



SITE

**17 AC RETAIL LAND
FOR SALE**

**1500' of FRONTAGE
on FM 270**

LEAGUE CITY, TX

FOR INFORMATION: 281-568-4185

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PROPERTY LOCATION



PROPERTY LOCATION



LOCATION ATTRIBUTES



30 MINUTES

FROM GALVESTON &
DOWNTOWN HOUSTON



6.5 MILES

CLEAR CREEK
PADDLE TRAIL



27 MILES

OF HIKE & BIKE
TRAILS



**100
SUBDIVISIONS**

WITH OVER 40,000
HOUSEHOLDS



850 ACRES

OF CITY PARKS, TRAILS,
& ATHLETICS FACILITIES



**MAJOR AREA
EMPLOYERS**

CLEAR CREEK ISD - 5,336
AMERICAN NATIONAL INSURANCE - 750
H-E-B - 637
UTMB - LEAGUE CITY CAMPUS - 599

PROPERTY DATA

OWNER	BEARDEN MANAGEMENT, INC.
PURCHASE DATE	2007
PROPERTY TAX ID	3776633
2023 ASSESSMENT VALUE	\$772,280
MILL RATE	1.906156
LOCATION	NE SIDE OF EGRET BAY BOULEVARD (FM 270)
ACRES	53.394 AC (2,325,855 SQ.FT.)
COUNTY	GALVESTON
CITY	LEAGUE CITY
SCHOOLS	CLEAR CREEK ISD
HIGHEST & BEST USE	MIXED USE - Retail frontage, office, flex, office showroom, lifestyle storage, and Multifamily with retail
FRONTAGE	APPROX. 1,500 FT ALONG FM 270
ASKING PRICE	CALL FOR PRICING



ZONING

- The site is currently zoned at Commercial Mixed Use (CM)
 - Multifamily use is permitted if units are not on the ground floor
 - Permitted Non-Residential Uses
 - Retail
 - Self-Storage
 - Industrial, Warehousing, and Storage
 - Research & Development, Indoor Storage
 - Wholesaling and Distribution

UTILITIES

- Utilities available to the site provided by the city

DETENTION

- Not recommended by civil engineer. Water runoff to the west into Robinson Bayou, which leads to Galveston Bay
- 6 acres proposed for park land dedication that could be used to offset other requirements

BISECTING PARCEL: OWNED BY THE CITY

- 6.62 acres FM 518 Bypass purchased by City but plans abandoned
- Owner/Developer in discussions with City to re-purchase the land

SITE WORK

- In 2022, approx. 4 million cubic yards of select fill dirt was imported to the site bringing all but 8.5 acres out of the 100 year flood plane (Zone AE)

