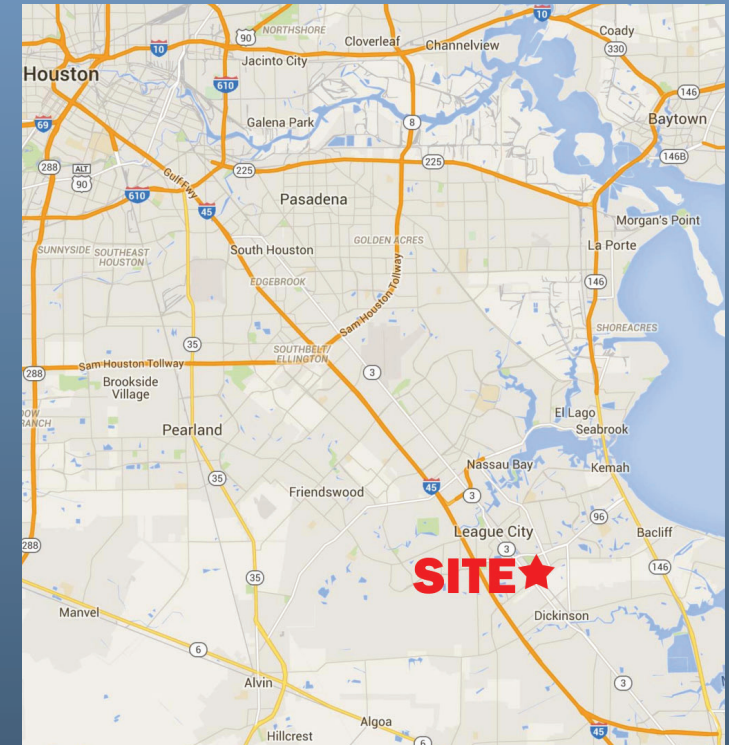


# LAND FOR SALE, LEASE OR BUILD TO SUIT

## 505 E FM 646, League City, Texas 77573



### PROPERTY DATA

- 78,000 SF (1.7906 acres) of land available at the corner of FM 646 and Dickinson Ave in League City, TX
- Located in front of AcroSports sports complex
- In close proximity (1.8 miles) to I-45 at FM 646 where Walmart, Target, Home Depot, etc. are located
- Opportunity to do a build to suit

