

FOR SALE

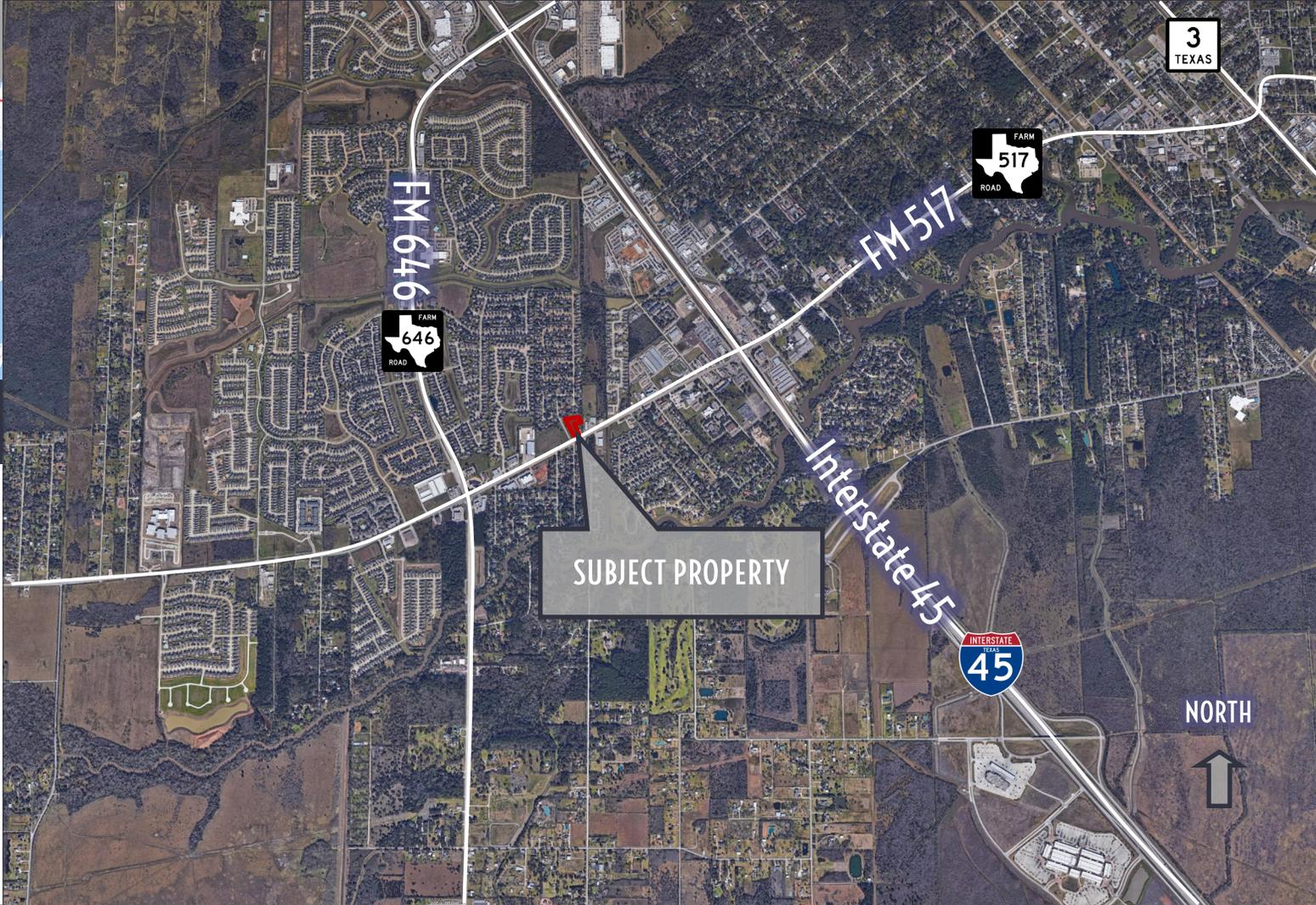
JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