PROPERTY DATA



2.4%
POPULATION
GROWTH
SINCE 2010



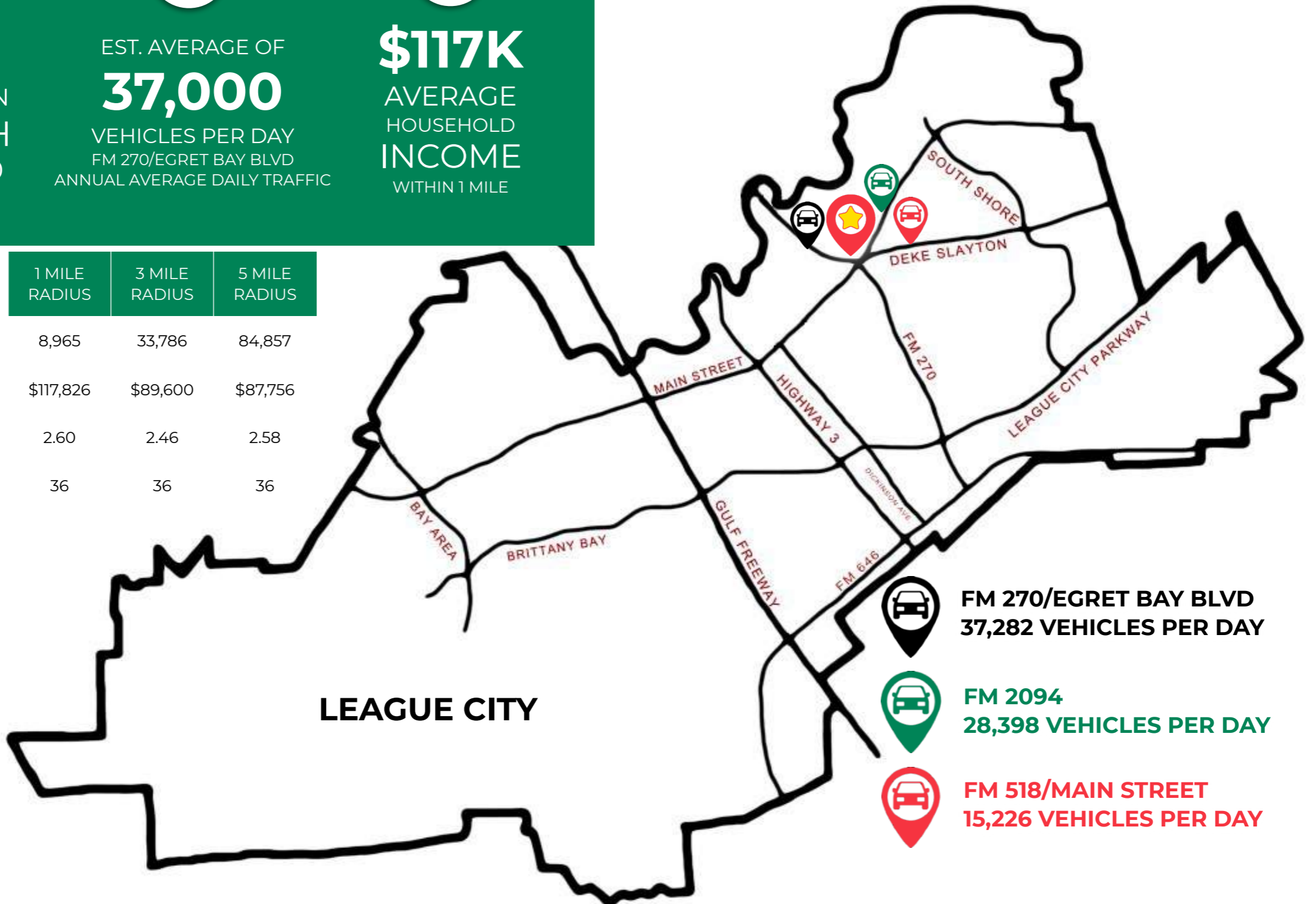
EST. AVERAGE OF
37,000
VEHICLES PER DAY
FM 270/EGRET BAY BLVD
ANNUAL AVERAGE DAILY TRAFFIC



\$117K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
--	---------------	---------------	---------------

TOTAL POPULATION	8,965	33,786	84,857
AVG HOUSEHOLD INCOME	\$117,826	\$89,600	\$87,756
AVG. NUMBER PER HOUSEHOLD	2.60	2.46	2.58
MEDIAN AGE	36	36	36



