



MARBELLA TOWN CENTER

LAND FOR SALE

RETAIL CENTER FOR LEASE

MEDICAL BUILDING FOR LEASE

Hwy. 146 and Hwy. 96
League City, TX 77573



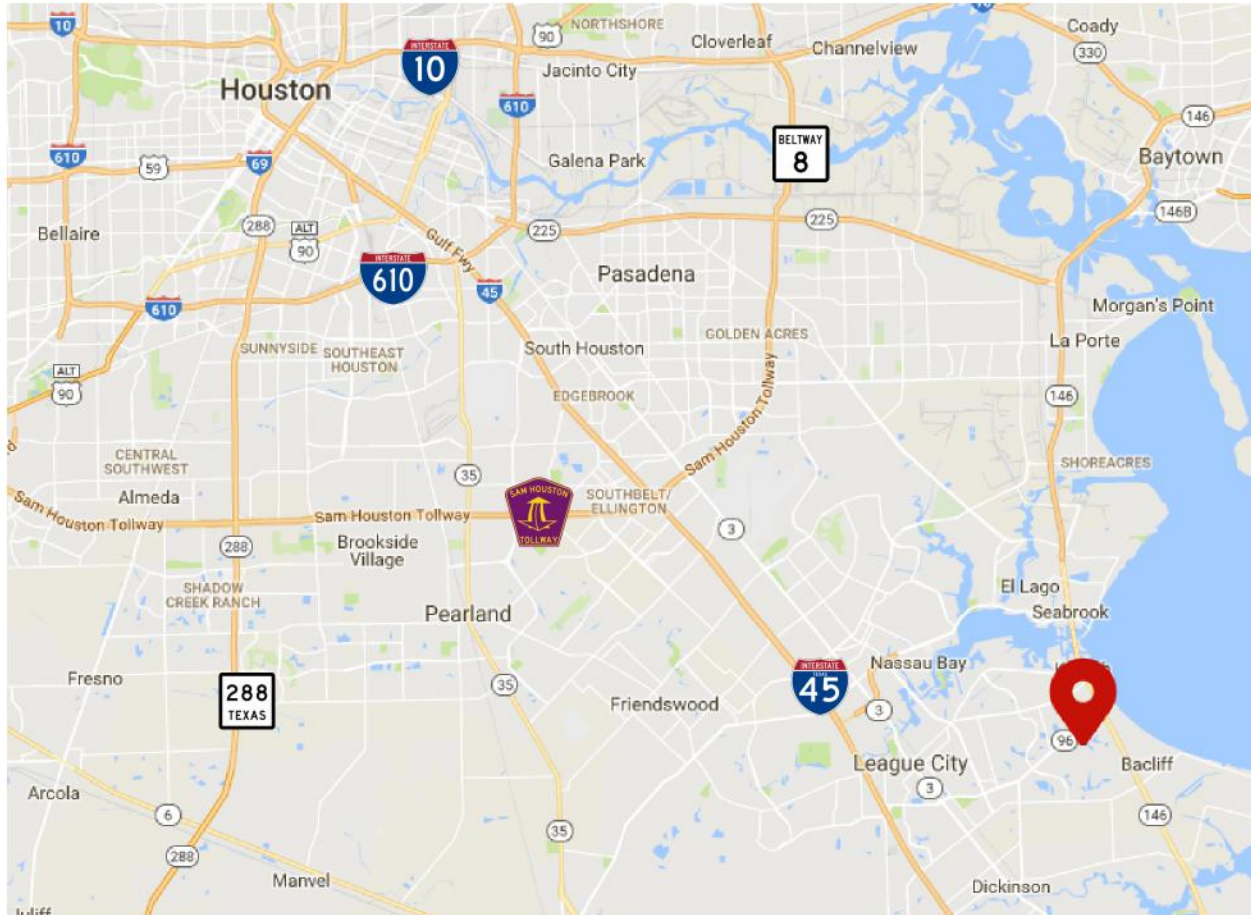
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PROPERTY INFORMATION



LOCATION

Hwy. 146 and Hwy. 96
League City, TX 77573

PADS

Corner Pad: \$20 psf
In-line Pads along Hwy. 96: \$15 - \$18 psf

17 ACRES - phase 1

Future Retail Center - Delivery 1st Q 2023
1,000 - 32,800 SF Available
Future Medical Bldg: 40,000 SF
(Call for Pricing)

