

±11.55 AC

DIVISIBLE

LEAGUE CITY, TX

HOUSTON, MSA - TX



LEAGUE CITY
TOWNE CENTER



BAY COLONY
TOWN CENTER



FM 646 | 26,765 VPD

45

104,548 VPD

Victory Lakes-Dr

Walmart *
Supercenter

LEAGUE CITY MARKETPLACE

LOWE'S

W Walker St

±2.87 AC
Also Available

Jag Hollow
(optional)

±11.55 AC
DIVISIBLE



THE OFFERING

Jones Land LaSalle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase a ± 11.55 acre development site ("the Property") in League City, TX (Houston, MSA). The Property is the best remaining commercial development site along I-45 in the League City/Dickinson submarket with great access and visibility along I-45, one of Texas' most trafficked thoroughfares. The site is a development-ready commercial reserve that is zoned for commercial development with detention provided off-site. Its irreplaceable location within the prominent I-45/FM 646 retail corridor, which has 15+ million annual visits, presents a truly unique development opportunity in one of the fastest growing submarkets in Houston.



INVESTMENT HIGHLIGHTS

- **Positioned at I-45 and FM 646**, the last major retail intersection before reaching Galveston.
- **Excellent ingress / egress** with easy access to Interstate 45, Houston’s major North/South freeway.
- **Rare opportunity** to acquire a development parcel in a prime suburban location with access to all of Southeast Houston’s major employers.
- **Affluent demographics** \$138,895 average household income in a 1-mile radius.
- **Surrounded by accredited retailers** including Walmart, HEB, Target, Home Depot, and Lowe’s.
- **Located within 6 miles of two of the top 20 hospitals** in greater Houston by revenue

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PROPERTY DESCRIPTION

±2.87 AC
Also Available

Jag Hollow
(optional)

±11.55 AC
DIVISIBLE

SITE SIZE

±11.55 AC

SCHOOLS

Clear Creek Independent School District

- Ralph Paar Elementary
- Victory Lakes Intermediate School
- Clear Creek High School

