



+/- 6.46 ACRES ON FM 518 IN LEAGUE CITY, TEXAS (SOUTH HOUSTON MSA)

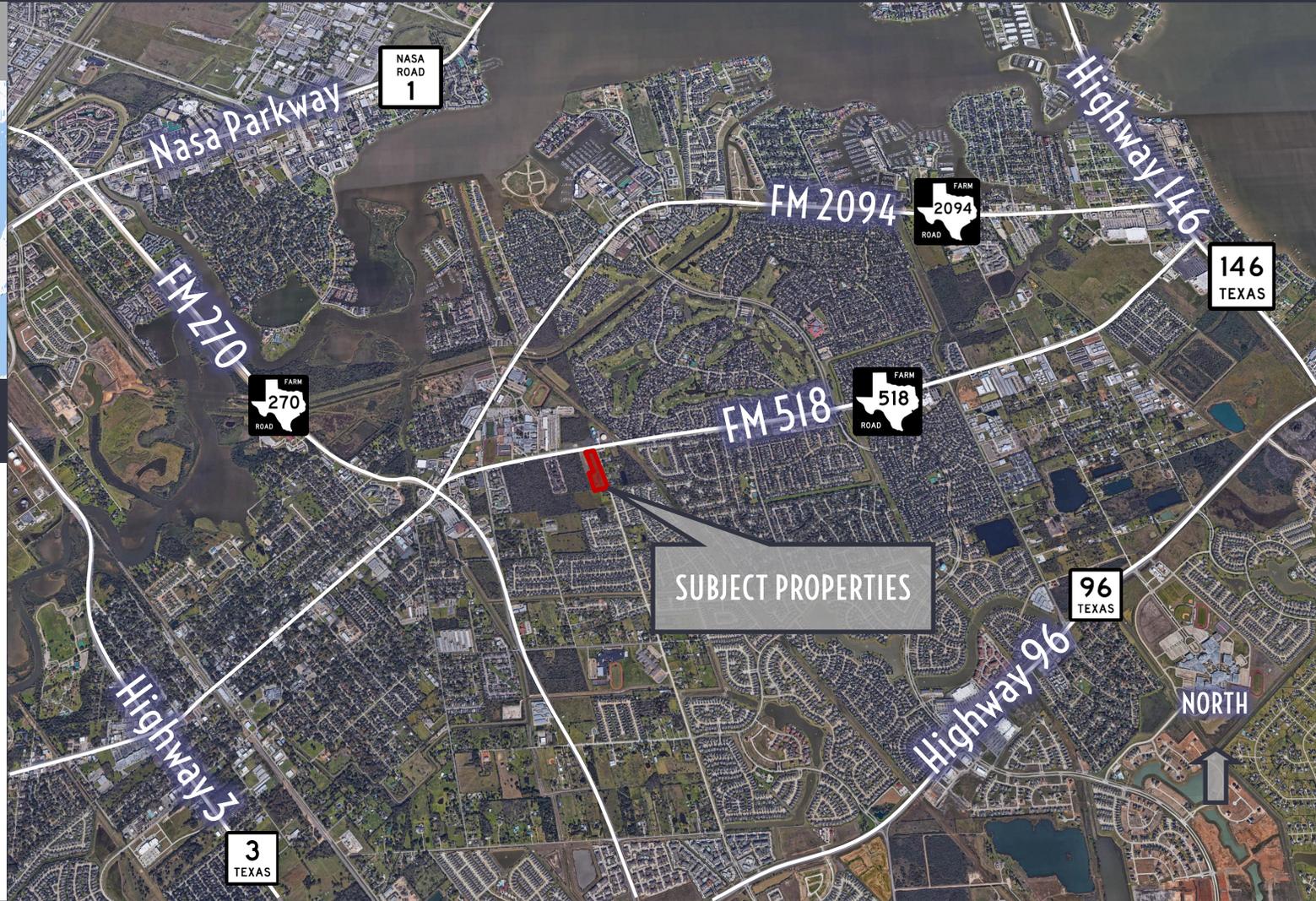
MAP LOCATION



PROPERTY FEATURES

- +/- 6.46 Acres (per Survey)
- Signalized Hard Corner Site
- Close to Kemah Boardwalk between FM 270 & Hwy 146
- Great Demographics (League City, Texas)
- Great Neighborhood Retail Site
- Great Dimensions making a great tract for development
- Frontage On FM 518
- Close to Clear Creek High School
- Zoned General Commercial & Single Family