### DEMOGRAPHICS

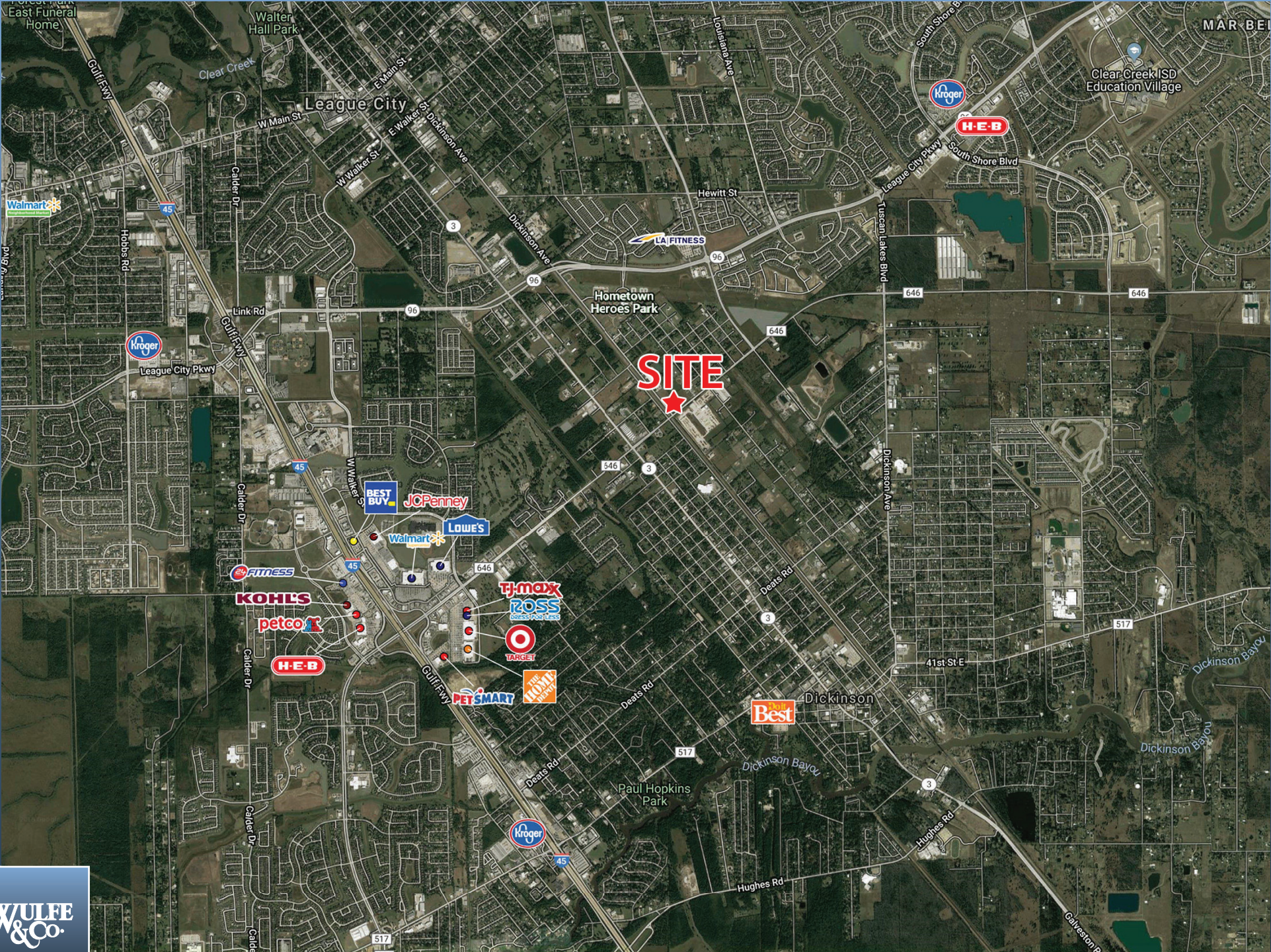
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2018 Estimate	3,889	68,709	145,250
<b>Avg HH Income</b> 2018 Estimate	\$97,750	\$102,633	\$105,199
