



WHISPERING LAKES

5.09 Acres For Sale in Robust Retail Hub

Lawrence Road & State Highway 96 | League City, Texas






Heather Nguyen | Rebecca Le | 281.477.4300



★
**48%
 HISTORIC
 ANNUAL
 GROWTH**
 FROM 2010 - 2018
*2 mile radius

\$117K
**AVERAGE
 HOUSEHOLD
 INCOME**
 WITHIN 2 MILE
 TRADE AREA




TRAFFIC COUNT
**30,135 VPD on
 LEAGUE CITY PARKWAY (SH 96)**
Source: TXDOT 2017


**MAJOR AREA
 EMPLOYERS**

- NASA Johnson Space Center
- Kemah Boardwalk
- Baybrook Mall
- South Shore Harbor Resort




**141,836
 CURRENT
 POPULATION
 WITHIN
 5 MILES**



WHISPERING LAKES

Community is **MINUTES FROM RETAIL
 AND RESORT DESTINATIONS**
 Kemah waterfront, South Shore Harbor
 Resort, Baybrook Mall, Space Center
 Houston, and Galveston Island.

**CLOSE PROXIMITY to CLEAR
 CREEK ISD'S EDUCATION
 VILLAGE**, over 150 acres, **5,500
 STUDENTS** and first of its kind in Texas

82,000 SF KROGER and **98,000
 SF HEB OPENED** at intersection of
 South Shore and 96

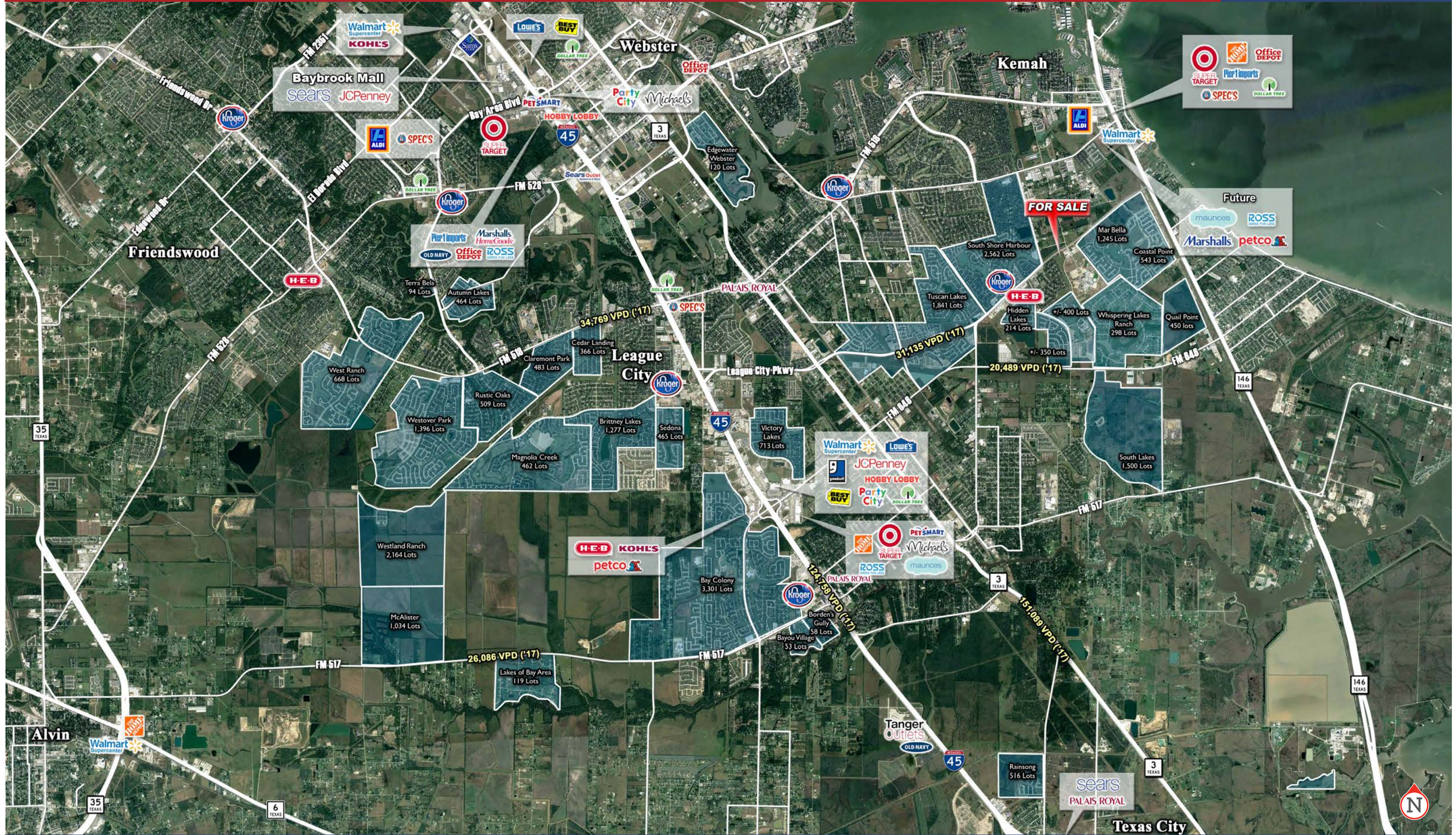
EASY ACCESS TO I-45 is convenient
 to employees in Downtown, the Medical
 Center, UTMB, and Johnson Space Center