CALL BROKER



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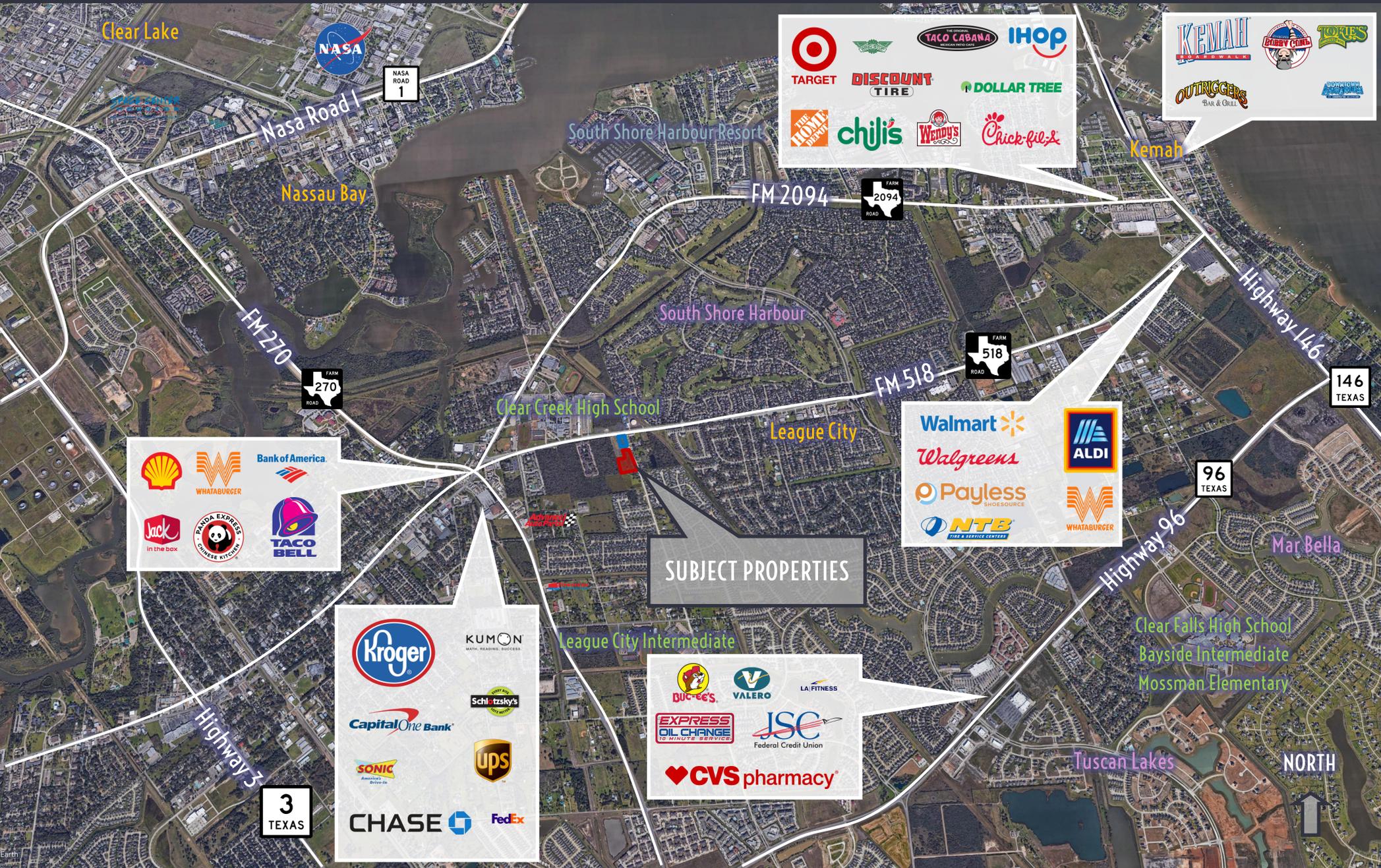
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