FOR SALE

±28.11 Acres



TX-96 & TX-146 in League City, TX 77573

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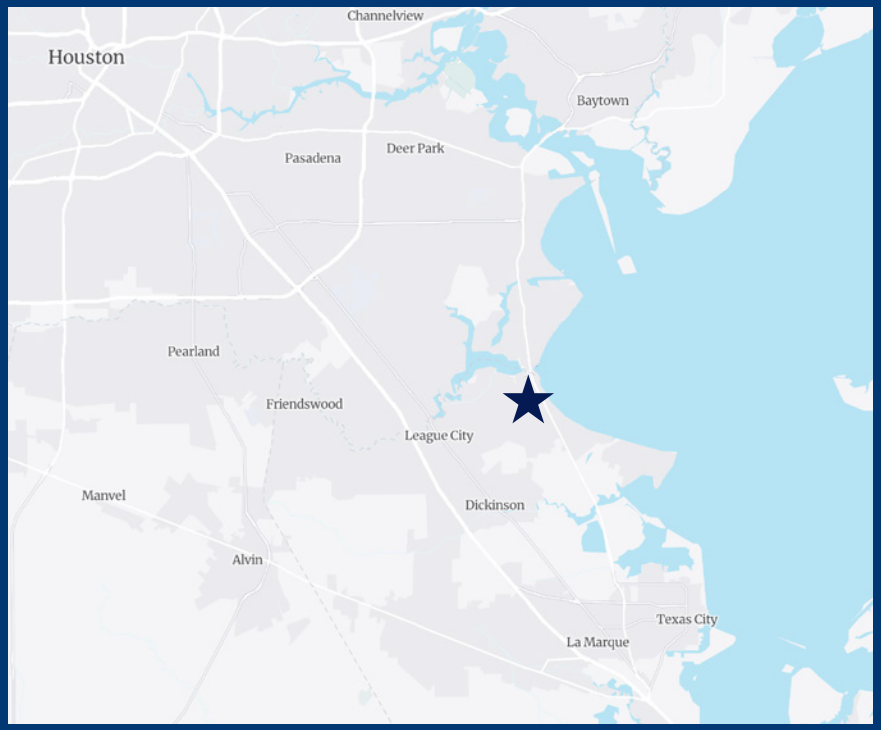
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Colliers

PROPERTY OVERVIEW

Colliers is pleased to offer qualified developers, investors and end users the opportunity to acquire 28 acres of undeveloped land at the intersection of SH 96 and SH 146 in League City, TX. This site represents one of the last large parcels of undeveloped land in the trade area not already in developers' hands. Zoned general commercial, this site is ideal for the mixed-use development of retail, medical and office. The seller also owns fees simple interest of the pipeline and highline easement that separates this tract from Highway 146, allowing the opportunity for an access easement and curb cuts to the major north / south thoroughfare.



SITE INFORMATION

SIZE	±28.11 acres
ADDRESS	TX-96 & TX-146
CITY, STATE, ZIP	League City, TX 77573
COUNTY	Galveston
APN	170417
SCHOOL DISTRICT	Clear Creek ISD
ZONING	General commercial
UTILITIES	Galveston County MUD 46
IDEAL USES	Retail, medical, office
IMPROVEMENTS	Raw land
PRICE	Contact Brokers