5.67 ACRES - phase 2

Will Divide
Call for Pricing

TRAFFIC COUNTS

HWY 96: 28,000 CPD
HWY 146: 40,000 CPD

DEMOGRAPHIC SNAPSHOT

	3 MILE	5 MILE	10 MILE
2021 POPULATION	61,617	127,449	349,109
2026 PROJECTED POPULATION	65,866	134,535	364,303
AVG HOUSEHOLD INCOME	\$114,369	\$110,156	\$107,886

PROPERTY INFORMATION

- Located adjacent to the newly constructed 144 acre Clear Creek ISD Campus with over 4,500 students.
- Less than 1 mile south of Kemah Boardwalk (with over 3 million visitors annually), and in close proximity to Johnson Space Center & Bayport Container Terminal.
- East of Tuscan Lakes & South Shore Harbor; North of Whispering Lakes.
- League City has experienced over 80% growth during the past decade and is now the largest city in Galveston County.

PHASE 1 : 17 ACRES

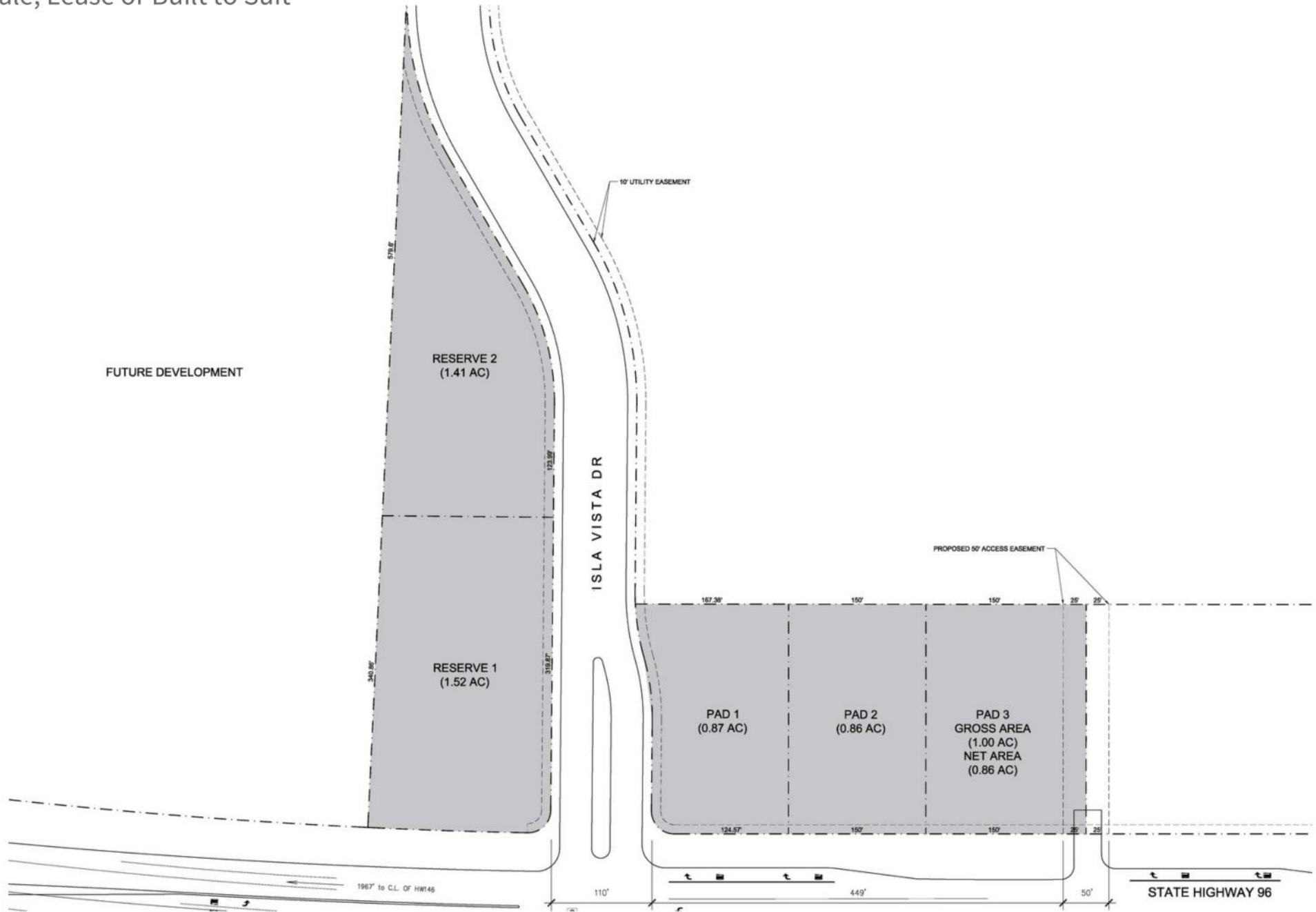
12,600 SF Retail Center For Lease

Additional land within the 17 acres is available for sale, ground lease or build to suit.



PHASE 2 : 5.66 ACRES

For Sale, Lease or Built to Suit





RESIDENTIAL AERIAL



Marbella Town Center is adjacent to the 144-acre Clear Creek ISD Educational Village which is home to the School District's elementary, middle, and high school with over 4,200 students.



