



Hwy 96 @ Isla Vista
League City, TX 77573



AMANDA FOX STALLMAN
 Amanda@fox-properties.net
 713-829-8590 cell
 www.Fox-Properties.net

2.94 Acres Available
at the entrance to Marbella

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Target
The Home Depot
Aldi
Spec's
Office Depot
Walgreens
Chick-fil-A

Walmart
Marshalls
petco

146
TEXAS

HWY
96

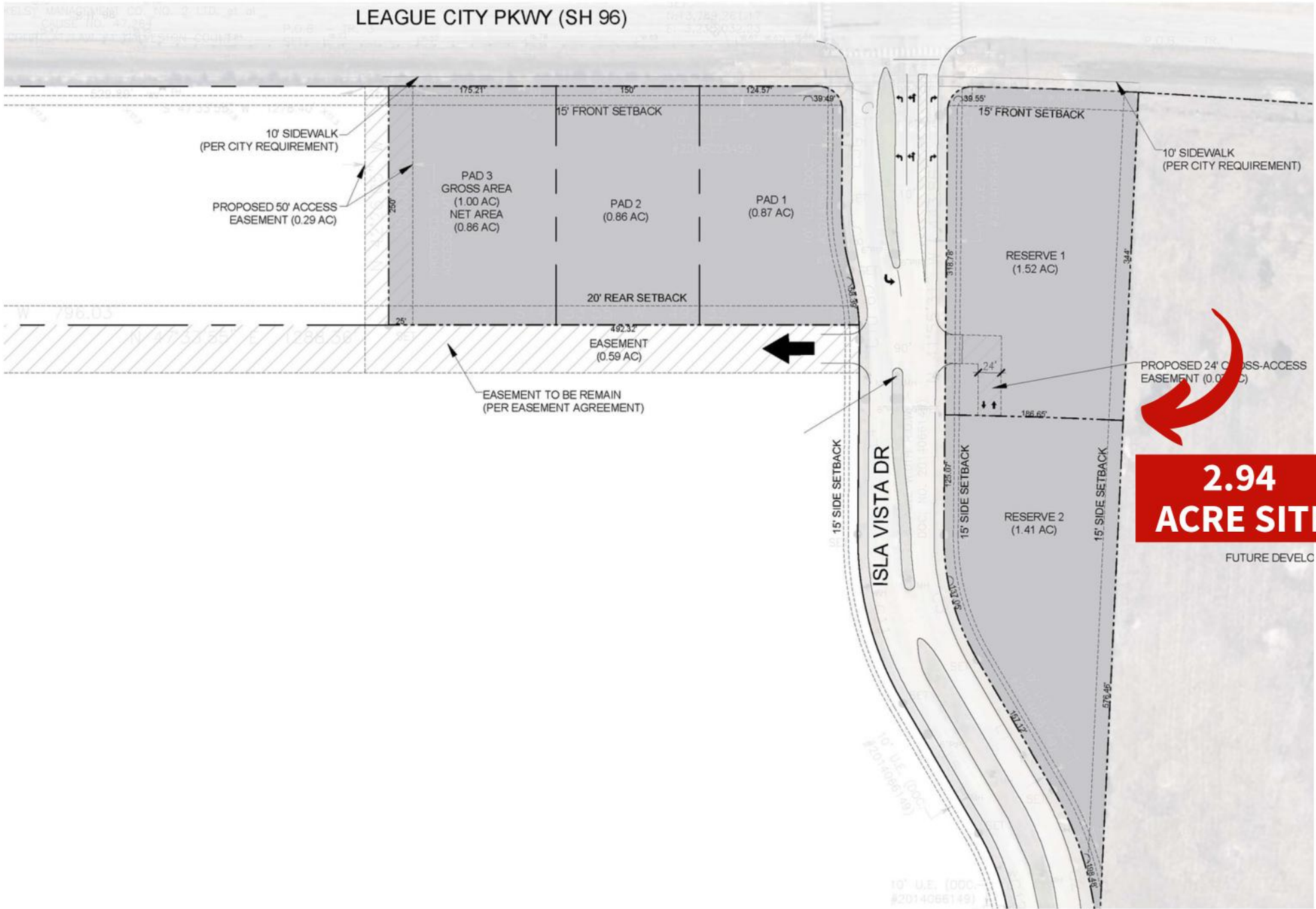


SITE
2.94 Acres

LUPE TORTILLA
MEXICAN RESTAURANTS

Isla Vista

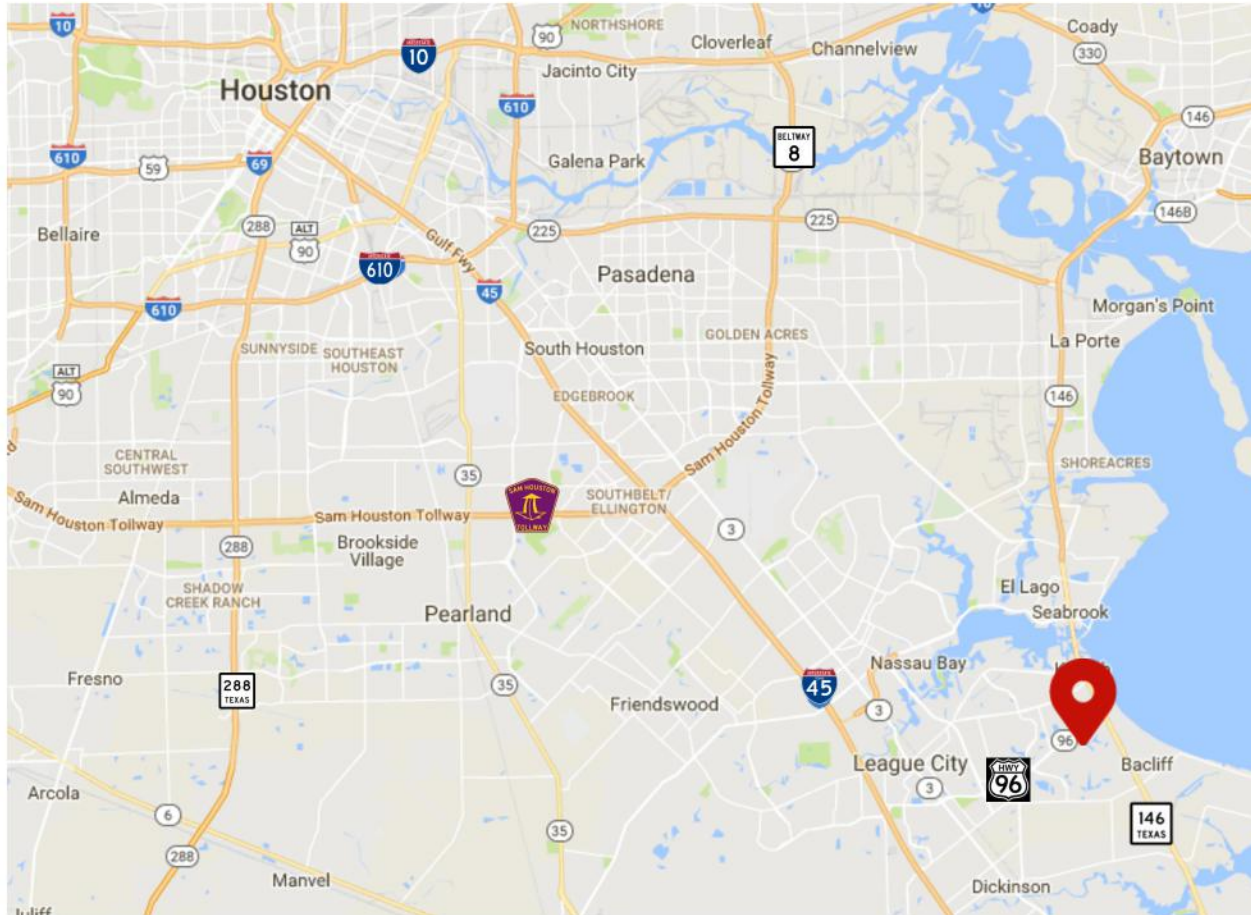
MarBella
TOWN CENTER



**2.94
ACRE SITE**

FUTURE DEVELOPMENT

PROPERTY INFORMATION



Hwy 96 @ Isla Vista

- Located at one of the main entrances to Marbella Master Planned Community.
- Located across Hwy 96 from the new Lupe Tortilla and the new Evergreen Memorial Parkway, which connects Hwy 96 to FM 518.
- Zoning is General Commercial.
- Hwy 146 recently widened to accommodate the growing market.
- Located just east of the 144 acre Clear Creek ISD Education Village with over 4,500 students.
- Less than 1 mile south of Kemah Boardwalk, with over 4 million visitors annually.
- 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.