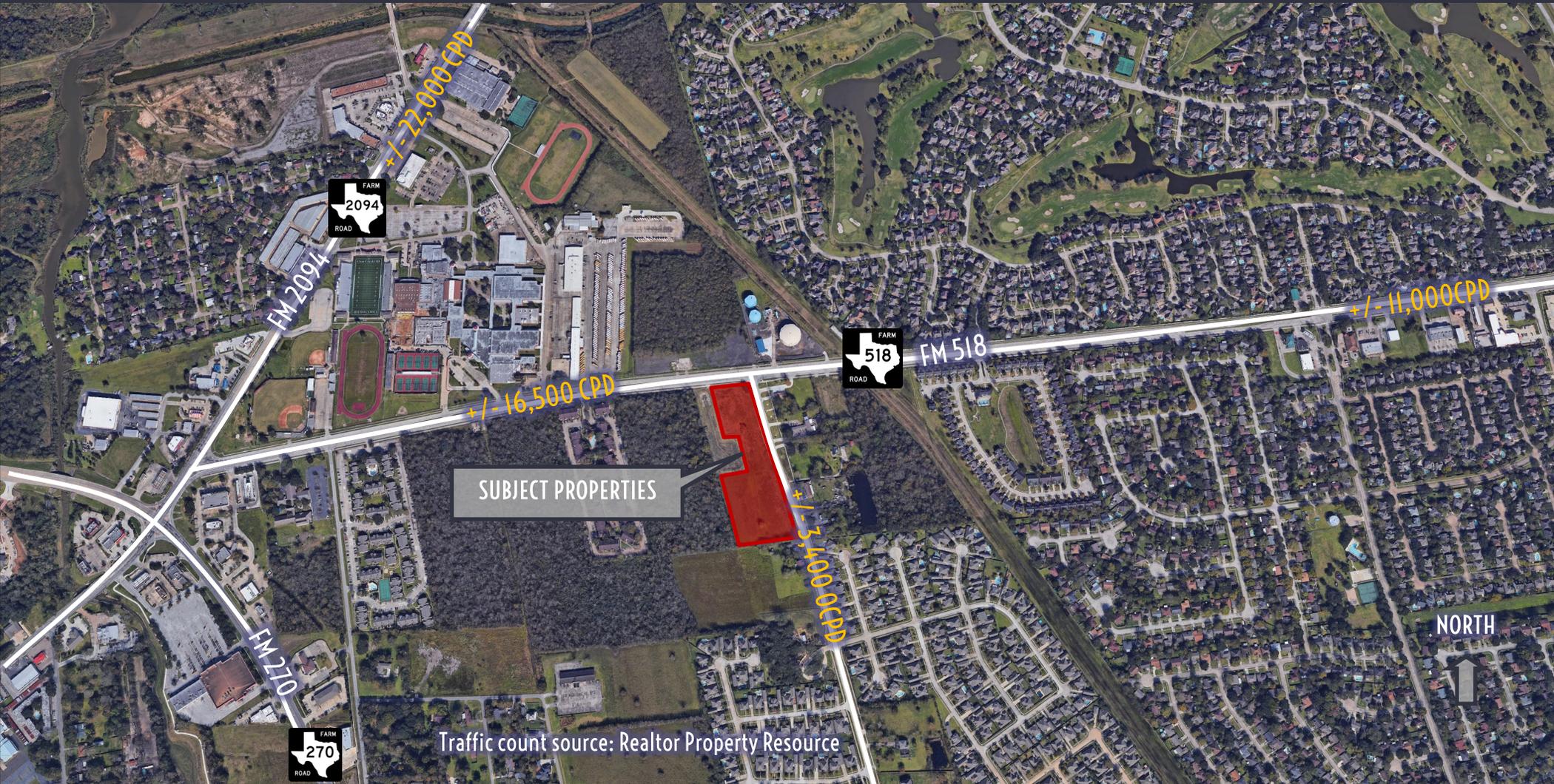
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LOCAL RETAILERS / BUSINESSES & POINTS OF INTEREST





