

Riverbend League City




416 N Wesley Drive | League City, TX 77573

I-45 RETAIL PAD SITES | LEAGUE CITY, TX

OFFERING MEMORANDUM



 **INTERSTATE 45**
150,646 VPD



Overview

±11.2 Total Acres | 2 Retail Pads

159,678 VPD on Interstate 45 (TxDOT 2024)

Pad 1: ±6.3 AC | 40,964 SF | 6 Subdividable Sites

Pad 2: ±4.9 AC | Flex Retail / Restaurant

203 Multifamily Units Built & Occupied On-Site and 400+ Planned

\$3.4M Alcohol Sales at Adjacent La Brisa (#1 in League City)

\$123,906 Median Household Income

217,278 Population within 5 Miles

- I-45 hard corner with direct frontage and high visibility from 159,000+ daily vehicles
- Pad 1: 6 subdividable pad sites (1A–1F) totaling ±40,964 SF of retail/restaurant/office across ±6.3 acres
- Pad 2: ±4.9-acre former hotel pad with flexible retail/restaurant entitlements
- Part of Riverbend at Clear Creek — a planned unit development with marina, amphitheater, trails, and 660+ planned residential units
- Minutes from Baybrook Mall (#2 in Houston MSA), Flyway Webster (\$250M entertainment destination), and NASA Johnson Space Center
- League City: Top 6 Best Places to Live (US News 2025) | Top 4 Safest & Most Affordable





LEAGUE CITY

Demographics



TRAFFIC COUNTS

INTERSTATE 45

150,646 VPD

MAIN STREET

31,413 VPD



POPULATION

121,993



MEDIAN HOME LISTING PRICE (OCTOBER 2025)

\$358,344



MEDIAN HOUSEHOLD INCOME

\$123,906



IN HEALTHCARE & EDUCATION IN THE STATE (CONSUMER AFFAIRS 2025)

TOP 2



2025 ANNUAL HOUSEHOLD GROWTH RATE

1.17%



BEST PLACES TO LIVE IN THE US 2025-2026 (US NEWS, 2025)

TOP 6



SAFEST & MOST AFFORDABLE CITY TO LIVE (2024, GOBANKINGRATES)

TOP 4

Pad Layout + Specs



PAD 1 - I-45 HARD CORNER

±6.3 Acres | ±40,964 SF Total
 6 Subdividable Sites (1A-1F)
 Buildings: 4,800 – 10,000 SF each
 Restaurants / Retail / Office
 I-45 frontage at Wesley Drive

PAD 2 — FLEX RETAIL / RESTAURANT

±4.9 Acres
 Former Hotel Pad
 Retail / Restaurant / Hotel Entitled
 Potential Retail Bldg. 4,800 SF (2B)
 Wesley Drive access

RESTAURANTS / RETAIL / OFFICE

6.3 ACRES

PAD 1A	Building-1	4,800 SF
PAD 1B	Building-2	4,800 SF
PAD 1C	Building-3	4,800 SF
PAD 1D	Building-4	8,820 SF
PAD 1E	Building-5	7,744 SF
PAD 1F	Building-6	10,000 SF

Total Area 40,964 SF

RETAIL / RESTAURANT / HOTEL

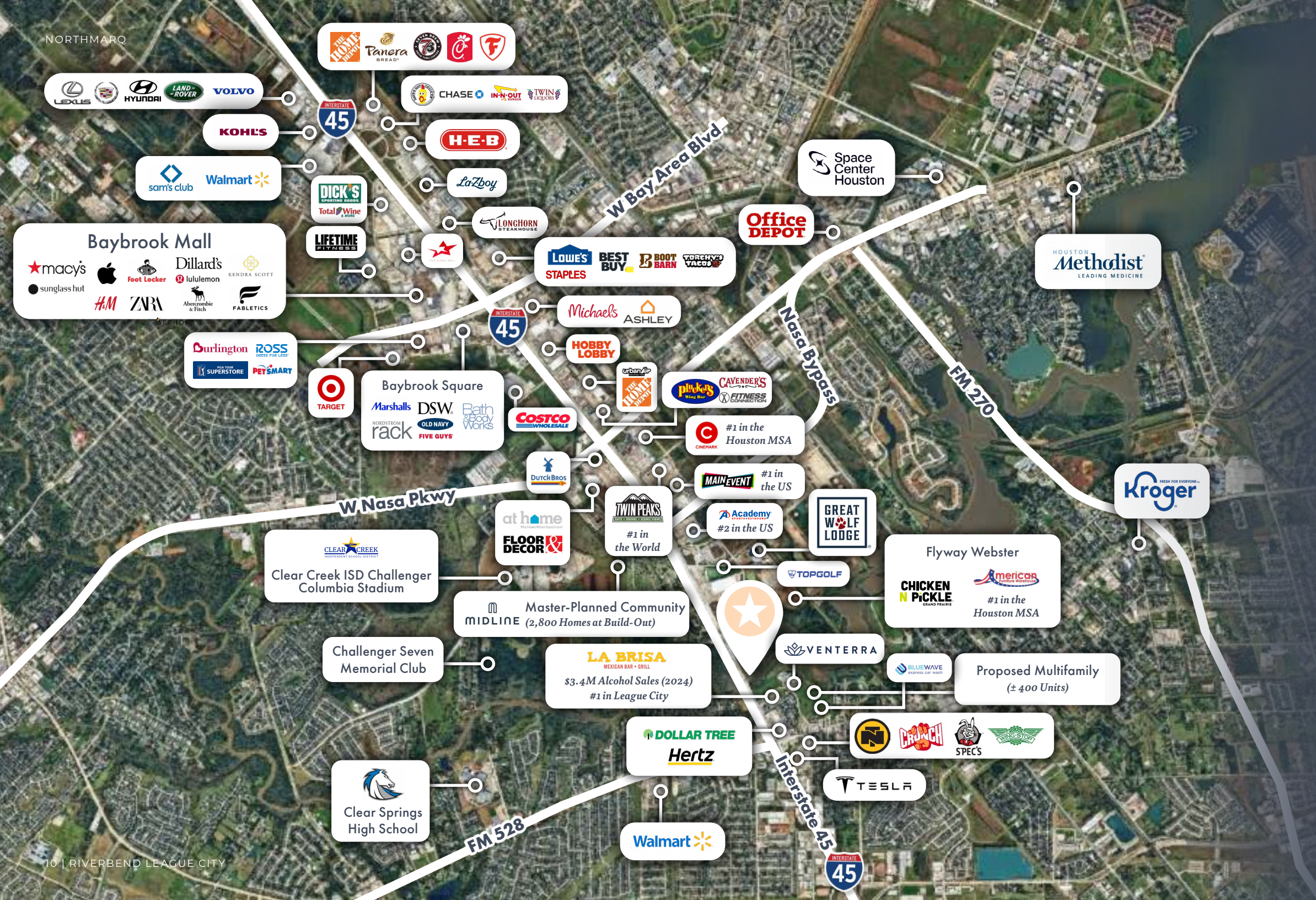
4.9 ACRES

PAD 2A	Potential Retail Building	TBD
PAD 2B	6,331	4,800 SF

Concept Site Plan

Riverbend at Clear Creek is planned as a pedestrian-friendly, mixed-use community featuring walkways and pathways connecting residential neighborhoods to open space amenities — including a marina, amphitheater, parkland, and picnic areas along the Clear Creek shoreline — as well as retail, restaurant, and office uses throughout the development.





League City, TX

League City, known for its family-friendly community and coastal lifestyle, is one of the premier suburban markets in the Houston metropolitan area. Located along the Texas Gulf Coast between Downtown Houston and Galveston, League City combines excellent schools, strong demographics, and a thriving economy that make it one of the fastest-growing cities in Texas. The city is home to more than 120,000 residents and continues to experience rapid population and household income growth, reflecting its position as a top destination for families and professionals alike.

The economy of League City and the surrounding Clear Lake region is anchored by major employment hubs including NASA Johnson Space Center, the Port of Houston petrochemical complex, and leading medical campuses such as UTMB Health Clear Lake and HCA Houston Healthcare Clear Lake. These drivers contribute to a steady demand for housing, hospitality, and retail development. Reputable schools within Clear Creek Independent School District, ranked among the strongest in the region, further support the area's desirability for long-term growth.

Nearby regional anchors such as Baybrook Mall, the second largest mall in the Houston MSA, the \$250 million Flyway Webster entertainment destination, and the 1,066-acre Midline master-planned community underscore League City's strong and sustained growth trajectory. With coastal access, proximity to Houston's central employment corridor, and a prosperous local economy, League City is well positioned as a high-growth hub for residents, retailers, and investors alike.



RIVERBEND LEAGUE CITY PROJECT LEADS

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In Association with
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EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Riverbend League City**.

OFFERING STRUCTURE

Riverbend League City is being offered on an all-cash basis. Seller reserves the right to accept an offer at any time during the marketing period. To receive answers to questions, please contact the representatives listed. Please do not contact the owner or entity owner.

ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development Plans

COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner reserves the right to remove the property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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25.9074253

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