

LAND OPPORTUNITY IN LEAGUE CITY

48,003 SF (1.102 ACRES)



**816 Highway 3 South
League City, TX 77573**

PROPERTY HIGHLIGHTS



**Address: 816 HIGHWAY 3 S
LEAGUE CITY, TX 77573**



Available Land (AC): ± 1.1 AC



Asking Price: \$300,000



Frontage: ± 100 ft (State Highway 3)



**Traffic Count: 13,055 VPDs (State
Highway 3)**



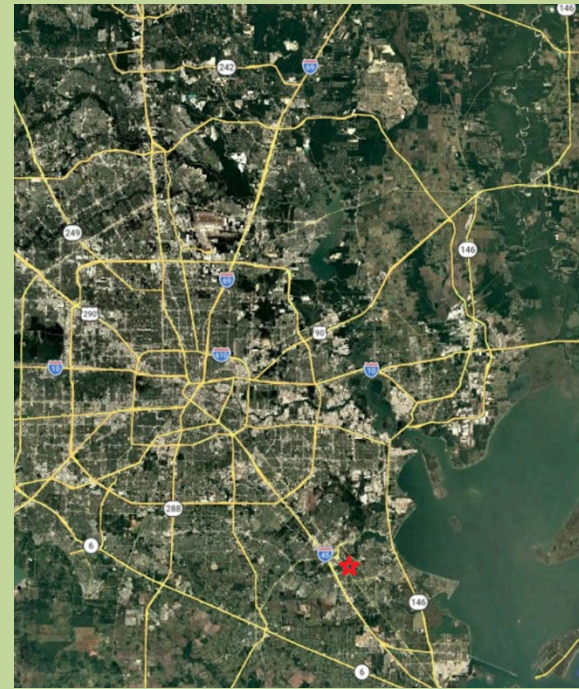
Utilities: City of League City



Flood Plain: No



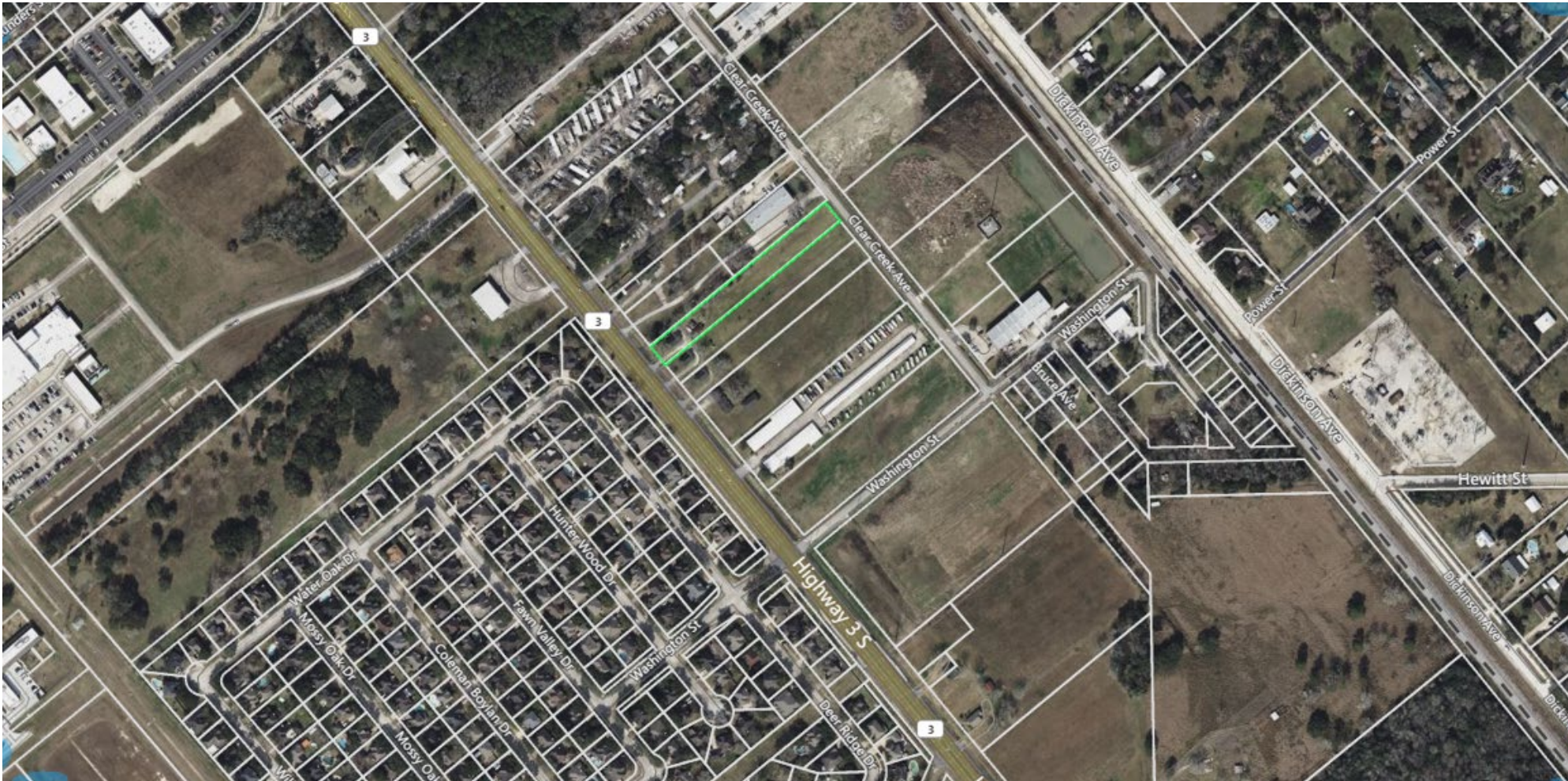
Buildings: 2 buildings



AERIAL MAP



Address: 816 HIGHWAY 3 S LEAGUE CITY, TX 77573



- **Parcel #:** 2545-0007-0004-003
- **Legal Info:** ABST 3 S F AUSTIN SUR PT OF LOT 4 (4-3) BLK G CLEAR CREEK SUB
- **Access:** Highway 3 South
- **School Zone:** Clear Creek I.S.D.
- **Notes:** Down the road from Parr Elementary School

DEMOGRAPHIC HIGHLIGHTS

816 Highway 3 S, League City, Texas, 77573

5 miles

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HOUSEHOLDS



201,155
2026 Total Population



79,808
2026 Total Households



2.51
2026 Average Household Size



\$139,072
2026 Average Household Income