+/- 2.3 ACRES ON FM 517 IN LEAGUE CITY, TEXAS (SOUTH HOUSTON MSA)

MAP LOCATION



PROPERTY FEATURES:

- +/- 2.3 Acres (per Survey)
- Great Demographics (League City)
- +/- 17,000+ CPD (FM 517)
- Sewer & Water Close
- Great Retail, Office, General Freestanding Building Site
- Close to I-45 & FM 646
- +/- 112 Feet Frontage On FM 517
- Corner Tract
- Zoned Neighborhood Commercial

Price: \$700,000

JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

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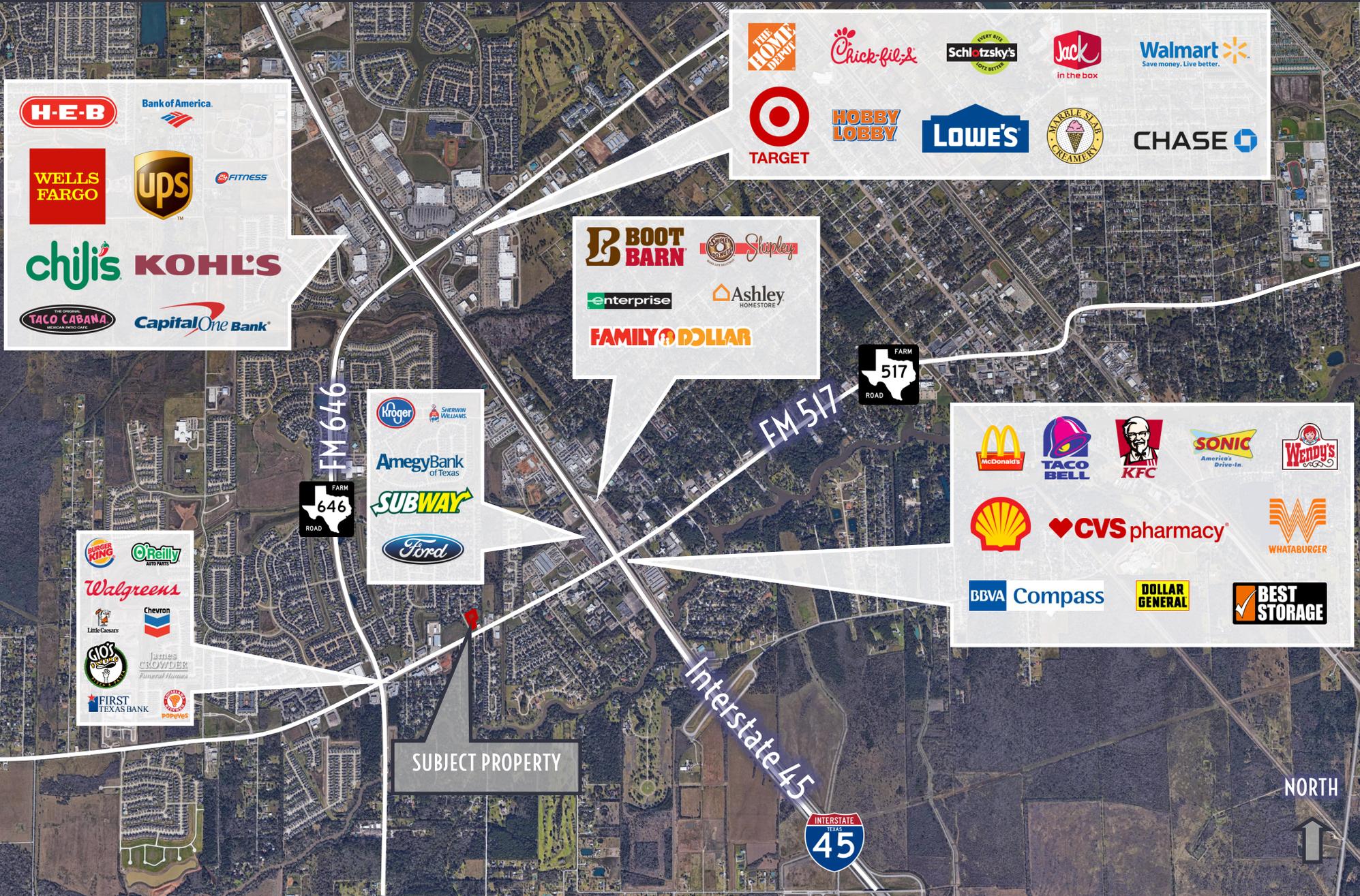
PRINCIPAL