MOSSMAN ELEMENTARY

opened Fall 2009
105,500 SF campus
900 students



BAYSIDE INTERMEDIATE

opened Fall 2010
176,550 SF
800 students



CLEAR FALLS HIGH SCHOOL

opened Fall 2010
460,000 SF
2,500 students

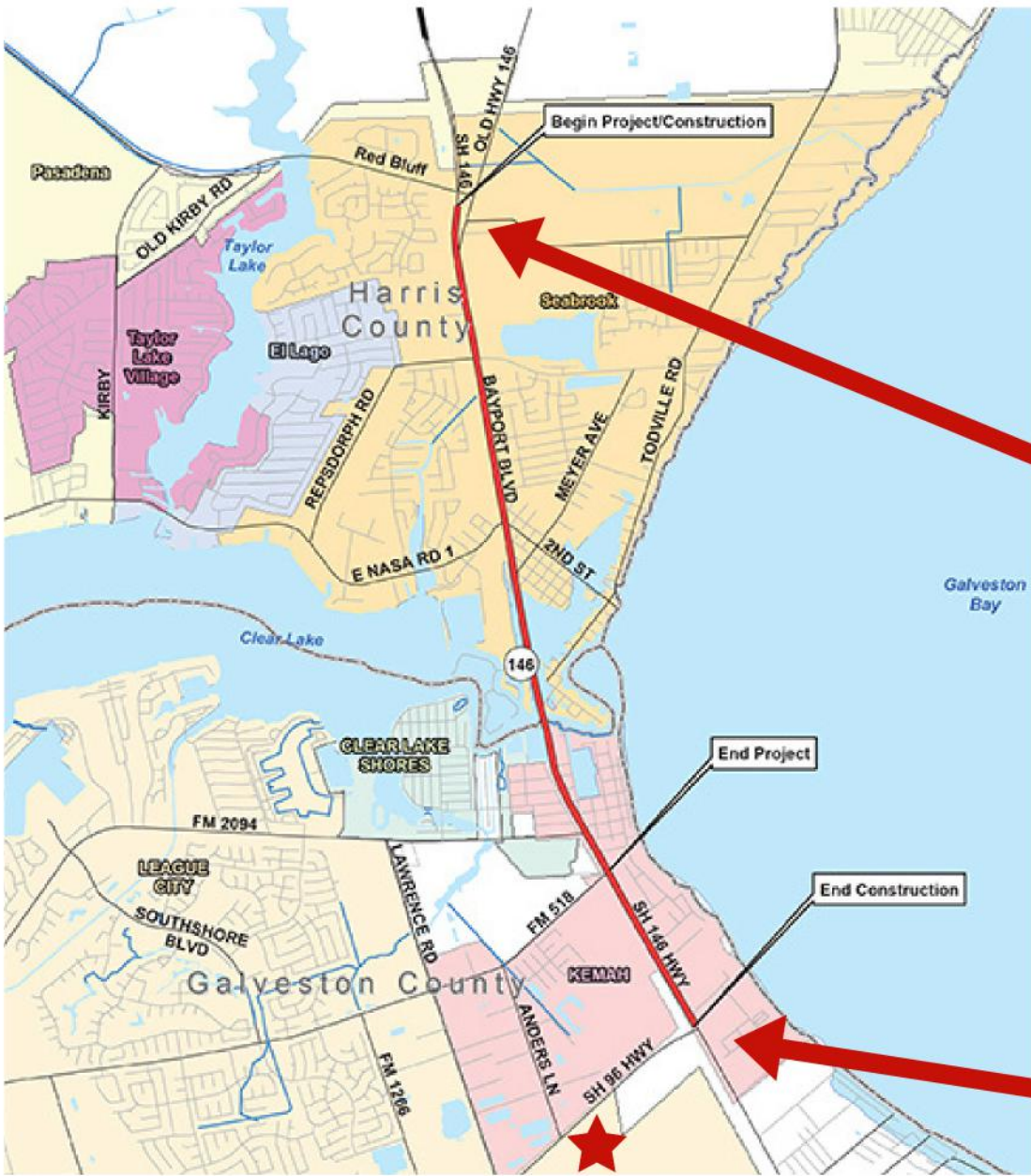


This new campus is the first of its kind in Texas featuring an elementary, intermediate, and high school all built on the same property.

- The schools share common areas including the main kitchen preparation area, mechanical plant and service yards.
- State-of-the-art Biotechnology Lab that can be utilized in Engineering, Health Science and Ag Science Programs.
- Information Technology Lab leading to certifications in A+ and Net+
