:** The new Flyway development is set to be a game changer for the local economy. With plans for dining, shopping, and entertainment, this project will boost the area's visibility and create a synergistic environment that benefits all businesses nearby. Investing in land at RBCCP positions you to take advantage of this growth.

**4. Access to Healthcare:**

•**Proximity to Hospitals:** The availability of quality healthcare facilities like the University of Texas Medical Branch (UTMB) and HCA Houston Healthcare Clear Lake is a major asset for commercial ventures. This access enhances the attractiveness of the area for healthcare-related businesses, pharmacies, and other service providers.

**5. Retail and Shopping Opportunities:**

•**Baybrook Mall:** Just a short drive away, Baybrook Mall is a regional shopping destination with a diverse mix of retailers and dining options. Businesses near RBCCP can benefit from the spillover traffic generated by shoppers visiting the mall, creating opportunities for cross-promotion and collaboration.

**6. Growing Community:** The League City area is experiencing steady growth, with increasing population density and an expanding economy. This growth translates into a larger customer base for businesses in the vicinity, making it an ideal location for new commercial developments.



**CLEAR LAKE CITY**  
280,600+ employees

**DEER PARK**  
76,000+ employees

WALMART  
ALDI  
KROGER

LEASYS  
SHELL  
7-ELEVEN

bel  
DICK'S  
Luby's  
chilis

**HCA Houston Healthcare**  
2,400+ employees

**utmb Health**  
UTMB Clear Lake  
500+ employees

McWhirter  
Elementary School

W  
WALMART

125 employees

**UNIVERSAL**  
455+ employees

Space Center  
Intermediate School  
125 employees

15,000+ employees

IHOP

STARBUCKS

Chick-fil-A

SUBWAY

45

CINEMARK

W NASA PKWY

Clear View High School

Magnolia Ave

NASA Bypass

Old Galveston Rd

Edgewater Park

3  
TEXAS

AMERICAN AIRLINES

**AXIOM SPACE**  
600+ employees

MAIN EVENT

**GREAT WOLF LODGE**  
opening  
AUG 2024

FLYWAY  
WEBSTER, TX

Academy

Americor

Great Wolf World

Chicken  
N Pickle  
NOW OPEN

Coming Soon

POPSTROKE  
opening  
04 2024

Clear Creek

Clear Creek

45







**utmb Health**  
League City Campus

NISSAN

**Mac Hook**  
120+ employees

**AutoNation Acura**  
Gulf Freeway  
140+ employees

SPICS  
SOUTHERN

DOLLAR TREE  
PNC  
CITICORP

**LA BRISA**  
MEXICAN CUISINE

**POPSTROKE**  
opening Q4 2024

**ELBO MARISCOS**  
Coming Soon

**Chicken N Pickle**  
NOW OPEN



**GREAT WOLF LODGE**  
opening AUG 2024



# READY FOR ACTION

## SUPER-REGIONAL DESTINATION

I-45, just south of NASA Road 1 Bypass  
Midway between downtown Houston and Galveston

Easy ingress & egress from I-45, Wesley Dr. and FM-518

## PROJECT DEMOGRAPHICS

More than **2,500 businesses** in the trade area

Baybrook Mall is the **#1 suburban mall** in the Houston MSA, with more than **1.7M SF** and **200 retailers**