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LOCAL RETAILERS / BUSINESSES & POINTS OF INTEREST



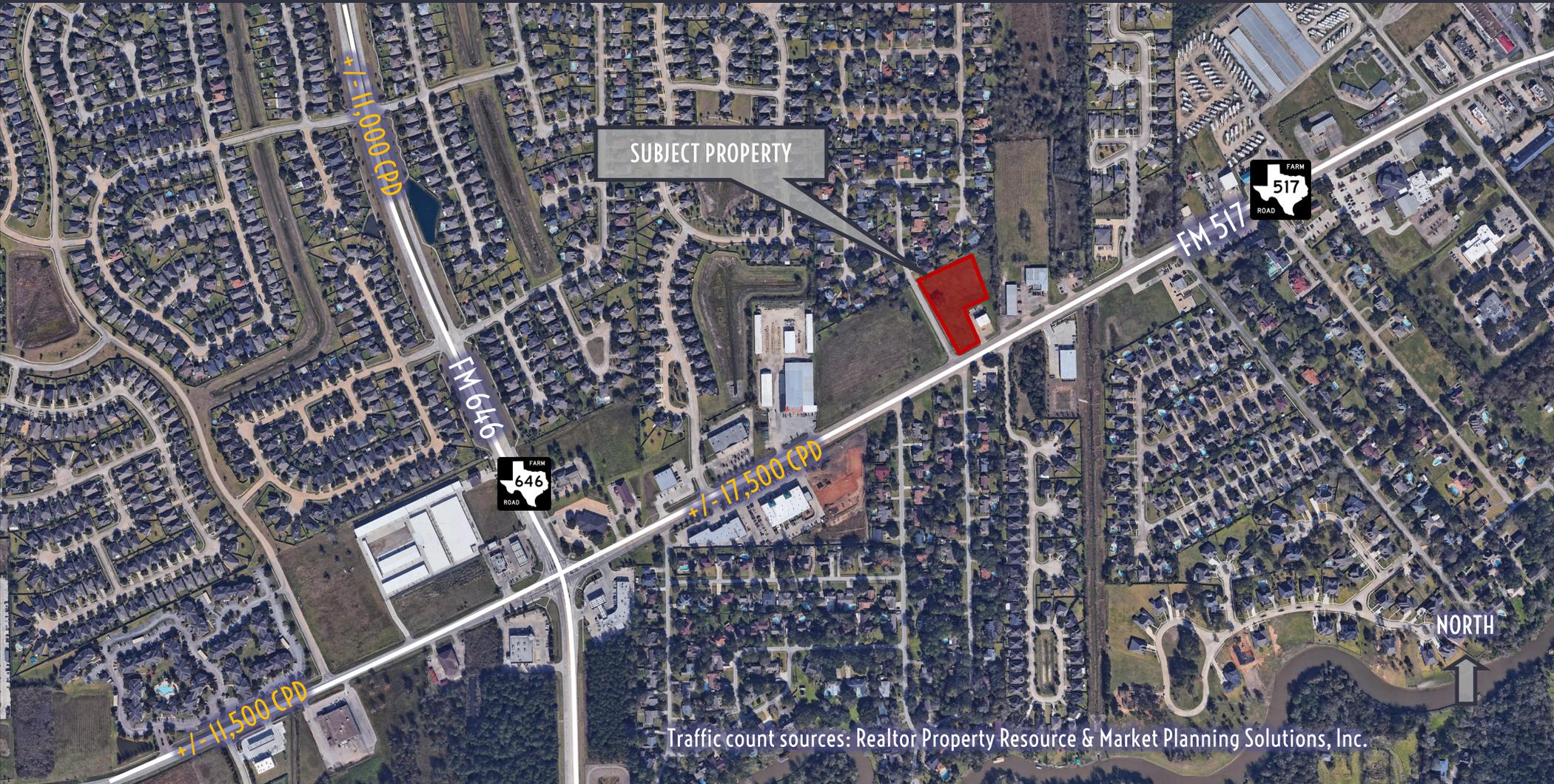
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TRAFFIC COUNTS