Traffic Counts:

Hwy 96: 28,000 CPD

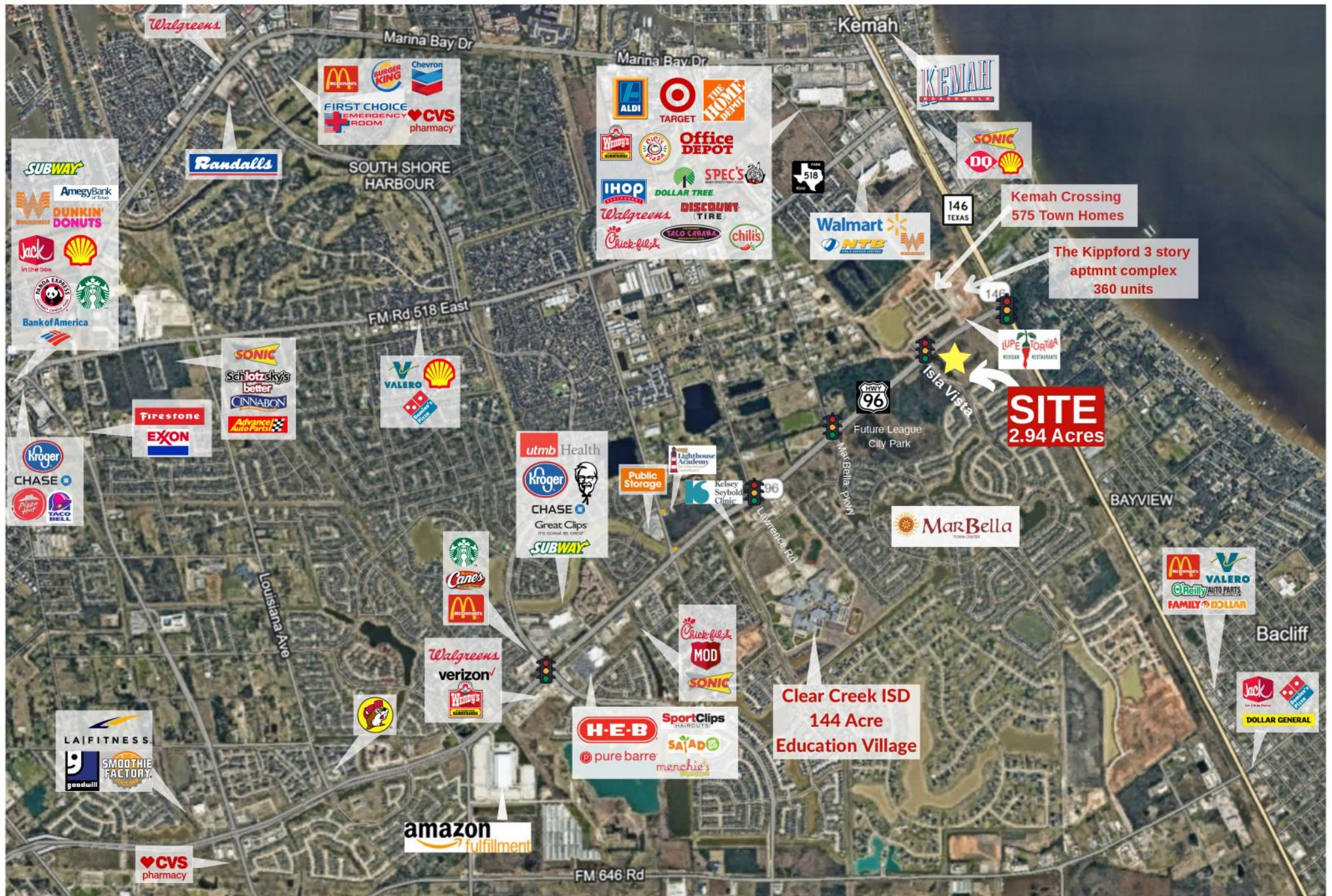
Hwy 146: 40,000 CPD

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

AERIAL







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.

Fox Properties		9013532	amanda@fox-properties.net	713-622-2007
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Amanda Kathlyne Fox	467740	amanda@fox-properties.net	713-829-8590	
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

IABS 1-0
TXR 2501