LEAGUE CITY



**FM 270/EGRET BAY BLVD
37,282 VEHICLES PER DAY**



**FM 2094
28,398 VEHICLES PER DAY**



**FM 518/MAIN STREET
15,226 VEHICLES PER DAY**

PROPERTY DATA

1 MILE RADIUS

 **8,965**
Total Population

 **8,760**
Population Projection in 5 years

 **3,522**
Total Housing

 **\$117,826**
Median Household Income

 **2,527**
Population Density
People per Sq Mile

 **36**
Population Median Age
in Years

 **2.60**
Average People per
Household

 **5,012**
Employed Population

3 MILE RADIUS

 **69,580**
Total Population

 **67,922**
Population Projection in 5 years

 **30,352**
Total Housing

 **\$89,600**
Median Household Income

 **2,647**
Population Density
People per Sq Mile

 **36**
Population Median Age
in Years

 **2.46**
Average People per
Household

 **36,504**
Employed Population

5 MILE RADIUS

 **187,951**
Total Population

 **184,473**
Population Projection in 5 years

 **78,613**
Total Housing

 **\$87,756**
Median Household Income

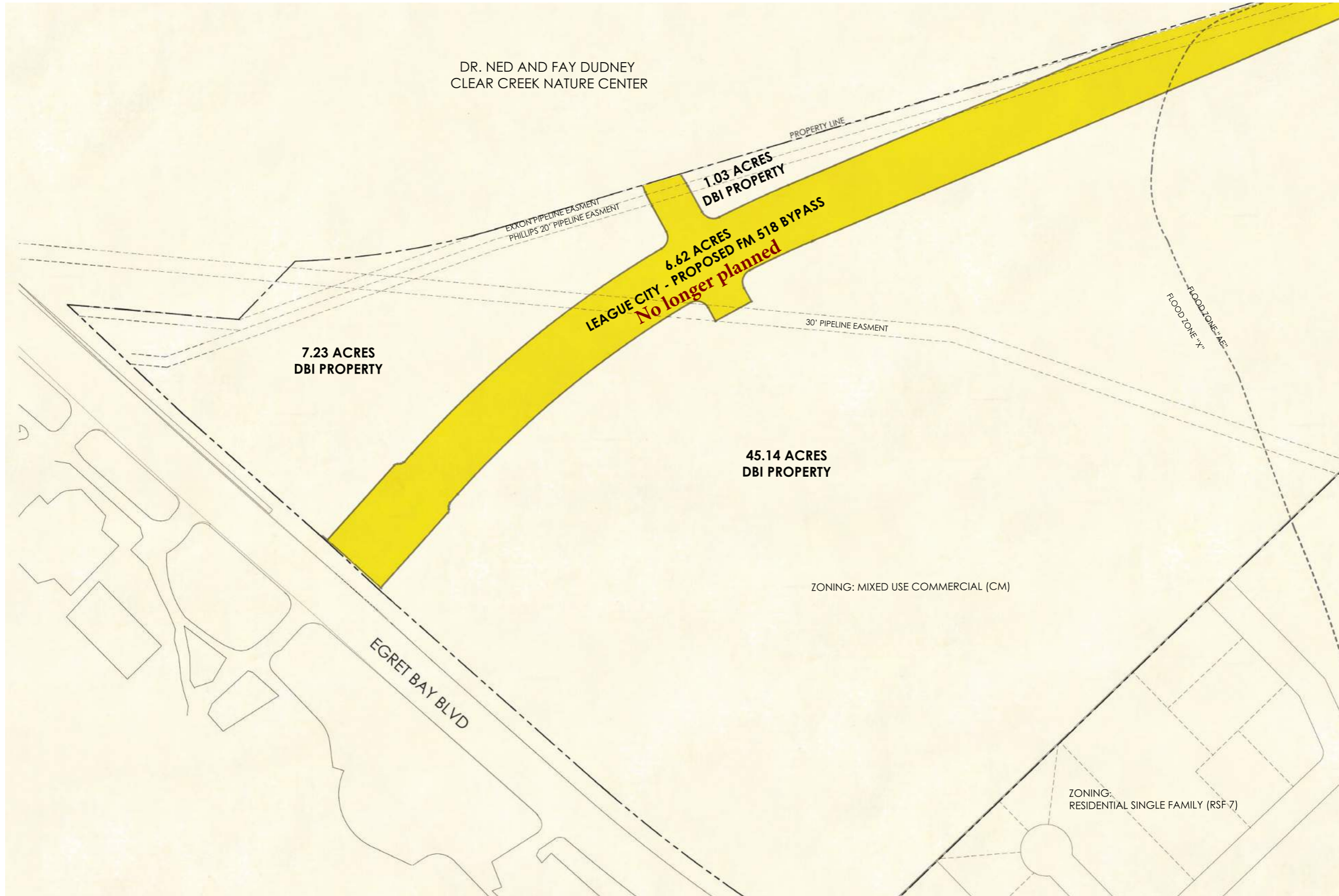
 **2,453**
Population Density
People per Sq Mile

 **36**
Population Median Age
in Years

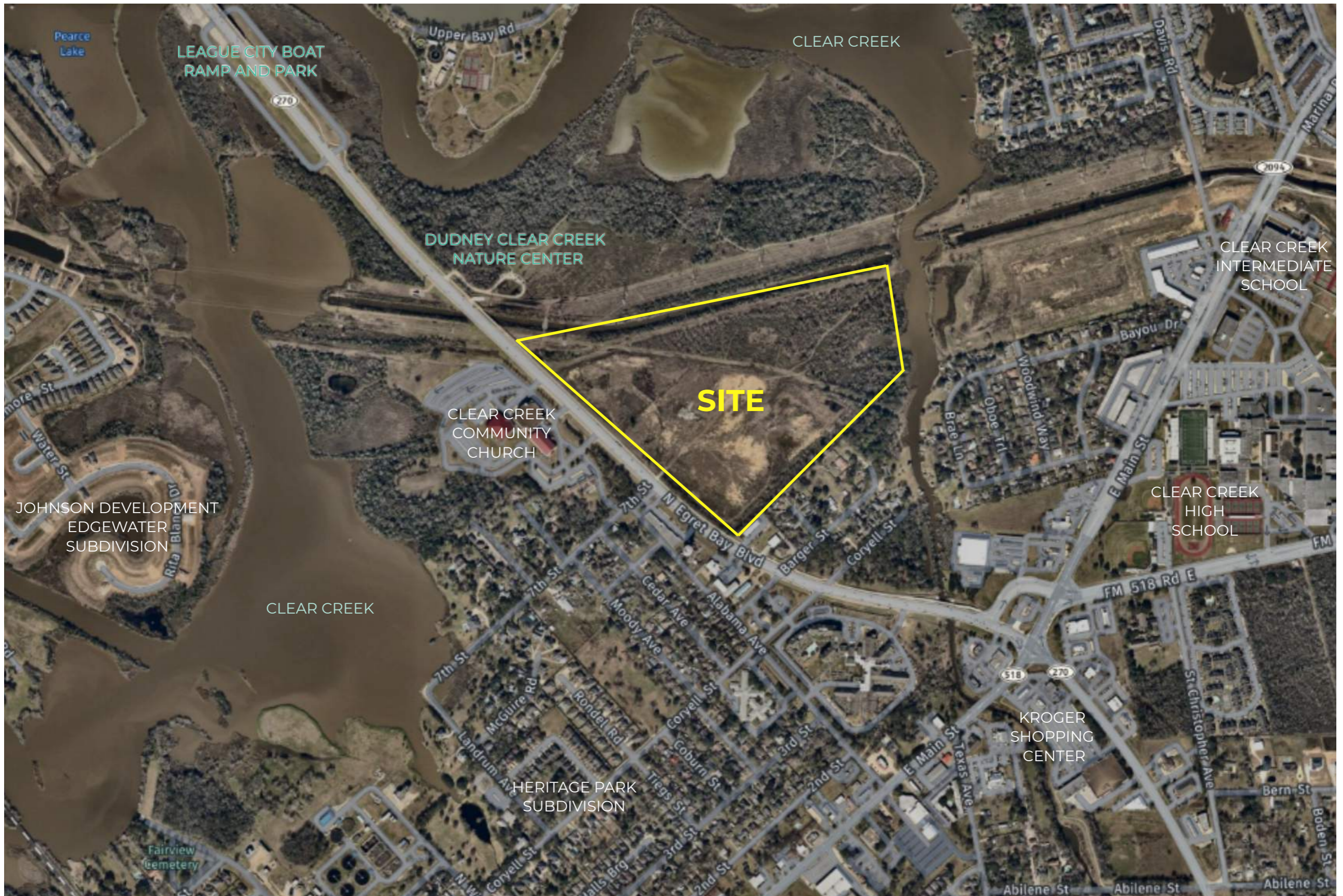
 **2.58**
Average People per
Household

 **95,508**
Employed Population

OWNERSHIP MAP



AERIAL



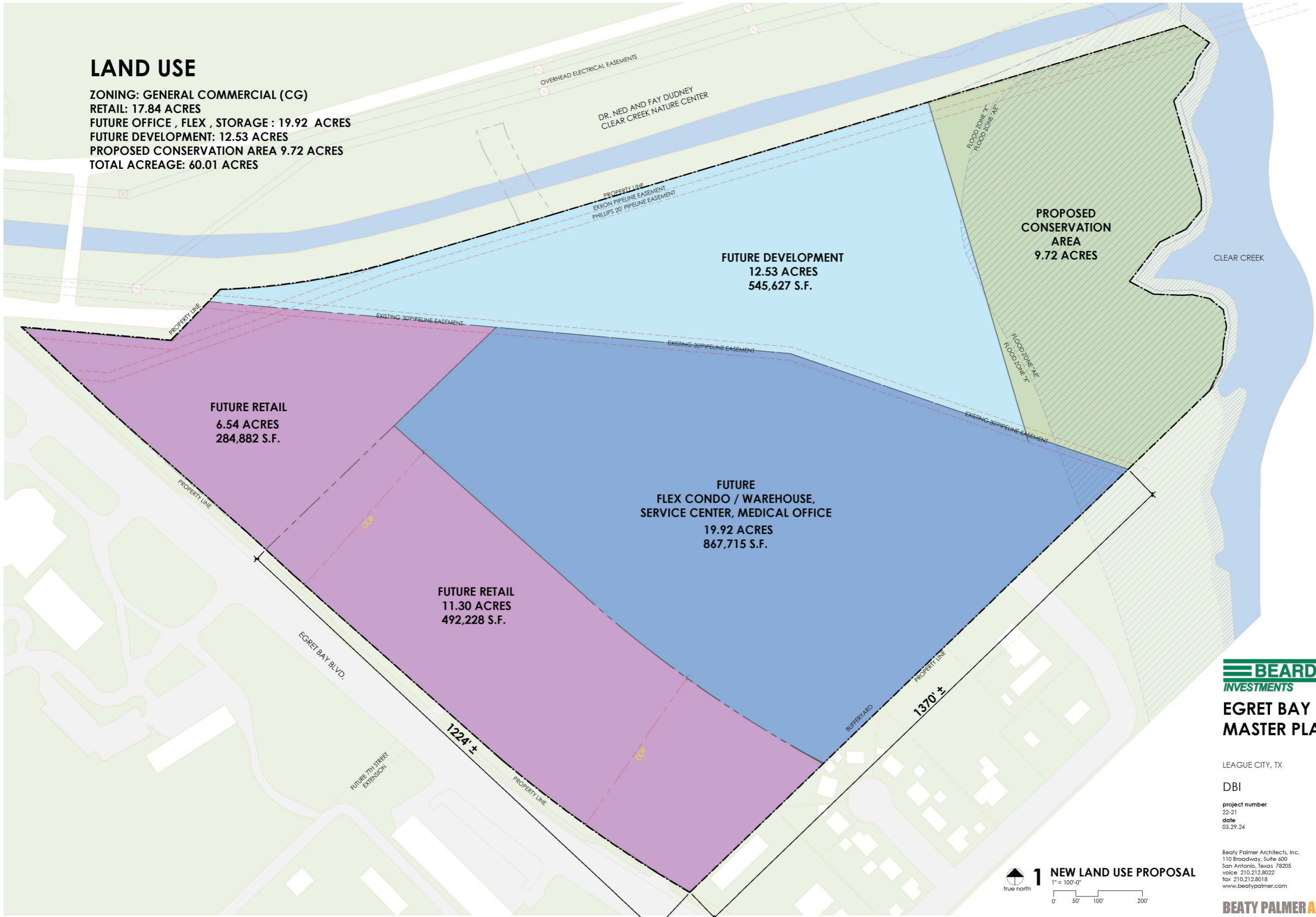
EXISTING ZONING



SUGGESTED FUTURE LAND USES

LAND USE

ZONING: GENERAL COMMERCIAL (CG)
 RETAIL: 17.84 ACRES
 FUTURE OFFICE , FLEX , STORAGE : 19.92 ACRES
 FUTURE DEVELOPMENT: 12.53 ACRES
 PROPOSED CONSERVATION AREA 9.72 ACRES
 TOTAL ACREAGE: 60.01 ACRES