Population (5mi): **206,300**

Population (10mi): **500,300**

Average Household Income (5mi): **\$111,650**

Daily Traffic Count for I-45: **250,000 vehicles per day**

Medical Density includes **2M SF** of medical facilities within 3 miles

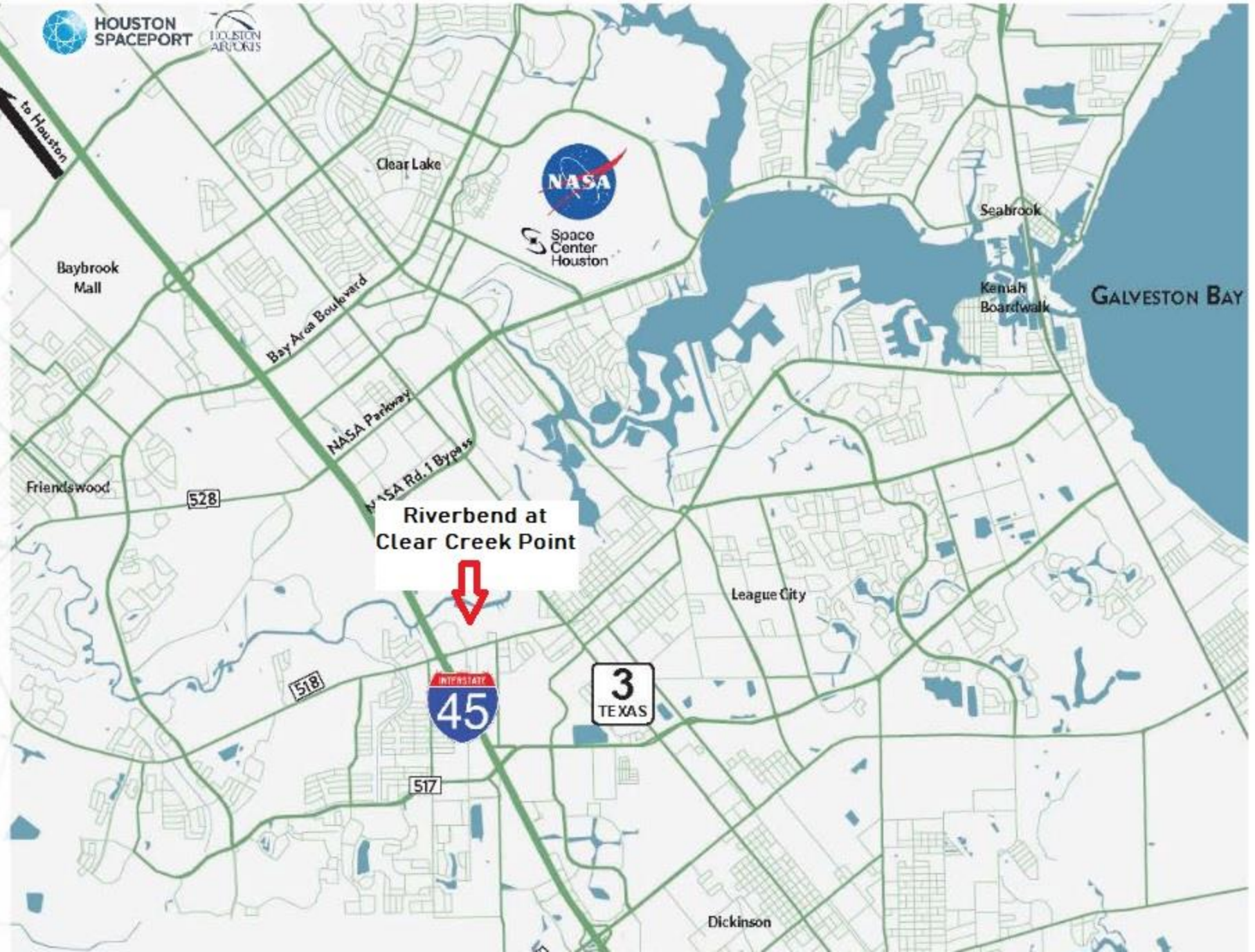
Medical Service Area Population: **1.8M**

Aerospace Capital with NASA (JSC), Houston Spaceport, and **over 50 major space companies - workforce over 16,000**

Tourism – **22 hotels, over 150 restaurants and entertainment venues**

Great Wolf Lodge - **800,000 visitors annually**

NASA's Space Center Houston - **1.5M visitors annually**



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# About League City



*League City is a vibrant community that embodies the ideal "live, play, work" lifestyle, making it an attractive destination for families and professionals alike. With a population that has steadily grown in recent years, League City boasts a diverse demographic and a strong sense of community. This growth is supported by a robust job market, with various employment opportunities across sectors such as healthcare, education, and retail, fostering economic stability and prosperity. Residents enjoy a wealth of recreational activities, from parks and waterfronts to attractions like Great Wolf Lodge and Topgolf, ensuring that there's always something to do. As the area continues to develop, it remains a prime location for those seeking a balanced lifestyle that combines work, leisure, and community engagement.*

League City is a waterfront community nestled along the shores of Clear Lake, 30 miles south of downtown Houston, with proximity to Galveston Bay and the Gulf of Mexico. The city regularly ranks among the safest, most affordable, and best places to live and raise a family in the state of Texas and in the U.S. With a population over 110,000, League City residents represent a diversity of backgrounds and lifestyles.

Professionals across the country are drawn to League City for its low unemployment rates and a ripe job market for positions in the medical, energy, aerospace, marine, and petrochemical industries.

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