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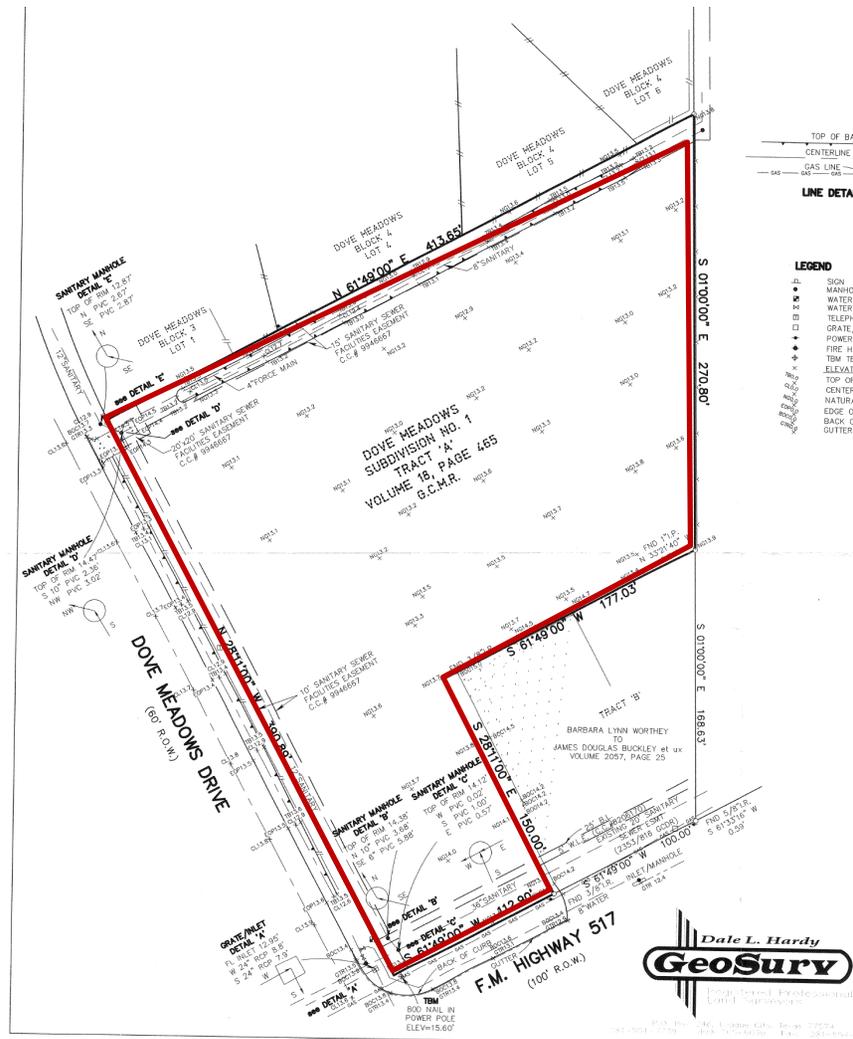
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NORTH



