

ENTERPRISE AVE.

±2.75 ACRES
LEAGUE CITY, TX



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**CUSHMAN &
WAKEFIELD**

ENTERPRISE AVE.

±2.75 ACRES

LEAGUE CITY, TX

Size: 2.75 acres (473' of frontage along Enterprise Ave.)

Current Zoning: RMF 2: Multi-Family Residential

Zoning allows for a maximum of 22 dwelling units per acre, with a maximum height of 42', minimum lot width of 75', and a minimum unit size of 850 sq. ft.

Permitted uses include: Multi-Family, Condo, Duplex, Townhomes, Assisted Living, Continuing Care Facility, Disabled Group Dwelling, Emergency Shelter, Nursing Home, Bed and Breakfast Establishment, as well as Parks and Recreation

Utilities: Available. Undocumented PUD overlay

Water: Enterprise Ave. / Water Capacity will need to be verified.

Sanitary and Electrical: Northern Property Line

Permitting: Currently the site is approved for a Single Story, 48-unit, Memory Care Facility

Detention: No detention on site, property is in an HOA that requires some green space. Detention requirements will need to be verified based on project.

Price: Contact Broker

JOHNSON SPACE CENTER HOUSTON

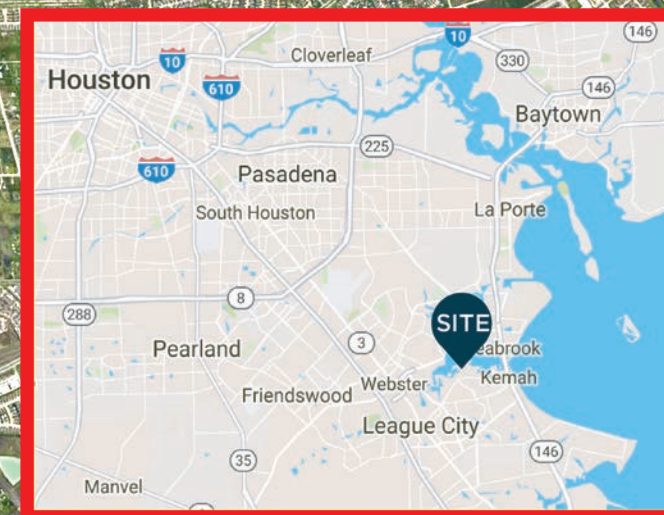
CLEAR LAKE

TOWNHARBOUR ESTATES
Waterfront community on clear lake with 75 home sites

SOUTH SHORE HARBOUR RESORT AND MARINA

SITE

FM 518



	1-MILE	3-MILE	5-MILE
POPULATION	8,140	71,732	149,768
AVG. HOUSEHOLD INCOME	\$113,489	\$107,255	\$102,008
AVG. HOUSING VALUE	\$370,988	\$308,455	\$290,749

	CARS PER DAY
ENTERPRISE AVE.	3,405

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ENTERPRISE AVENUE NEIGHBORHOOD QUICK FACTS

72.9k



Population
(Within Three Miles)

36%



Renter Occupied Housing Units
(Within Three Miles)

\$273.3k



Median Housing Unit Value
(Within Three Miles)

\$86.2k



Median Household Income
(Within Three Miles)

2.6%



City Unemployment Rate
(May 2019)

NEIGHBORHOOD SHOPPING

8.3mi FROM THE PROPERTY

BAYBROOK MALL

1.5m SF SHOPPING DESTINATION

200 TOTAL STORES

Dillard's | Forever 21 | Dick's Sporting Goods

NEIGHBORHOOD CONVENIENCES



Walgreens



Within a three-mile radius of the property

PRIMARY EDUCATION

42.0k STUDENTS SERVED



45 SCHOOLS AND CENTERS

5.3k JOBS SUPPORTED

Ferguson ES | Clear Creek IS | Clear Creek HS

DEMAND DRIVER



5.7mi FROM THE PROPERTY

11.0k JOBS SUPPORTED

\$2.3b STATEWIDE ECONOMIC IMPACT

NASA Johnson Space Center

DEMAND DRIVER



6.6mi FROM THE PROPERTY

2.0k JOBS SUPPORTED

620 HOSPITAL BEDS

HCA Houston Healthcare Clear Lake

DEMAND DRIVER



0.6mi FROM THE PROPERTY

715 JOBS SUPPORTED

18.0k SF FACILITY

American National Insurance

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