<b>Traffic Count</b> FM 646	20,489 cars per day		

### CONTACT

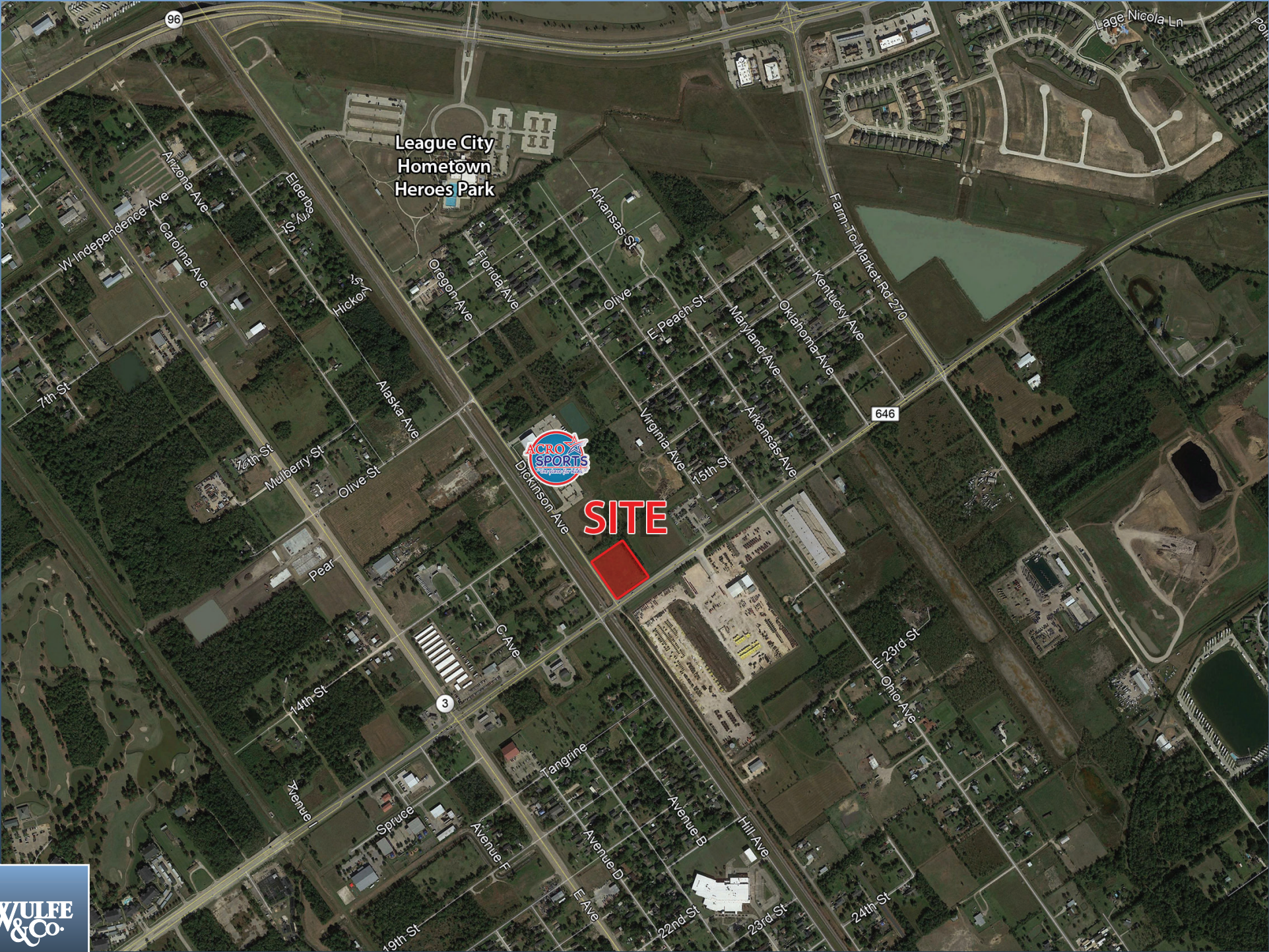
**Kristen Barker, CCIM**  
kbarker@wulfe.com  
(713) 621-1704