TRAFFIC COUNTS



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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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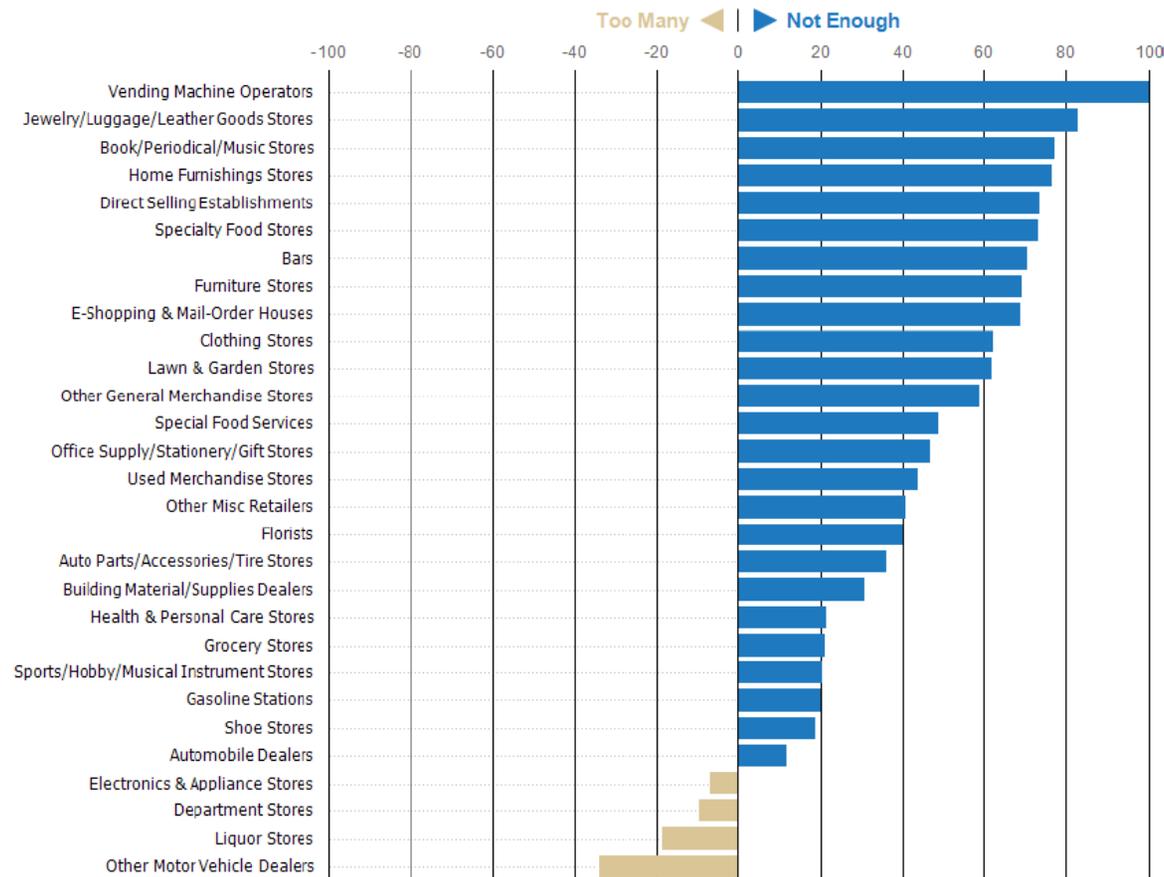
BEST RETAIL BUSINESSES