FOR SALE: 5.09 ACRES

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WHAT'S AROUND



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

2 Miles 3 Miles 5 Miles

POSTAL COUNTS

Current Households	11,415	24,810	55,186
Current Population	31,844	66,341	141,836
2010 Census Average Persons per Household	2.79	2.67	2.57
2010 Census Population	21,480	45,080	103,584
Population Growth 2010 to 2018	48.27%	47.45%	37.90%

CENSUS HOUSEHOLDS

1 Person Household	18.47%	22.90%	26.02%
2 Person Households	31.37%	32.13%	32.68%
3+ Person Households	50.16%	44.97%	41.30%
Owner-Occupied Housing Units	78.58%	68.70%	64.98%
Renter-Occupied Housing Units	21.42%	31.30%	35.02%

RACE AND ETHNICITY

2018 Estimated White	81.88%	79.48%	76.24%
2018 Estimated Black or African American	5.86%	5.81%	7.82%
2018 Estimated Asian or Pacific Islander	4.68%	3.92%	4.65%
2018 Estimated Other Races	7.15%	10.33%	10.75%
2018 Estimated Hispanic	19.14%	24.02%	24.97%

INCOME

2018 Estimated Average Household Income	\$117,517	\$106,427	\$105,503
2018 Estimated Median Household Income	\$109,479	\$93,797	\$85,528
2018 Estimated Per Capita Income	\$43,562	\$41,175	\$42,208

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	16.57%	18.24%	19.70%
2018 Estimated Bachelors Degree	25.54%	23.52%	23.92%
2018 Estimated Graduate Degree	13.44%	12.32%	12.47%

AGE

2018 Median Age	35.6	35.7	36.3
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Our quest is your success.

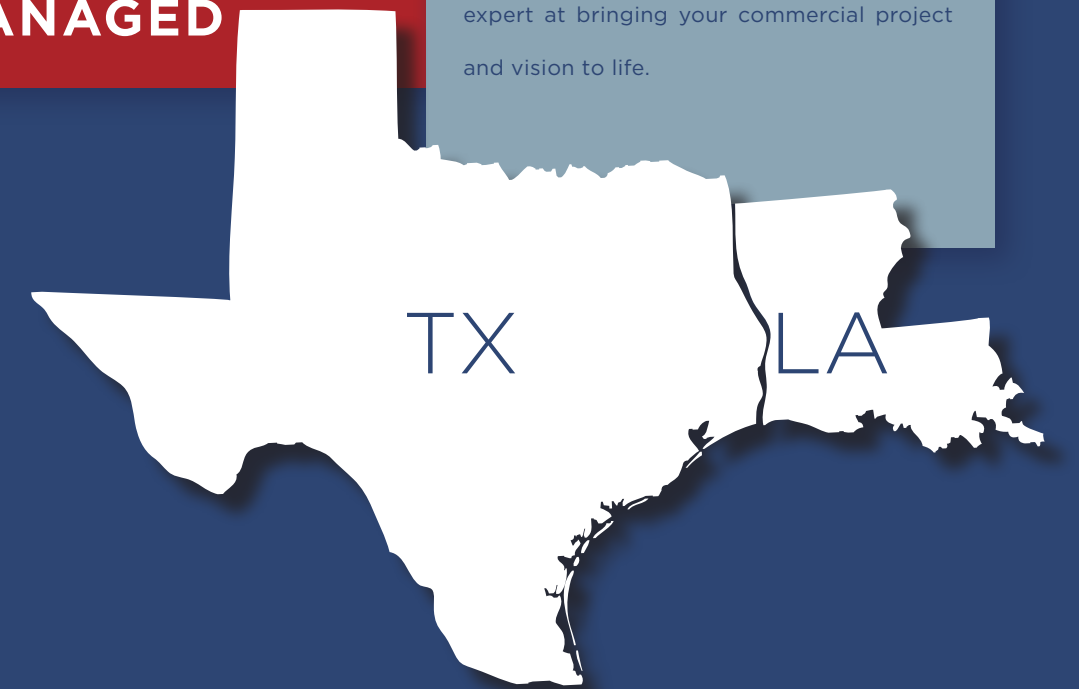
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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.

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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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