EGRET BAY MASTER PLAN

LEAGUE CITY, TX

DBI

project number
22-21
date
03.29.24

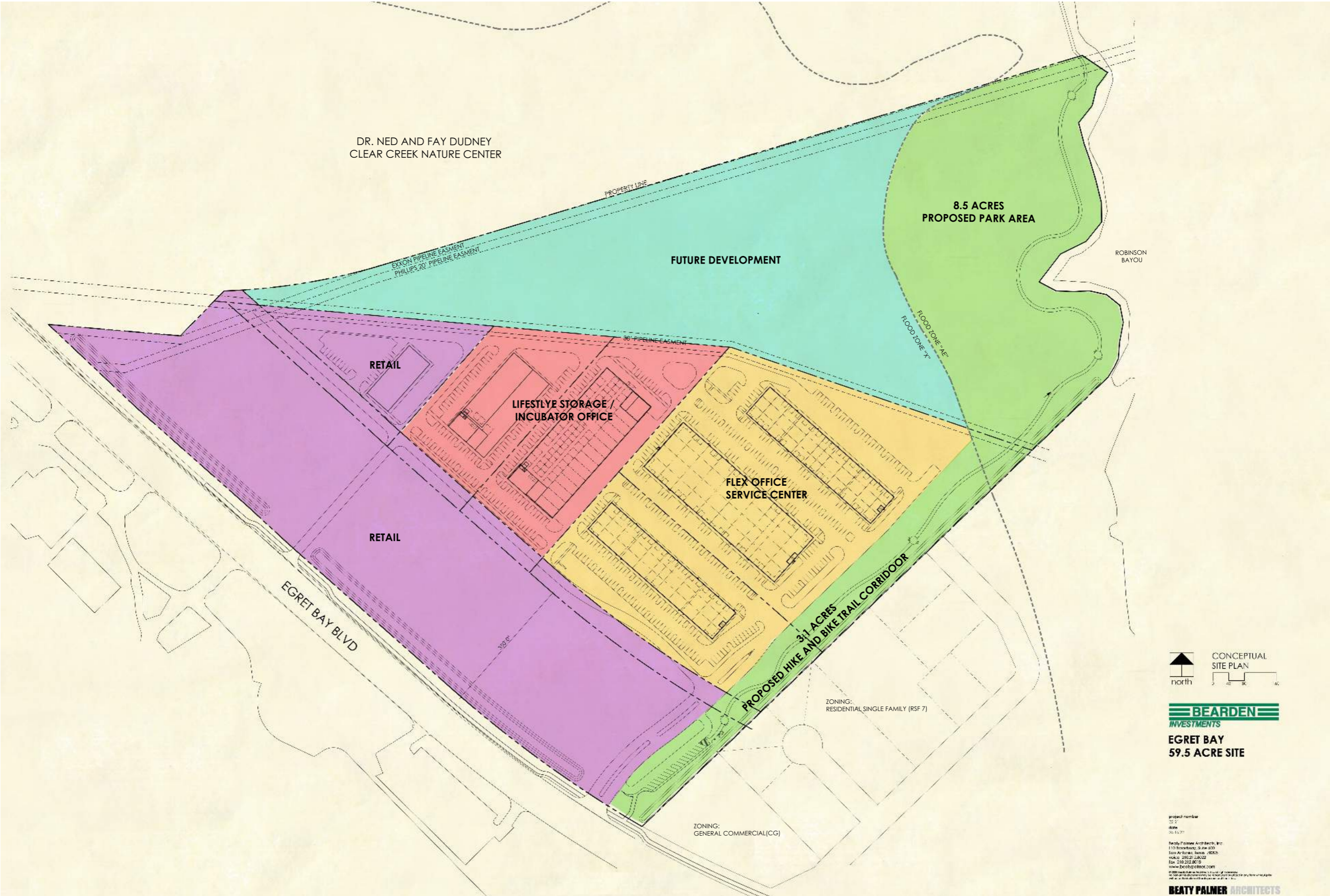
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SUGGESTED FUTURE LAND USES



SUGGESTED FUTURE LAND USES



BEARDEN INVESTMENTS
EGRET BAY
59.5 ACRE SITE

project number: 25-01
 date: 06/15/21
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