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

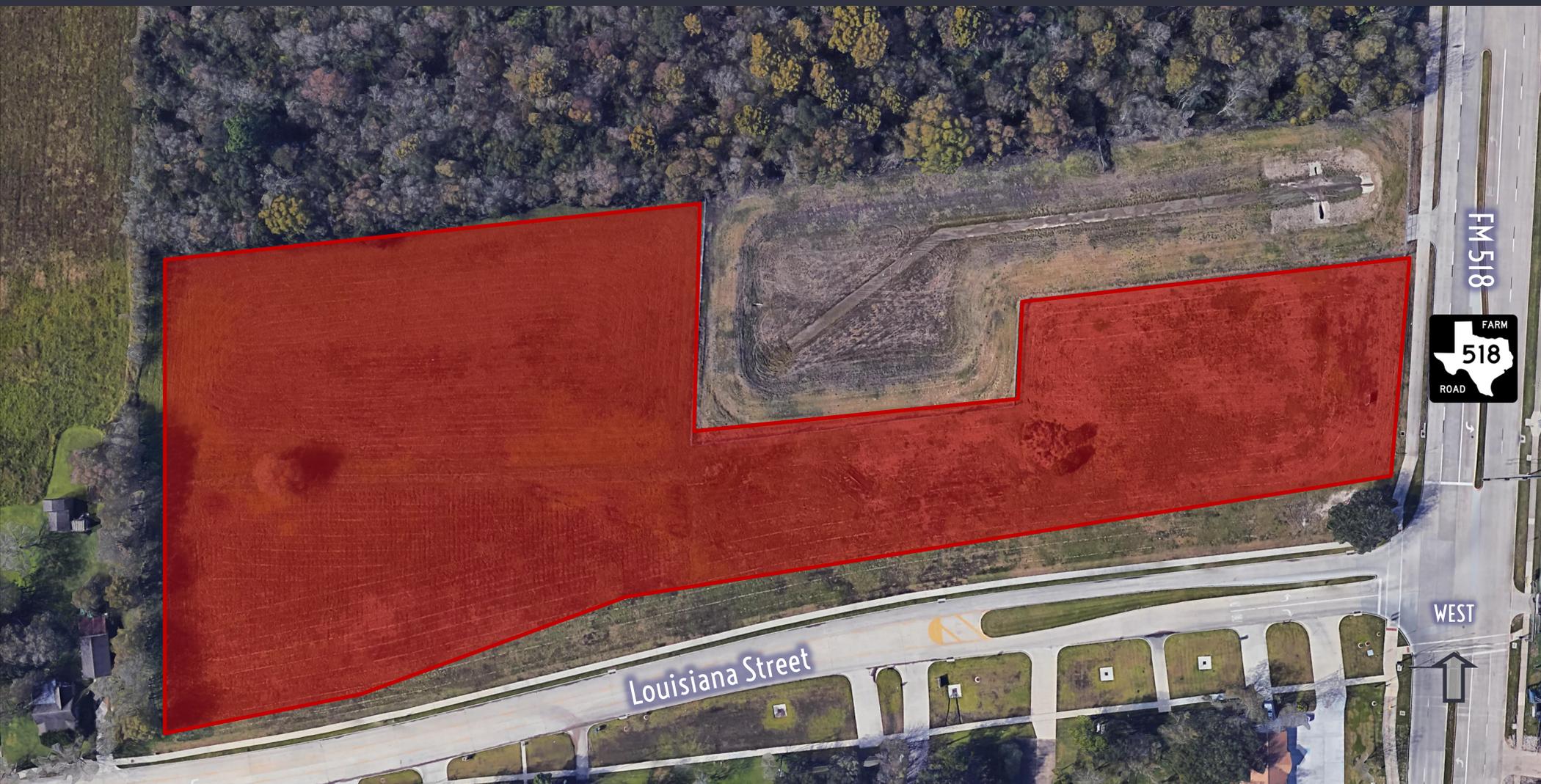
FOR SALE

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SITE LAYOUT