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DEMOGRAPHICS

DEMOGRAPHICS | LEAGUE CITY, TEXAS

POPULATION 62,142

AVERAGE HOUSEHOLD INCOME \$119,271

HOUSING UNITS 22,090

TOP 5 EMPLOYMENT COUNT BY INDUSTRY

HEALTH CARE AND SOCIAL ASSISTANCE 7,163

MANUFACTURING 6,438

EDUCATION 5,732

PROFESSIONAL, SCIENTIFIC AND TECHNICAL 5,227

RETAIL TRADE 4,606

Demographic source: Realtor Property Resource

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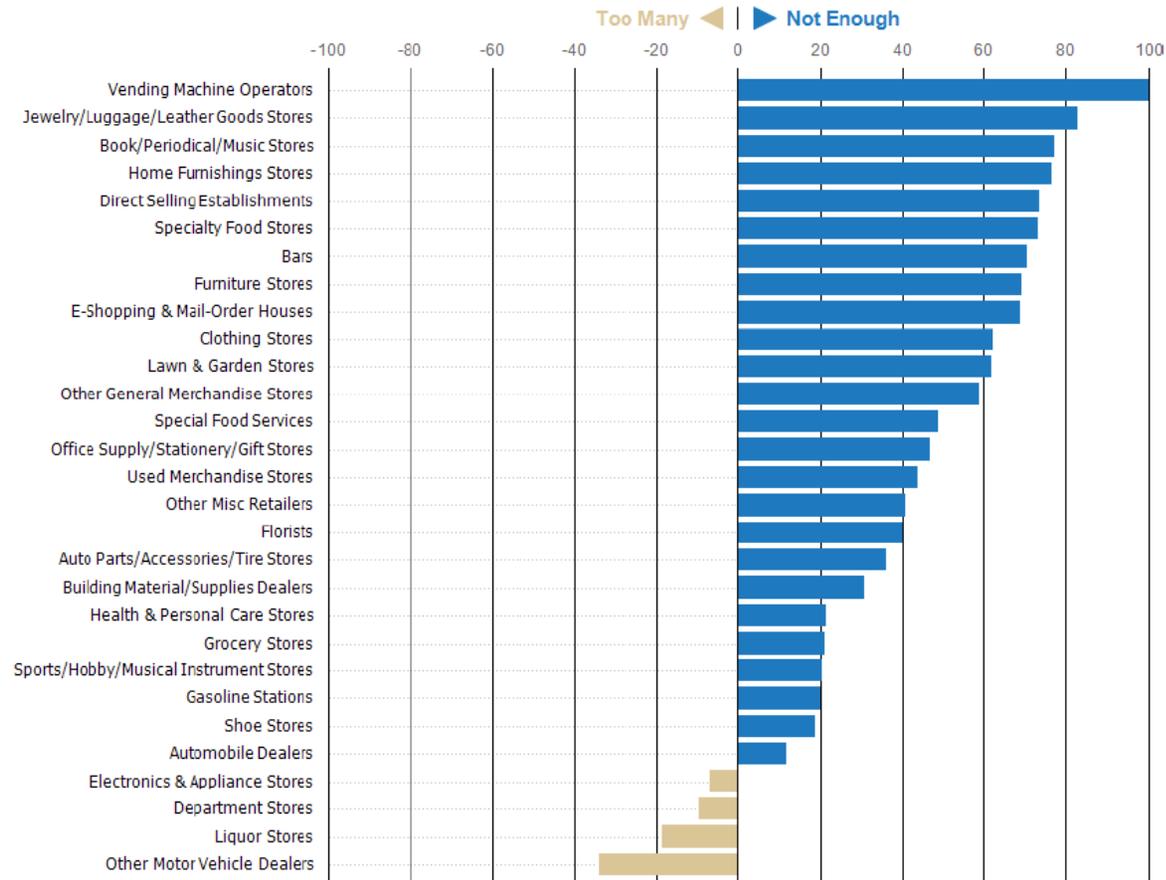
BEST RETAIL BUSINESSES

Best Retail Businesses: League City, Texas

This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The beige business types are relatively plentiful in the area, meaning there are existing competitors for the dollars that consumers spend in these categories.

