

For Sale

Pad Sites Available

Oyster Creek and Dixie Drive | Clute/Lake Jackson, Texas

Property overview

Available	Pad sites range from approximately 0.5 to 4.25 acres
Location	Commercial land parcels are available at the SEC of Oyster Creek Drive & Dixie Drive and next to a new 123,000 SF Kroger Marketplace on Oyster Creek Drive near Old Angleton Road in Clute/Lake Jackson, Texas.
Utilities	All utilities available
Area Business	Dow, Phillips 66, Chevron Phillips, Brazosport ISD, Brazosport College
Price	Pad site for \$12.00-\$18.00 PSF (depending on size and location)
Key Map	884k

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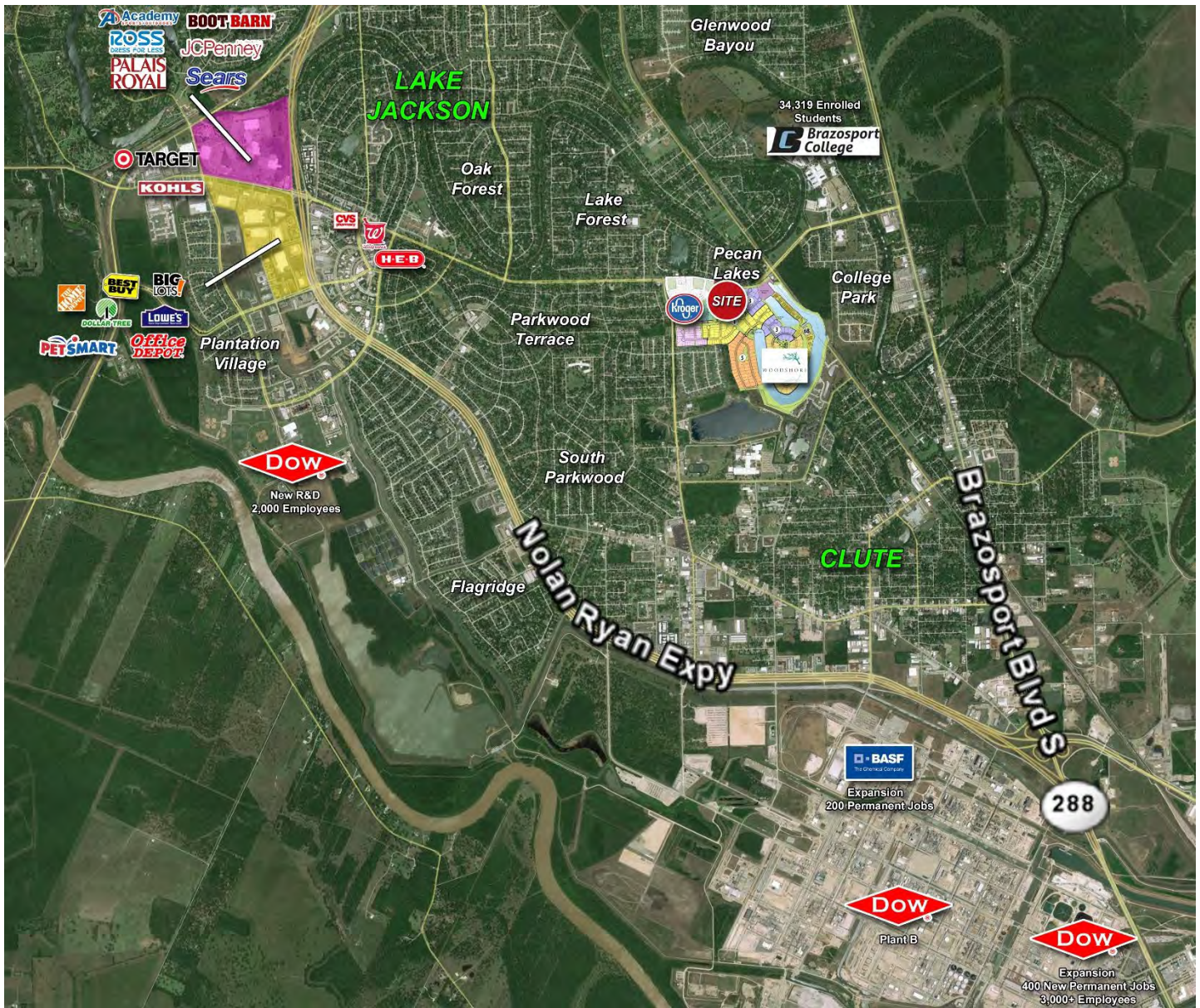


