



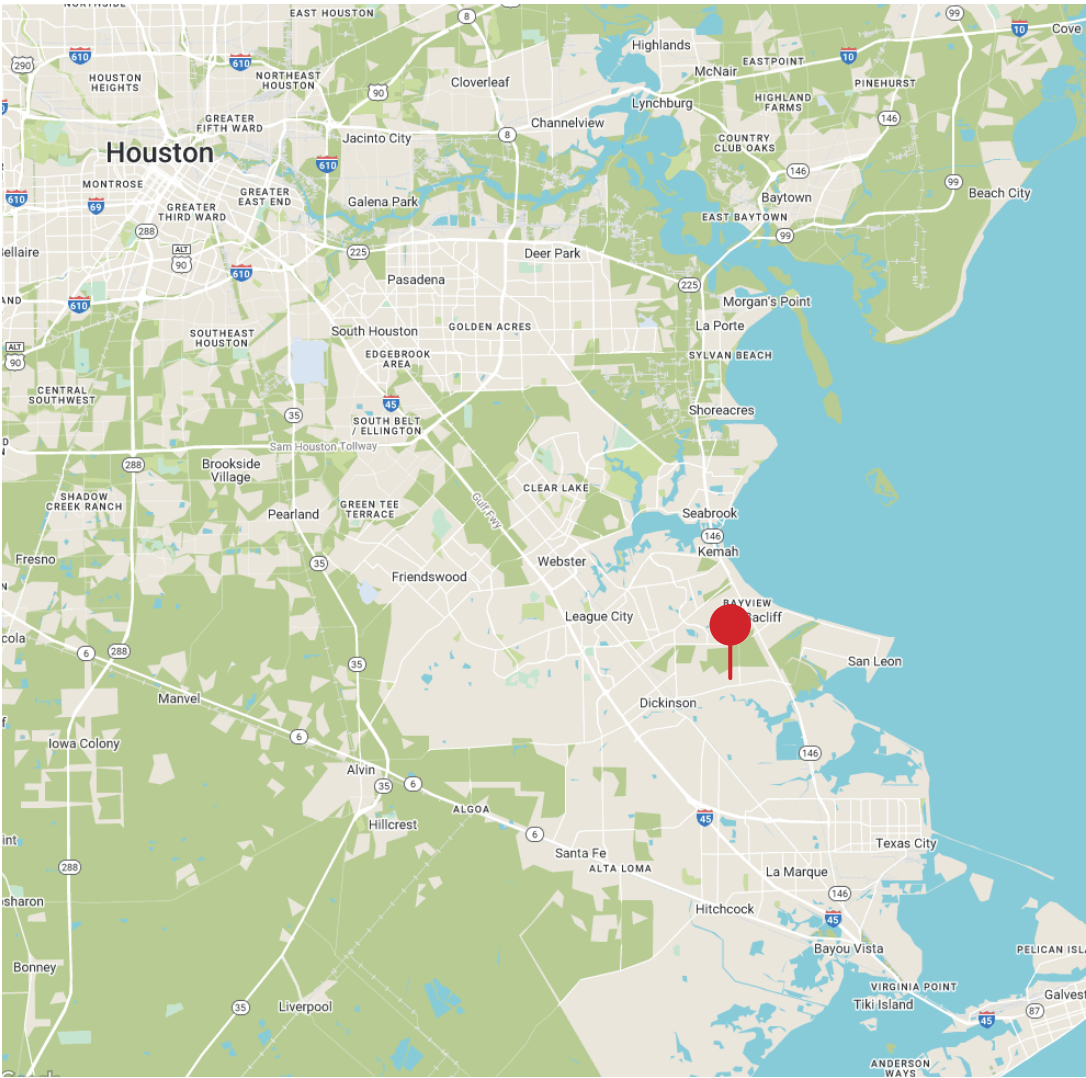
**±15 ACRES – TEXAS CITY, TX**  
**SWC OF EMMETT F LOWRY & CENTURY BLVD**

***FOR LEASE OR FOR SALE***





# PROPERTY OVERVIEW



## LOCATION

Available tracts of land are located at the SWC of Emmett F Lowry Expressway and Century Boulevard in Texas City, across FM 1764 from Mall of the Mainland and adjoin the UTMB Medical Office, just minutes away from the Premium Outlet Center and the new Lago Mar Lagoon.

With its close proximity to Galveston and Houston, this location offers an excellent opportunity for developing a diverse range of projects.

## AREA RETAILERS & SERVICES

- UTMB
- Olive Garden
- World Gym
- Starbucks
- Tanger Outlets
- Buco's
- College of the Mainland
- HCA Houston Healthcare
- Mall of the Mainland
- Mainland City Centre

## APPROXIMATE SIZE

±15 acres broken into three tracts:  
Tract 1 - 3.7811 acres  
Tract 2 - 9.6315 acre  
Tract 3 - 1.671 acre detention pond

## TRAFFIC COUNTS

Approx. 58,063 vpd on I-45/Gulf Fwy.  
Approx. 32,177 vpd on Emmett F Lowry Expressway

## 2024 DEMOGRAPHIC SNAPSHOT (5 MILE RADIUS)

Population	77,301
Average HH Income	\$96,084
Median Home Value	\$209,465
Median Age	35.7
Population Growth 2020 to 2024	22%



# SITE





**LEVCOR** embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.

