

**PAD SITES
FOR SALE**

Riverbend at Clear Creek
MULTIPLE OPPORTUNITIES AVAILABLE



**FOR MORE INFORMATION:
CHASE MOORE | JEFF BEARD, CCIM**

**10077 GROGANS MILL RD | SUITE 135 | THE WOODLANDS, TX 77380
281.367.2220 | JBEARDCOMPANY.COM**

PROPERTY HIGHLIGHTS



- **1.8 - 6.45 Acre Pad Sites Available** in League City's newest Waterfront Mixed Use Development, Riverbend at Clear Creek.
- **Uses welcomed include free standing restaurants, medical office, office, retail, and entertainment**
- **Easy access via I-45 and FM 518.** Less than 25 miles to Downtown Houston and 16 miles to Hobby Airport
- **Newly delivered projects at Riverbend at Clear Creek**
 - 203 A-Class Multifamily units completed (Phase-I)
 - Riverbend Marina is underway with bulkheading nearing completion. Once complete the Marina will have 30 slips and provide access to Galveston Bay.
- **Coming soon to Riverbend at Clear Creek**
 - 285 A-Class Multifamily units (Phase-II)
 - 150 key Aloft Hotel
 - 130 beds of Senior Housing
 - 80 Townhomes
- **Traffic Counts:**
 - I-45 - North of FM 518: 148,985
 - FM 518 - East of I-45: 24,327



FM 518 / W. MAIN ST.



DEMOGRAPHICS 2019

*Demographics data derived from 2019 STDB

	1 MILE	3 MILE	5 MILE
TOTAL DAYTIME POPULATION	8,486	69,151	194,499
TOTAL POPULATION	8,670	68,805	206,290
AVERAGE HH INCOME	\$99,038	\$107,796	\$104,552

This information contained herein has been obtained from reliable sources; however, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice

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PAD-1: RETAIL / RESTAURANT FOR SALE	6.2 AC
PAD-2: ALOFT HOTEL	150 Keys
PAD-3: RESTAURANT FOR SALE	6.6 AC
PAD-4: BUILT MULTIFAMILY (PHASE-I)	203 Units
PAD-5: MULTIFAMILY (PHASE-II)	297 Units
PAD-6: TOWNHOMES	53 Units
PAD-7: RETAIL FOR SALE	1.1 AC
PAD-8: GARDEN OFFICE PARK FOR SALE	2.6 AC
PAD-9: SENIOR HOUSING (PHASE-III)	109 Units
PAD-10: MARINA	6.8 AC



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League City is continually ranked as one of the fastest growing and most desired communities in which to live in both Texas and the USA. 1 million highly educated professionals choose to live in and around League City because of our nationally-acclaimed school system, affordable master planned communities, family-centric values, 100-year old oak trees, recreational lifestyle, and love for the water.

Conveniently located on Interstate 45, midway between Houston and Galveston, League City's residents and businesses enjoy easy access to all regional attractions and destinations including Galveston Island, the NASA Johnson Space Center, South Shore Harbour Resort & Conference Center, Clear Lake, University of Texas Medical Branch, Baybrook Mall, Kemah Boardwalk, Hobby International Airport, Downtown Houston, Texas Medical Center, Houston Spaceport, four major shipping ports, and the second largest petrochemical cluster in the world!

Two concentric traffic loops surrounding Greater Houston, Loop 610 and Beltway 8, intersect I-45 within 20 miles and 10 miles, respectively. The Grand Parkway, which will be the third concentric traffic loop surrounding Greater Houston, will extend League City's full length from State Highway 35 to State Highway 146. William P. Hobby International Airport, a major hub for Southwest Airlines, and Ellington Field, which is utilized by both NASA and private operators, are each less than twenty miles north of League City. George Bush Intercontinental Airport, which offers nonstop domestic and international service to more than 170 destinations, is located approximately 45 minutes north of League City.

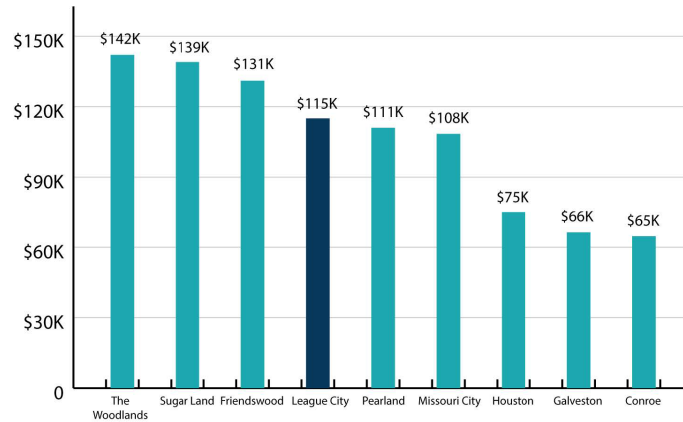
League City is within a 50-mile radius of the busy Ports of Houston (20 miles), Texas City (20 miles), Galveston (30 miles) and Freeport (50 miles). The Union Pacific Railway operates one main line through League City, running parallel to I-45, and transports goods to the midwest, southeast and west coast.



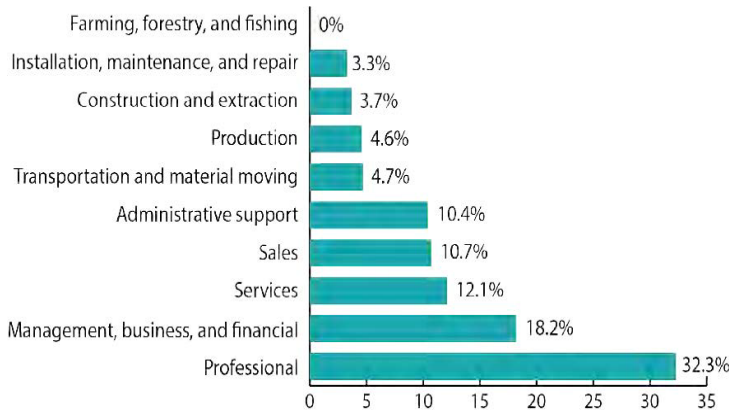
TOP EMPLOYERS

UTMB Health System	9,227
Clear Creek Independent School District	5,336
NASA Johnson's Space Center Houston	3,092
Landry's Inc.	3,034
Clear Lake Regional Medical Center	2,564
Marathon Petroleum Corp.	1,960
Dickinson Independent School District	1,695
American National Insurance Co.	1,550
Texas City Independent School District	1,472
Galveston County	1,247

AVERAGE HOUSEHOLD INCOME



BUSINESSES



In 2018, a total of 2,647 businesses with 24,555 employees were reported in League City. Approximately 0.22 jobs are available per person in League City. Top industries in League City include Retail Trade, Administrative, Health Care, Professional, Scientific, and Technical Services, and Accommodation and Food Services.



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

The J. Beard Company, LLC	0519836	jbeard@jbeardcompany.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date