37.5
2026 Median Age



\$397,673
2026 Average Home Value

POPULATION



0.69%
2026-2031 Population: Compound Annual Growth Rate



50%
Male Population



50%
Female Population



189,492
2026 Total Daytime Population



2,575.5
2026 Daytime Population Density (Pop per Square Mile)

EMPLOYMENT



50%
2026 Daytime Population: Workers



50%
2026 Daytime Population: Residents



8,165
2026 Total Businesses



81,729
2026 Total Employees

EDUCATIONAL ATTAINMENT

15%

High School Diploma

4%

GED/Alternative Credential

20%

Some College/ No Degree

11%

Associate's Degree

31%

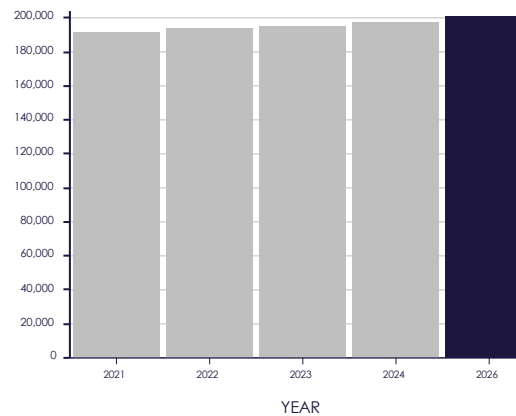
Bachelor's Degree

14%

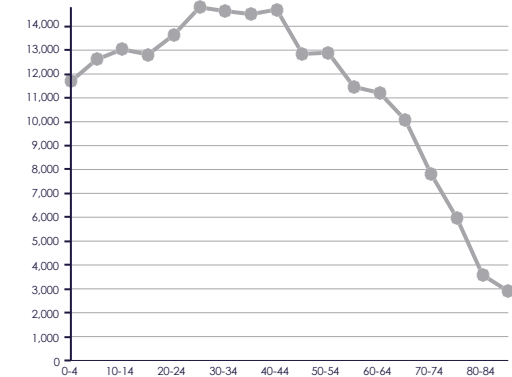
Graduate/ Professional Degree

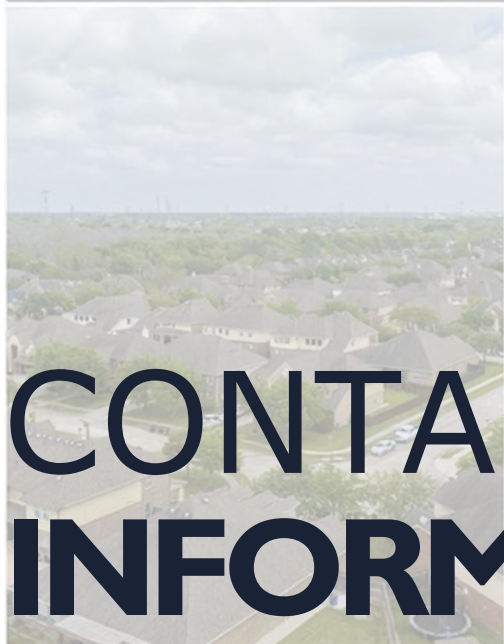


POPULATION TIME SERIES 2021-2026



POPULATION BY AGE GROUP





CONTACT INFORMATION

DANIEL WANG

Director

+1 713 260 0217

daniel.wang4@cushwake.com

STEPHEN THOMAS SCHNEIDAU

Senior Associate

+1 713 502 8260

stephentomas.schneidau@cushwake.com



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