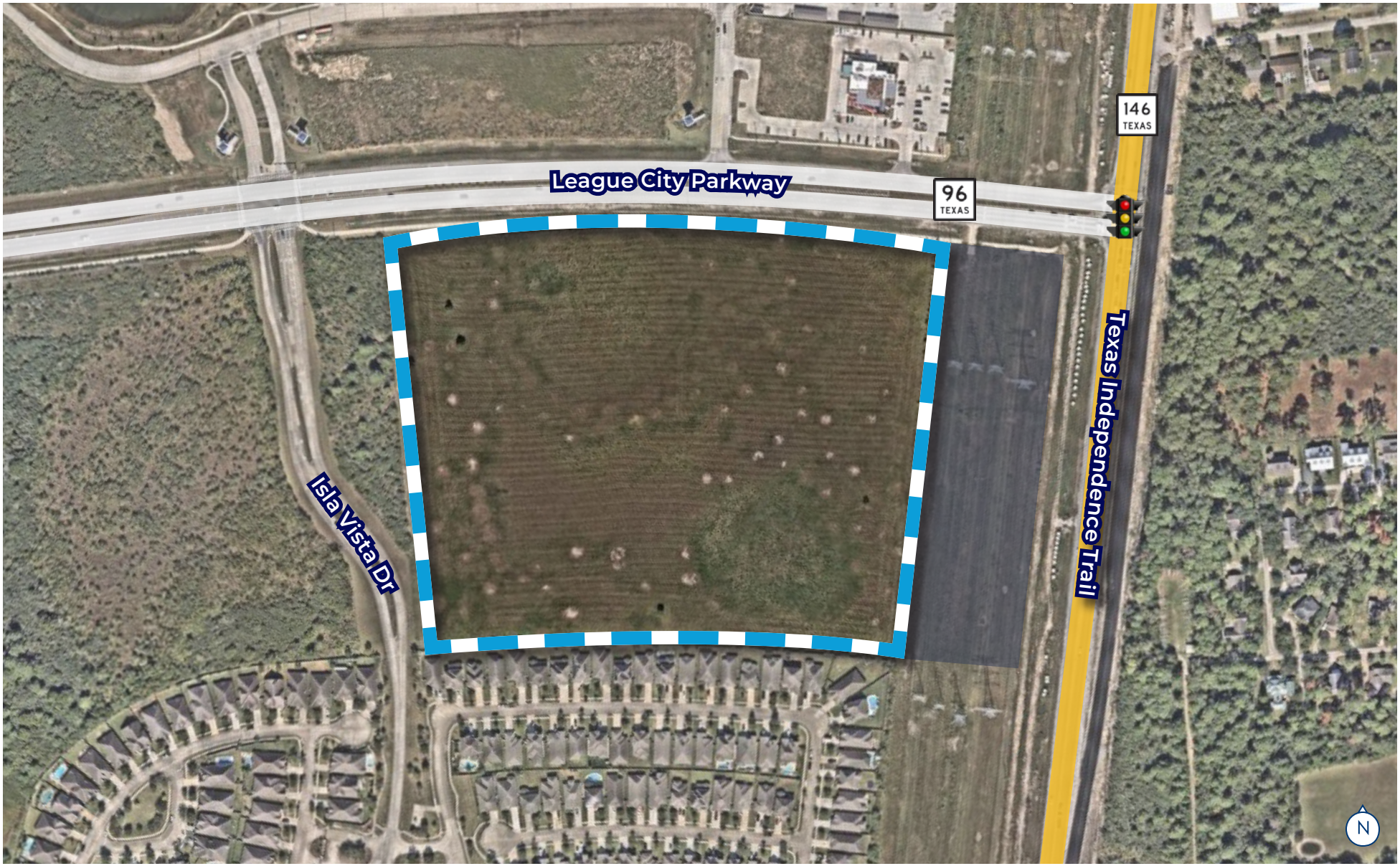
2025 TAX RATES

S16 - CLEAR CREEK ISD	$0.9690
GGA - GALVESTON COUNTY	$0.3227
RFL - GALVESTON CO. FLOOD CTRL	$0.0030
M46 - GALVESTON CO. MUD #46	$0.5450
C40 - LEAGUE CITY	$0.3636
TOTAL	**$2.2032**