- Technology certification opportunities include Microsoft Office Specialist, Certified Nursing Assistant, Pharmacy Tech, and Welding.
- Kindergarten - 12th grade Greenhouse

For more information, www.ccid.net

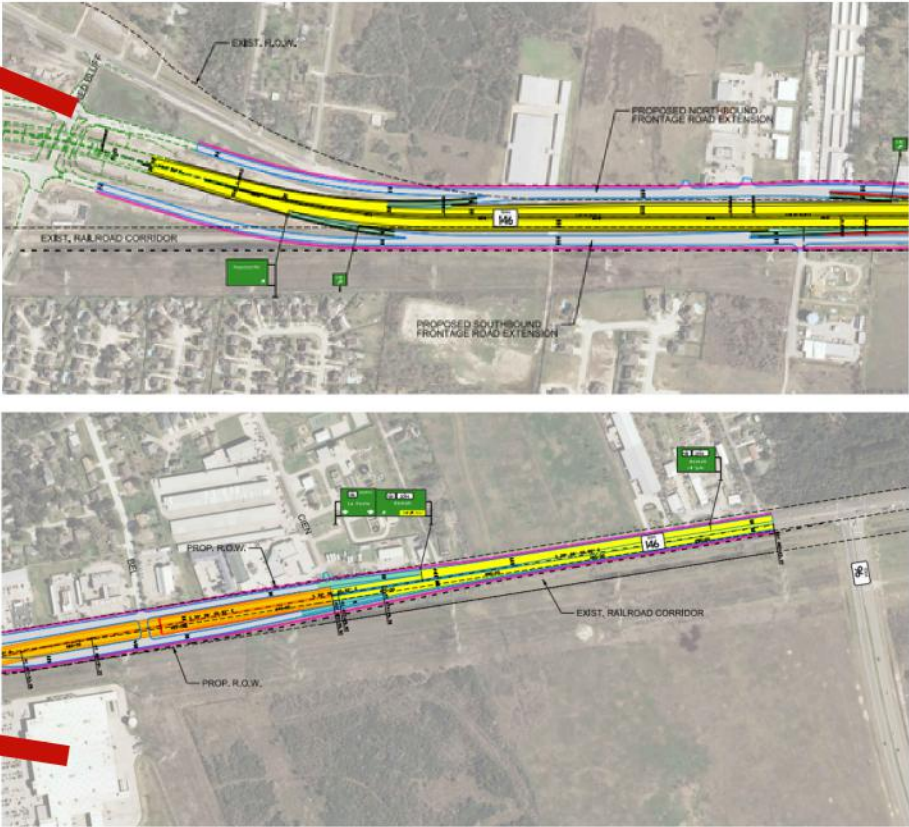
TxDOT HWY 146 EXPANSION



PROPOSED IMPROVEMENTS

Beginning at Red Bluff Road the highway will be expanded south through Seabrook. A new expressway bridge will be built west of and parallel to the Seabrook-Kemah Bridge. The current bridge will remain and serve as a frontage road for motorists.

- Widen and restructure the existing facility to a 6- to 12-lane freeway
- Add grade separations at major intersections
- Add access roads in selected locations
- Add express lanes over Clear Creek





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov