



CUSHMAN &
WAKEFIELD



LAND FOR SALE: League City Development Opportunity

IN GALVESTON COUNTY

113,082 SF

±2.596 ACRES

Hardcorner of Highway 3 South and Washington St
League City, TX 77573

FRONTAGE

±195 ft Hwy 3 / ±710 ft
Washington St

TRAFFIC COUNT

13,055 VPDs (Hwy 3)

ASKING PRICE

\$750,000

PROPERTY HIGHLIGHTS

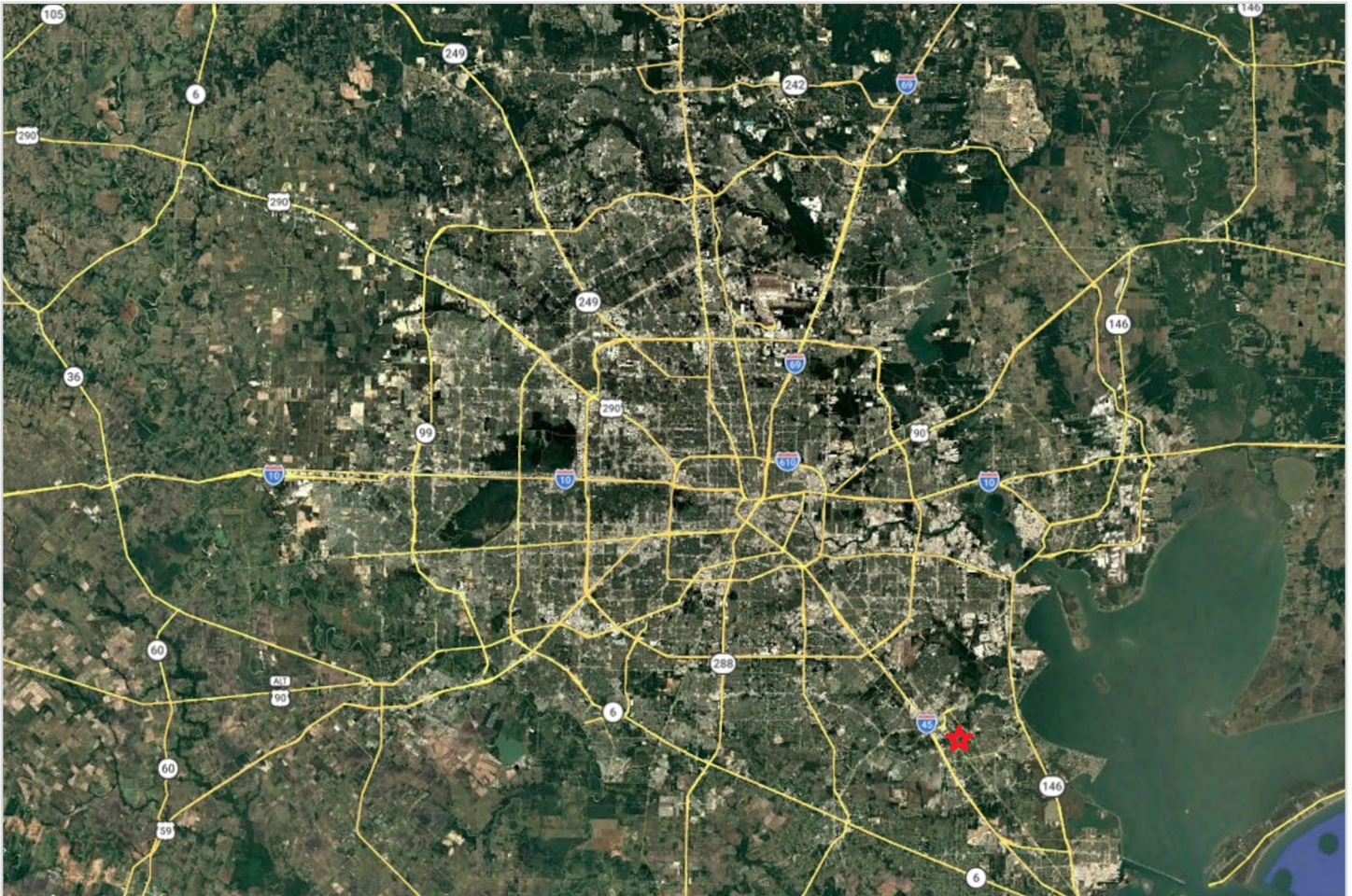


Aerial view — subject site outlined in green

AVAILABLE LAND (AC)	±2.596 AC
ASKING PRICE	\$750,000.00
PARCEL #	2545-0007-0004-008
LEGAL INFO	ABST 3 S F AUSTIN SUR PT OF LOT 4 (4-8) BLK G CLEAR CREEK SUB
FRONTAGE	±195 ft (State Highway 3), ±710 ft (Washington St)
TRAFFIC COUNT	13,055 VPDs (State Highway 3)
UTILITIES	City of League City
ACCESS	Hardcorner of Washington St and Highway 3 South
FLOOD PLAIN	No
BUILDINGS	None
SCHOOL ZONE	Clear Creek I.S.D.
NOTES	Down the road from Parr Elementary School

LOCATION OVERVIEW

Regional Access — Greater Houston / Galveston County



Street View — Highway 3 South & Washington St



DEMOGRAPHIC 3/5 MILE INFO



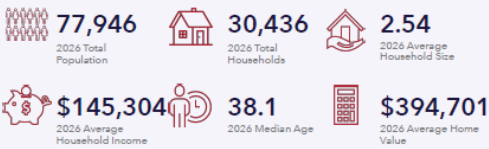
DEMOGRAPHICS

816 Highway 3 S, League City, Texas, 77573

3 miles

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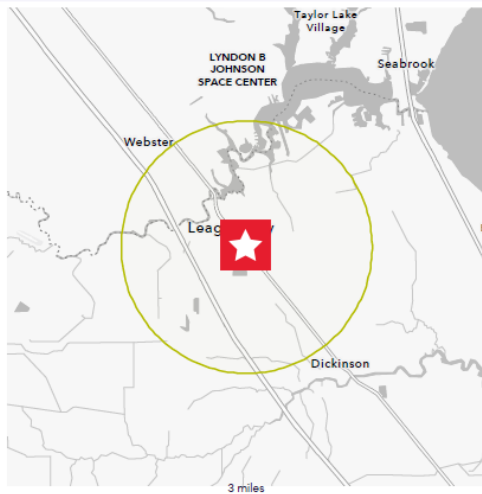
HOUSEHOLDS



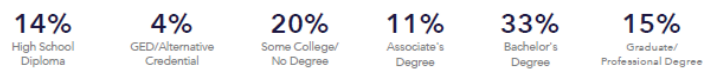
POPULATION



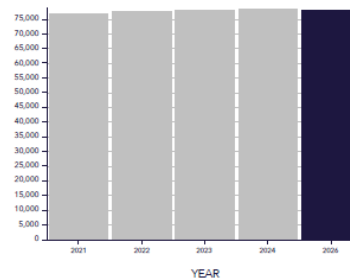
EMPLOYMENT



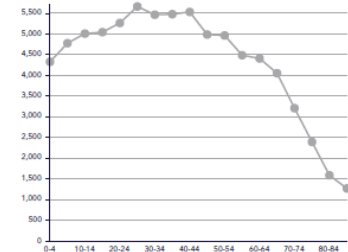
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2021-2026



POPULATION BY AGE GROUP



GIS TECHNOLOGIES



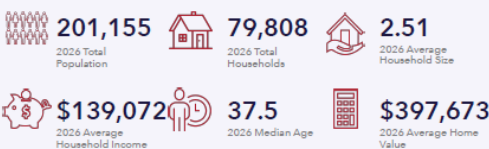
DEMOGRAPHICS

816 Highway 3 S, League City, Texas, 77573

5 miles

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HOUSEHOLDS



POPULATION



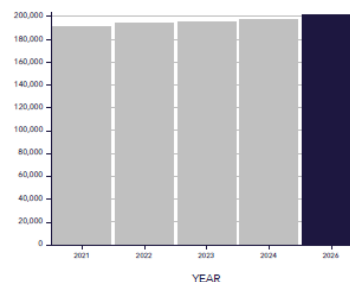
EMPLOYMENT



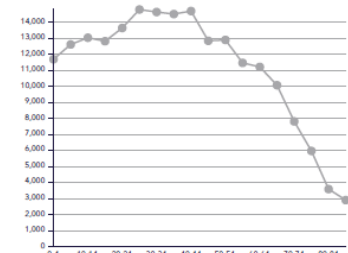
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GIS TECHNOLOGIES





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CONTACT INFORMATION

DANIEL WANG

Director

+1 713 260 0217

daniel.wang4@cushwake.com

STEPHEN THOMAS SCHNEIDAU

Senior Associate

+1 713 502 8260

stephenthomas.schneidau@cushwake.com