PROPERTY AERIAL

28.11 Acres

TX-96 & TX-146
League City, TX 77573



PROPERTY AERIAL

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PROPERTY AERIAL

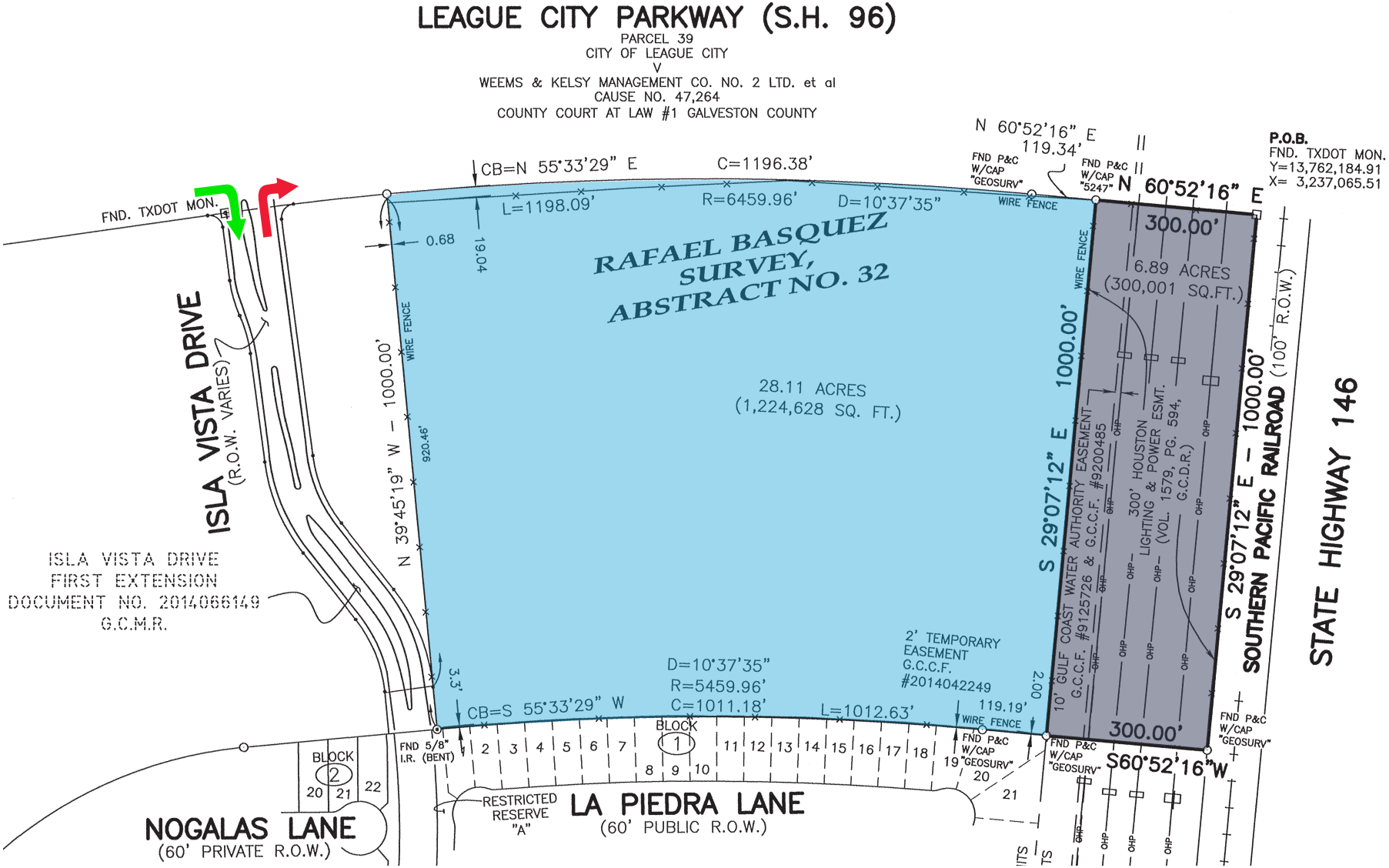
28.11 Acres

TX-96 & TX-146
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PROPERTY SURVEY