**Wulfe & Co.**  
1800 Post Oak Blvd., Suite 400  
Houston, Texas 77056  
(713) 621-1700

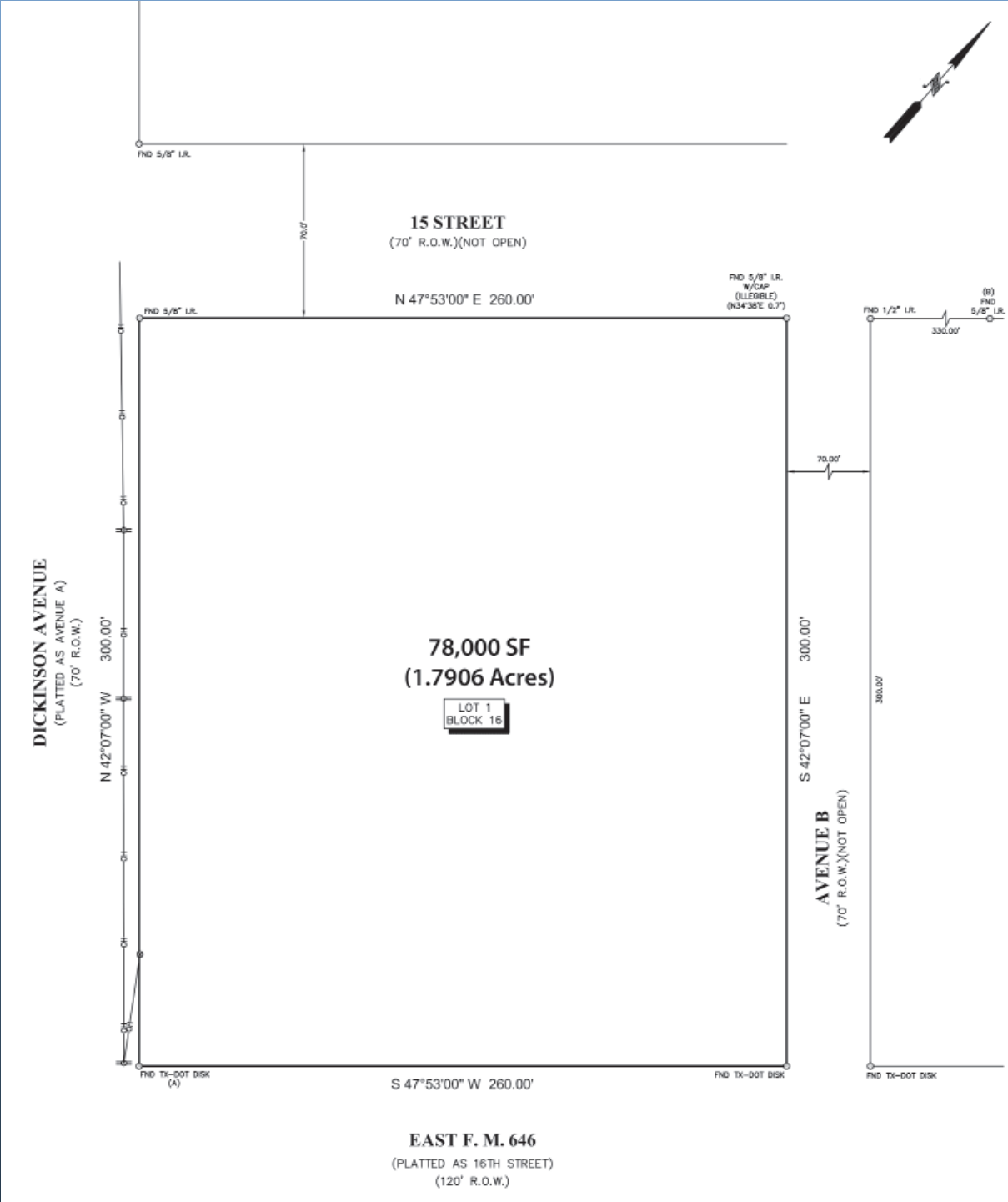












# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.4837/-95.0663

RS1

505 E Fm 646		1 mi radius	3 mi radius	5 mi radius
League City, TX 77573				
POPULATION	2018 Estimated Population	3,889	68,709	145,250
	2023 Projected Population	4,116	73,656	155,428
	2010 Census Population	3,417	56,199	118,420
	2000 Census Population	2,243	35,633	80,066
	Projected Annual Growth 2018 to 2023	1.2%	1.4%	1.4%
	Historical Annual Growth 2000 to 2018	4.1%	5.2%	4.5%
	2018 Median Age	35.4	34.2	35.2
HOUSEHOLDS	2018 Estimated Households	1,405	25,602	55,676
	2023 Projected Households	1,457	26,931	58,671
	2010 Census Households	1,170	20,058	43,727
	2000 Census Households	764	12,580	29,853
	Projected Annual Growth 2018 to 2023	0.7%	1.0%	1.1%
	Historical Annual Growth 2000 to 2018	4.7%	5.8%	4.8%
RACE AND ETHNICITY	2018 Estimated White	58.5%	73.3%	75.3%
	2018 Estimated Black or African American	22.3%	9.7%	8.5%
	2018 Estimated Asian or Pacific Islander	3.8%	4.0%	4.6%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2018 Estimated Other Races	14.9%	12.4%	11.0%
	2018 Estimated Hispanic	31.3%	27.2%	24.7%
INCOME	2018 Estimated Average Household Income	\$97,750	\$102,633	\$105,199
	2018 Estimated Median Household Income	\$84,919	\$89,797	\$89,336
	2018 Estimated Per Capita Income	\$35,351	\$38,301	\$40,375
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	9.2%	5.0%	4.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.8%	5.7%	5.0%
	2018 Estimated High School Graduate	26.5%	22.1%	20.6%
	2018 Estimated Some College	19.0%	23.4%	23.2%
	2018 Estimated Associates Degree Only	9.3%	10.7%	11.4%
	2018 Estimated Bachelors Degree Only	20.1%	22.1%	23.3%
	2018 Estimated Graduate Degree	9.2%	11.1%	12.3%
BUSINESS	2018 Estimated Total Businesses	136	2,294	5,094
	2018 Estimated Total Employees	1,217	19,827	45,744
	2018 Estimated Employee Population per Business	8.9	8.6	9.0
	2018 Estimated Residential Population per Business	28.6	30.0	28.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# 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.

11-2-2015



## 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Barker	445518	kbarker@wulfe.com	(713) 621-1704
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date