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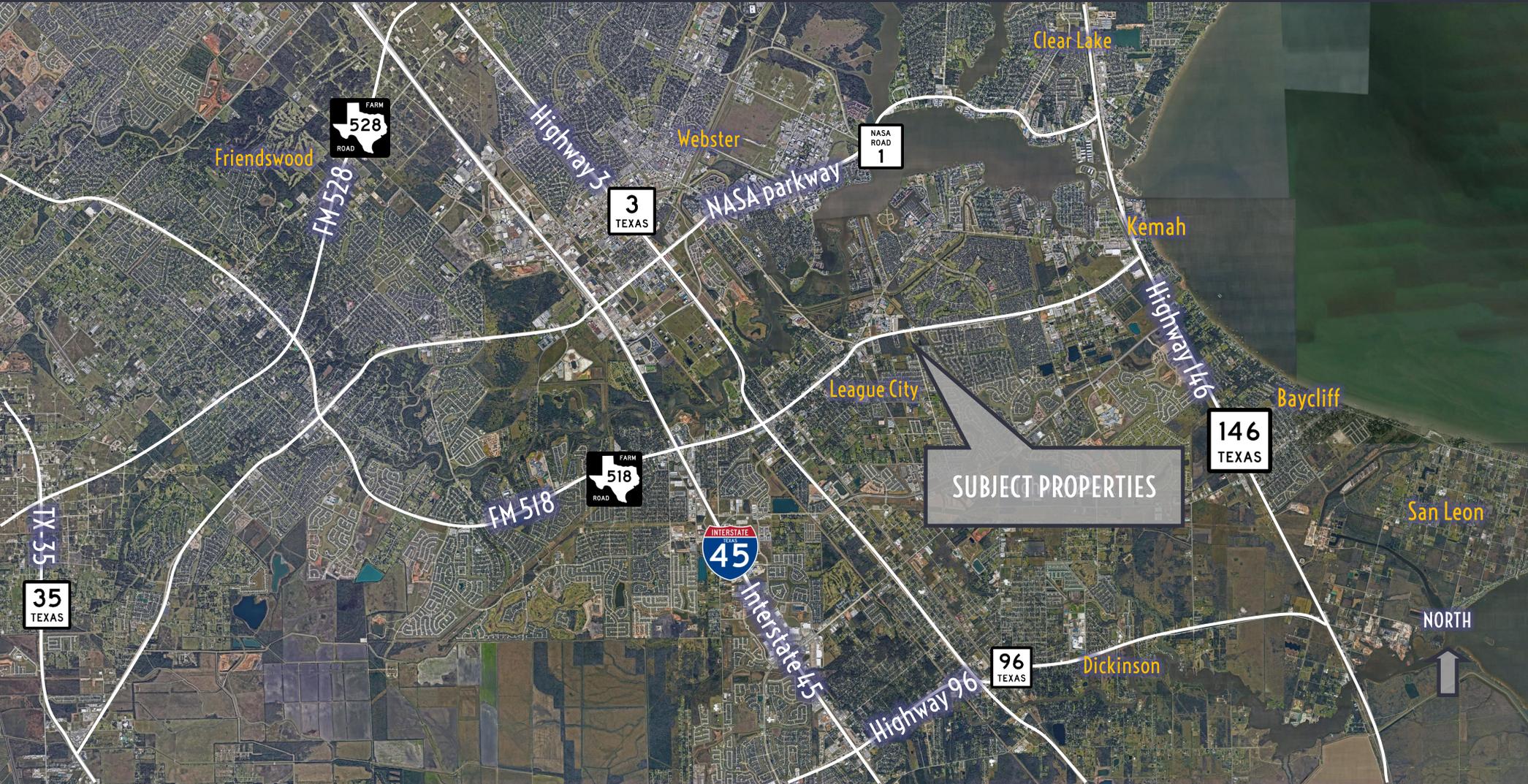
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