TX-96 & TX-146
League City, TX 77573



**6.89 acres of pipeline corridor with access easements. Potential availability to SH 146*

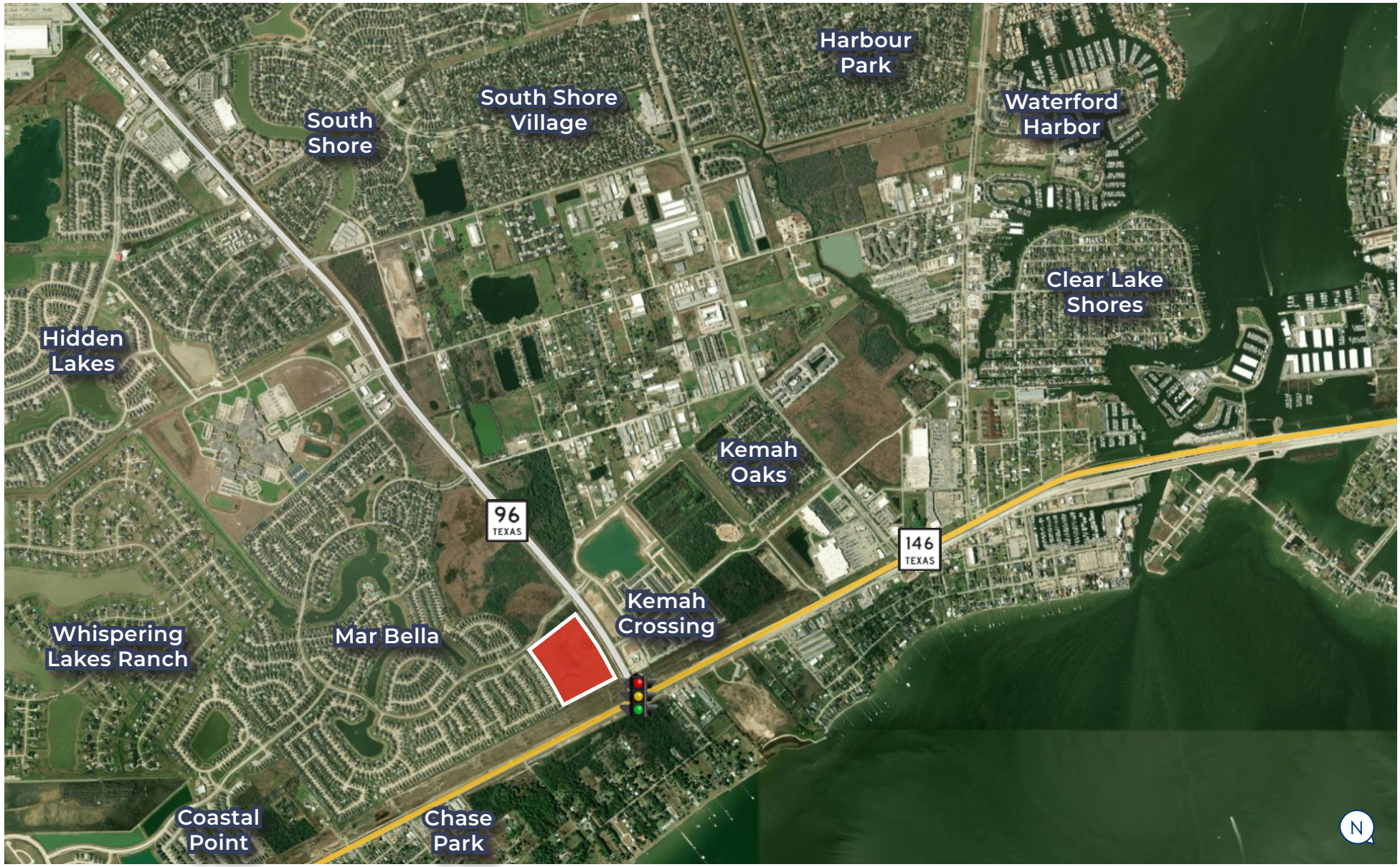
AREA RETAIL MAP

TX-96 & TX-146
League City, TX 77573

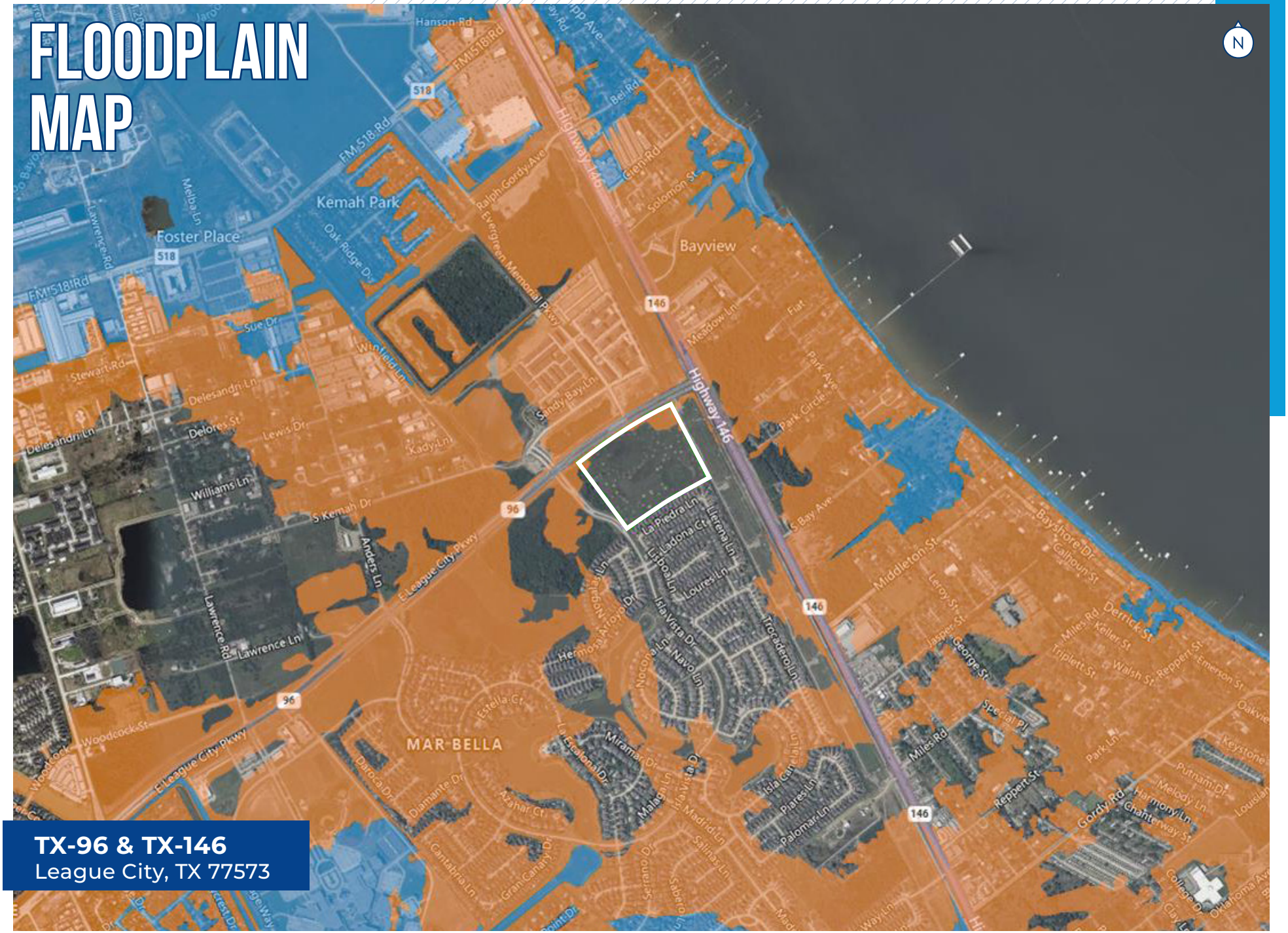


RESIDENTIAL MAP

TX-96 & TX-146
League City, TX 77573

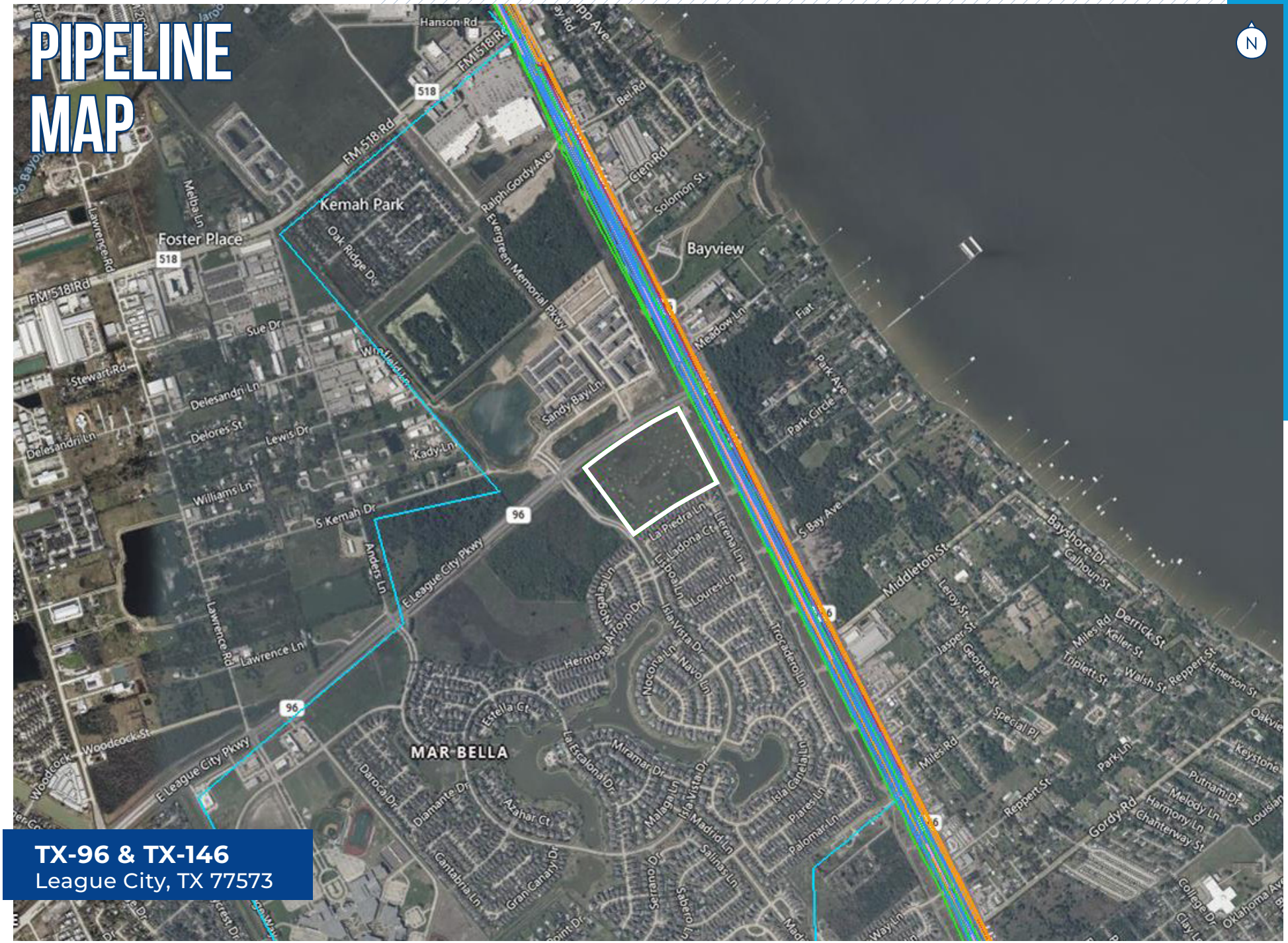


FLOODPLAIN MAP



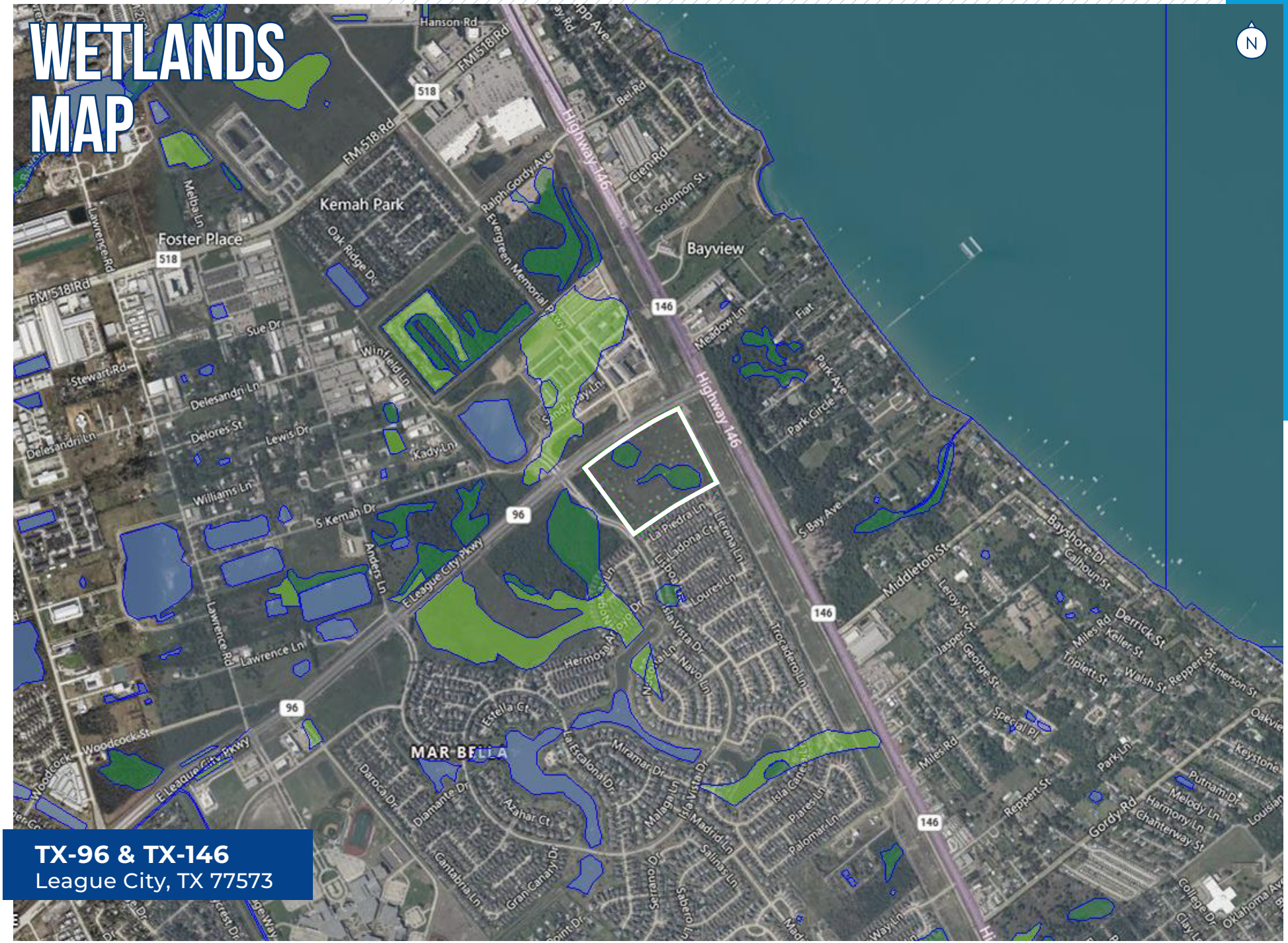
TX-96 & TX-146