Data Source: Retail Marketplace via Esri, 2017

Update Frequency: Annually



Demographic source: Realtor Property Resource



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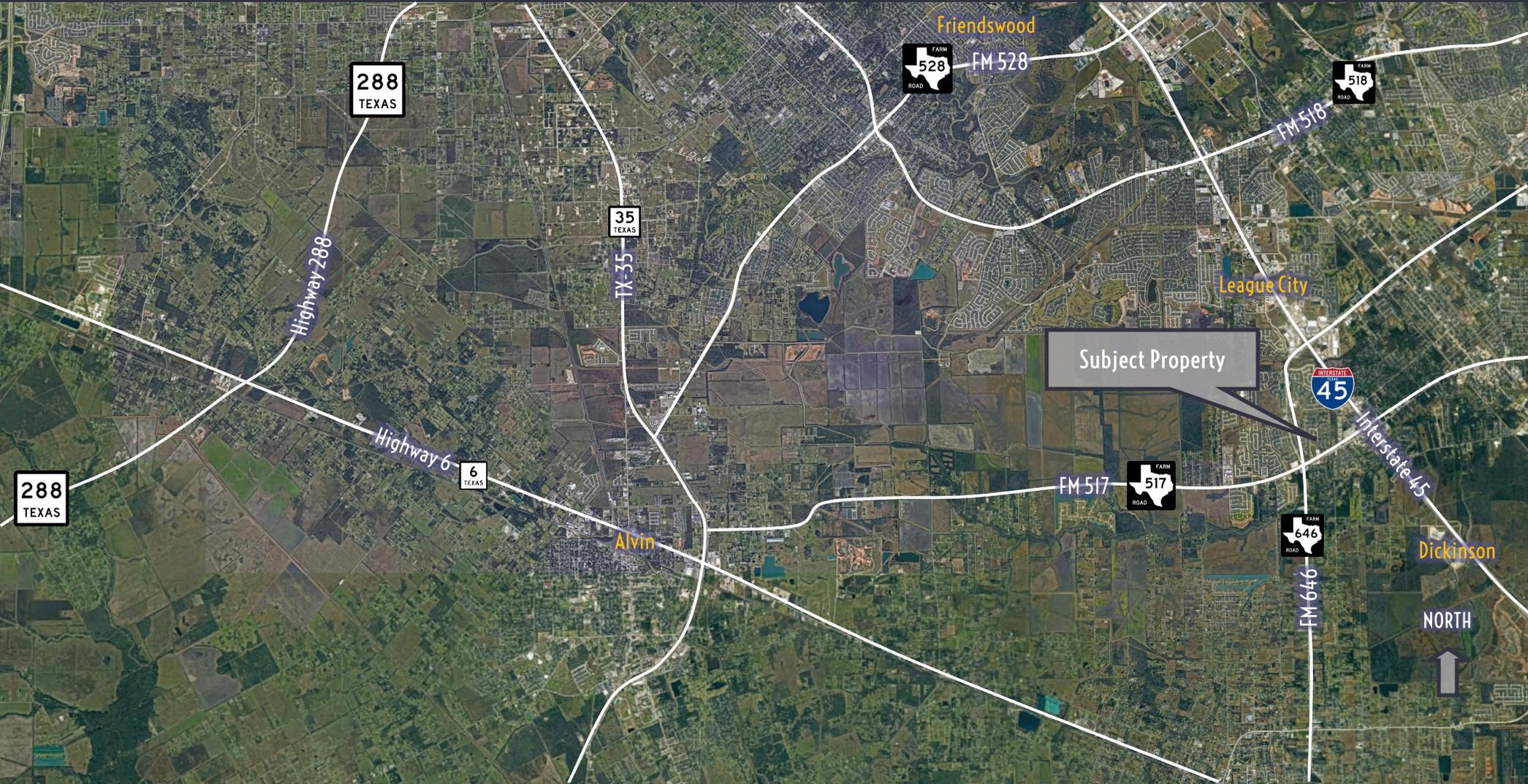
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