UTILITIES

City of League City

DETENTION

Provided Off-Site

ZONING

Commercial Development

VEHICLES PER DAY

- Interstate 45 - 104,548 VPD
- FM 646 Rd West - 26,765 VPD

FLOOD PLAIN

Outside of 100-YR & 500-YR Flood Plain

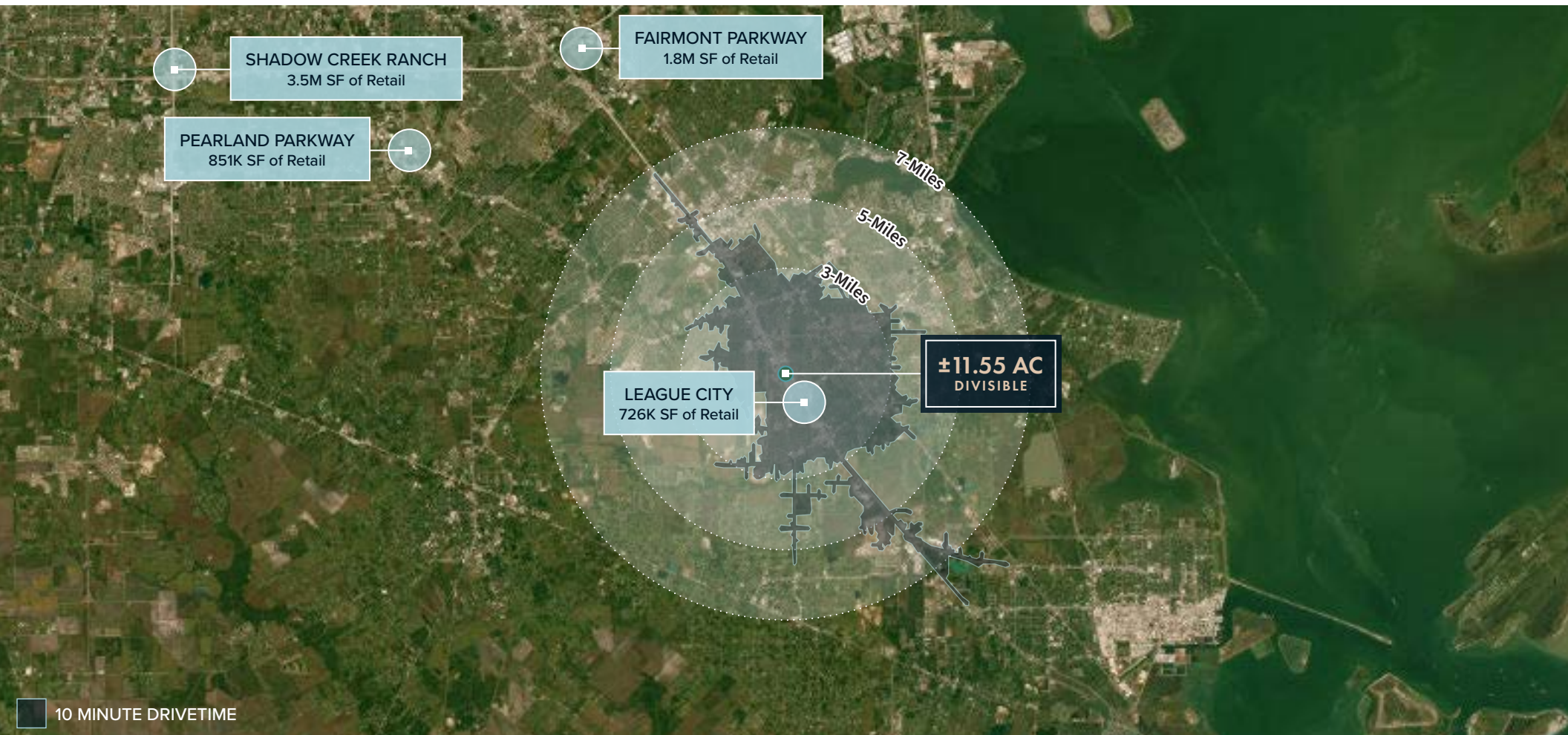
POTENTIAL DIVISIBLE SITE PLAN



SITE PLAN



SOUTHEAST HOUSTON'S PRIMARY RETAIL DESTINATION



WITHIN A 3-MILE RADIUS

27,626 Households
53,885 Residents
\$129,162 Average Household Income

WITHIN A 5-MILE RADIUS

60,178 Households
115,691 Residents
\$132,898 Average Household Income

WITHIN A 7-MILE RADIUS

109,355 Households
280,584 Residents
\$126,145 Average Household Income



COMMERCE CENTER OF SOUTHEAST HOUSTON

The Property serves an optimal combination of population density and spending power with 162,826 residents and an average household income of \$132,898 within 5 miles.

The prominent retail corridor holds the region's premier retailers including Walmart Supercenter, HEB, Target, Lowe's, and Home Depot.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	3,700	53,885	115,691
2010-2025 Population Growth	105.5%	39.7%	40.7%
2025 Population	7,602	75,298	162,826
2025-2030 Est. Population Growth	7.8%	5.0%	4.0%
2030 Est. Population	8,192	79,098	169,267
2024 Median Age	35.9	37.0	37.1
2024 Average Household Income	\$138,895	\$129,162	\$132,898



TARGET. ROSS
DRESS FOR LESS
T.J. MAXX CVS HOME
DEPOT

ULTA BEAUTY Michaels
Where Creativity Happens
five BELOW MCDONALD'S

PETSMART
TEXAS
GUN CLUB

utmb Health JCPenney
HOBBY LOBBY
DOLLAR TREE goodwill

HEB KOHL'S
petco MOD W
where the healthy pets go

LA FITNESS. tropical
SMOOTHIE CAFE
eat better. live better.
utmb Health

LOWE'S

Walmart
Supercenter

±2.87 AC
Also Available

VICTORY LAKES
INTERMEDIATE SCHOOL
959 Students

West Walker St | 6,068 VPD

Victory Lakes Dr

Jag Hollow
(optional)

±11.55 AC
DIVISIBLE

BEST BUY. Panera
BREAD

salvatore THE
Toasted Yolk

45

Town Center Dr | ±11.55 ACRES LEAGUE CITY | 08

DEMAND DRIVERS - SOUTHEAST HOUSTON



PROXIMATE ATTRACTIONS

MEDICAL CENTER OF THE SOUTH

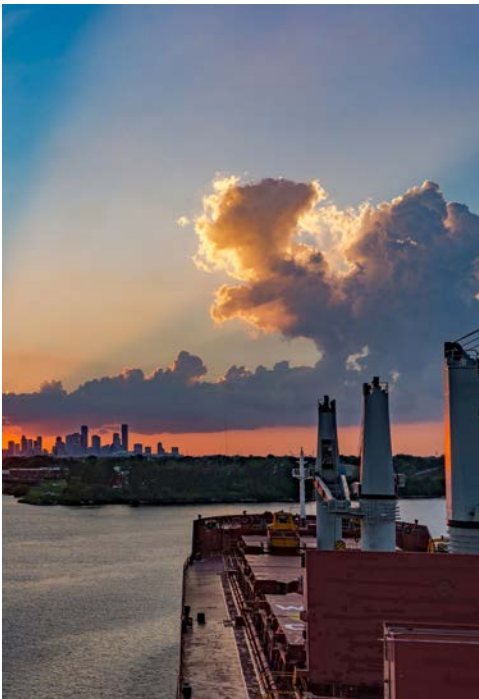
- Approximately 10% of Houston's GDP (\$50 billion) is healthcare related
- Highest concentration of healthcare professionals in League City due to ease of access to Texas Medical Center
- Significant portion (10-15%) of local population in medical field
- Texas Medical Center encompasses 45 million square feet and would be the 7th largest US business district
 - \$15 billion annual operating budget
 - 106,000 employees

PORT OF HOUSTON

- 1st in the U.S. in foreign waterborne tonnage
- 1st in U.S. imports/exports
- 2nd in total tonnage
- Busiest container port on the Gulf Coast (the fastest-growing region in the U.S.)
- Panama Canal and investment of \$10 billion over the next 10 years will allow the Port of Houston to maintain its status

NASA

- South East Houston is home to the nation's space exploration program
- \$1.5 billion, 1,620 acre that serves as mission control, research and astronaut training for NASA that is home to Houston's Smithsonian Affiliate Museum
- NASA has an \$18 billion annual budget
- Johnson Space Center employs 14,000



THE HOUSTON STORY

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by
95K people from 2023 to 2024

FAVORABLE TAX CLIMATE

0% State & Local
income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate
and traffic commute time

GLOBAL TRADE CITY

Houston's ship channel ranks #1 in
the nation | 1st in domestic & foreign
waterborne tonnage | 1,700 foreign
owned firms

CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarters
relocations since 2017

MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost
of living create an attractive
employment base

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25B in local GDP | 8th largest
business district in the U.S. | 10M
patient encounters/year



CONTACTS

DAVIS ADAMS

Managing Director

+1 713 852 3558

Davis.Adams@jll.com

DAWSON HASTINGS

Analyst

+1 713 425 1801

Dawson.Hastings@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

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