League City, TX 77573

PIPELINE MAP



TX-96 & TX-146
League City, TX 77573

WETLANDS MAP



TX-96 & TX-146
League City, TX 77573

MARKET OVERVIEW

96 & 146 in League City, TX 77573

Household & population characteristics

$166,517
Median household income

$490,278
Median home value

96.8%
Owner occupied housing units

33.8
Median age

50.0%
Female population

91.5%
% Married (age 15 or older)

Annual lifestyle spending

$5,764
Travel

$67
Tickets to Movies

$175
Theatre/Operas/ Concerts

$167
Admission to Sports Events

$17
Online Gaming Services

Households & population

476
Current total population

477
5 Year total population

154
Current total households

158
5 year total households

Education

2%
No high school diploma

9%
High school graduate

41%
Some college

48%
Bachelor's/graduate/prof degree

Annual household spending

$3,920
Apparel & Services

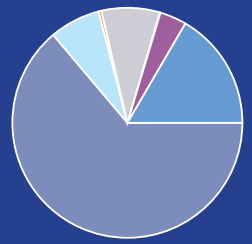
$356
Computers & Hardware

$6,577
Eating Out

$10,831
Groceries

$11,446
Health Care

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business

1
Total businesses

2
Total employees

Employment

94%
White collar

4%
Blue collar

2%
Services

17.4%
Unemployment rate

Colliers

Accelerating success.

For more information, contact:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials		Date