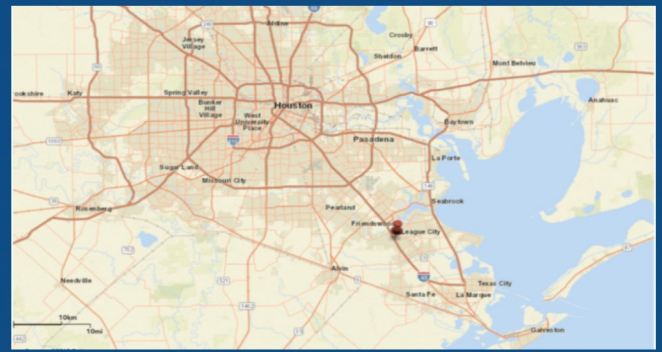


Phase I Epicenter League City
Intersection of Link Road and Calder Drive
Adjacent to I-45 and League City Pkwy (Houston MSA)
League City, TX 77573



Location List	
1	15.89 Acres Link Rd League City, TX 77573 United States
4	Chester Davis Sportsplex 1251 League City Pkwy League City, TX 77573 USA
7	Kroger 1920 W League City Pkwy League City, TX 77573 USA
2	UPS 1314 Link Rd League City, TX 77573 USA
5	UTMB League City Campus 2240 Gulf Frwy League City, TX 77573 USA
3	Public Storage 1250 League City Pkwy League City, TX 77573 USA
6	Cabela's 2421 Gulf Frwy League City, TX 77573 USA



Property Overview

Near the expanding 64 acre UTMB Hospital and MD Anderson Cancer Center campus, this 15.89 acres is poised for new development for medical office and mixed-use development. Several users have committed to pad sites but more are available! A conference center and hotel are proposed on an adjacent site, bringing thousands of tourists and convention-goers to the area. Positioned strategically between Houston and Galveston Island on I-45 at League City Parkway where over 100,000 cars a day pass by, this property draws from employment bases at the University of Texas Medical Branch; NASA to the north and Galveston Island to the south. Surrounded by thousands of homes, childrens' ballfields and retail and dining, this is an exceptional location in a growing area. An extensive expansion of Interstate 45 will be completed in 2021, opening up new lanes of traffic for easy access throughout the area.