Visit www.woodshore.com for residential community information

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Demographics	1-mile	3-miles	5-miles
Estimated population	8,000	44,710	50,052
Median age	37.7	34.8	35.6
Average household income	\$74,092	\$61,340	\$62,791
2017-2022 annual population growth	1.33%	1.47%	1.53%

Source: U.S. Census Bureau

Traffic Counts	VPD
North Dixie Drive, north of Oyster Creek Drive	27,940
North Dixie Drive, south of Oyster Creek Drive	15,800
Oyster Creek Drive, east of North Dixie Drive	15,930
Oyster Creek Drive, west of North Dixie Drive	22,840

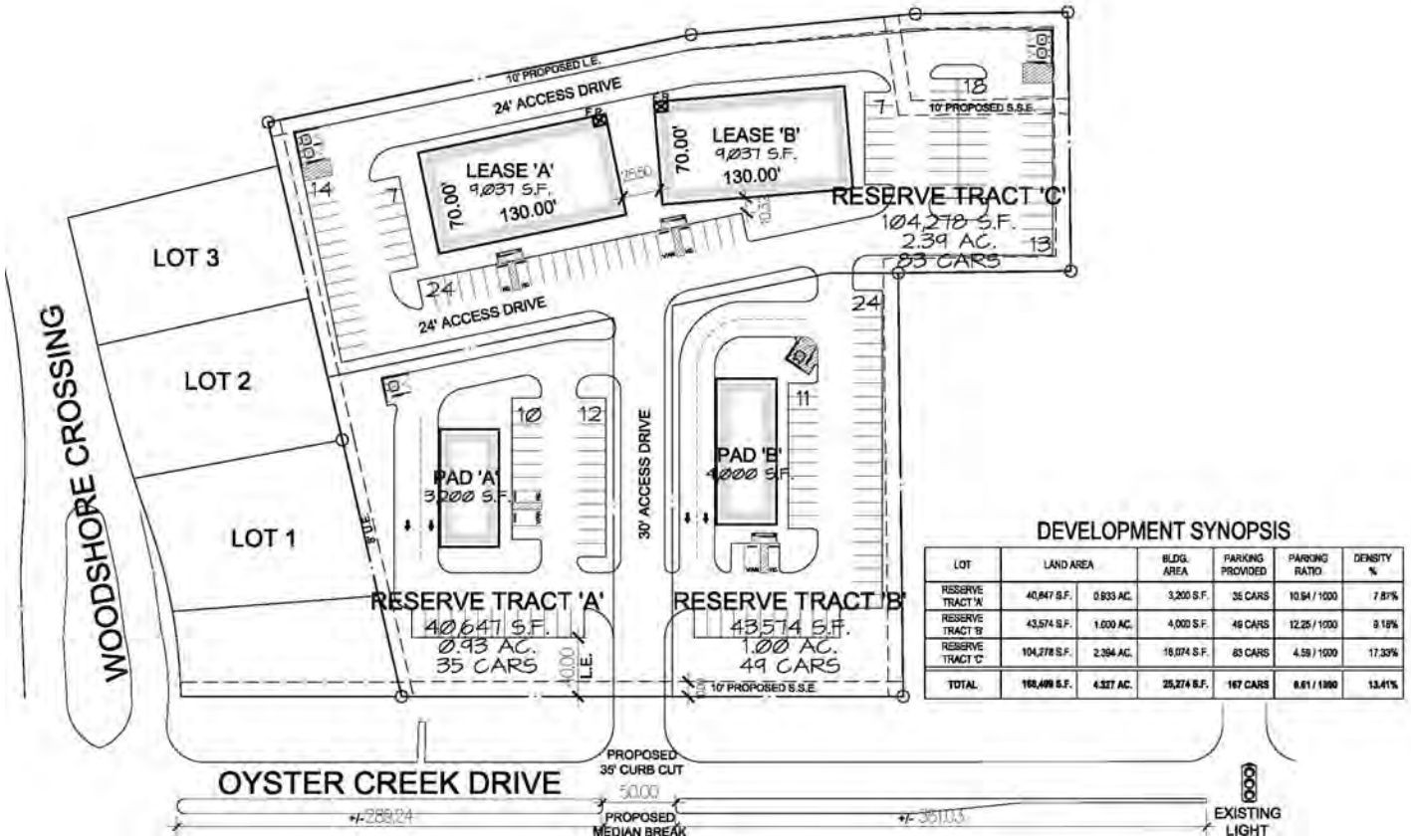
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