# LOTS FOR TOWNHOME DEVELOPMENT

BEACON ISLAND | LEAGUE CITY, TEXAS 77573

## OFFERING SUMMARY

| | |
|---|---|
| Asking Price: | Call Broker |
| Gross Land Area: | Approximately 9.223 AC |
| No. of Lots: | Up to 103 |
| Utilities: | Readily Available |
| School District: | Clear Creek ISD |

## PROPERTY DESCRIPTION

This development opportunity is located on Beacon Island, an exclusive, gated community located on Clear Lake with proximity to Galveston Bay and the Gulf of Mexico. The site is located in League City, Texas, a city that consistently ranks among the safest, most affordable, and best places to live and raise a family in the state of Texas and in the US. The property is immediately adjacent to the South Shore Harbour Marina, Hotel and Resort, and is in close proximity to a high number of other amenities, big box retailers, and national and regional restaurants.

*For More Info:*

**JASON C. KIESCHNICK**
Direct: 832.915.1827
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jkieschnick@zann.com

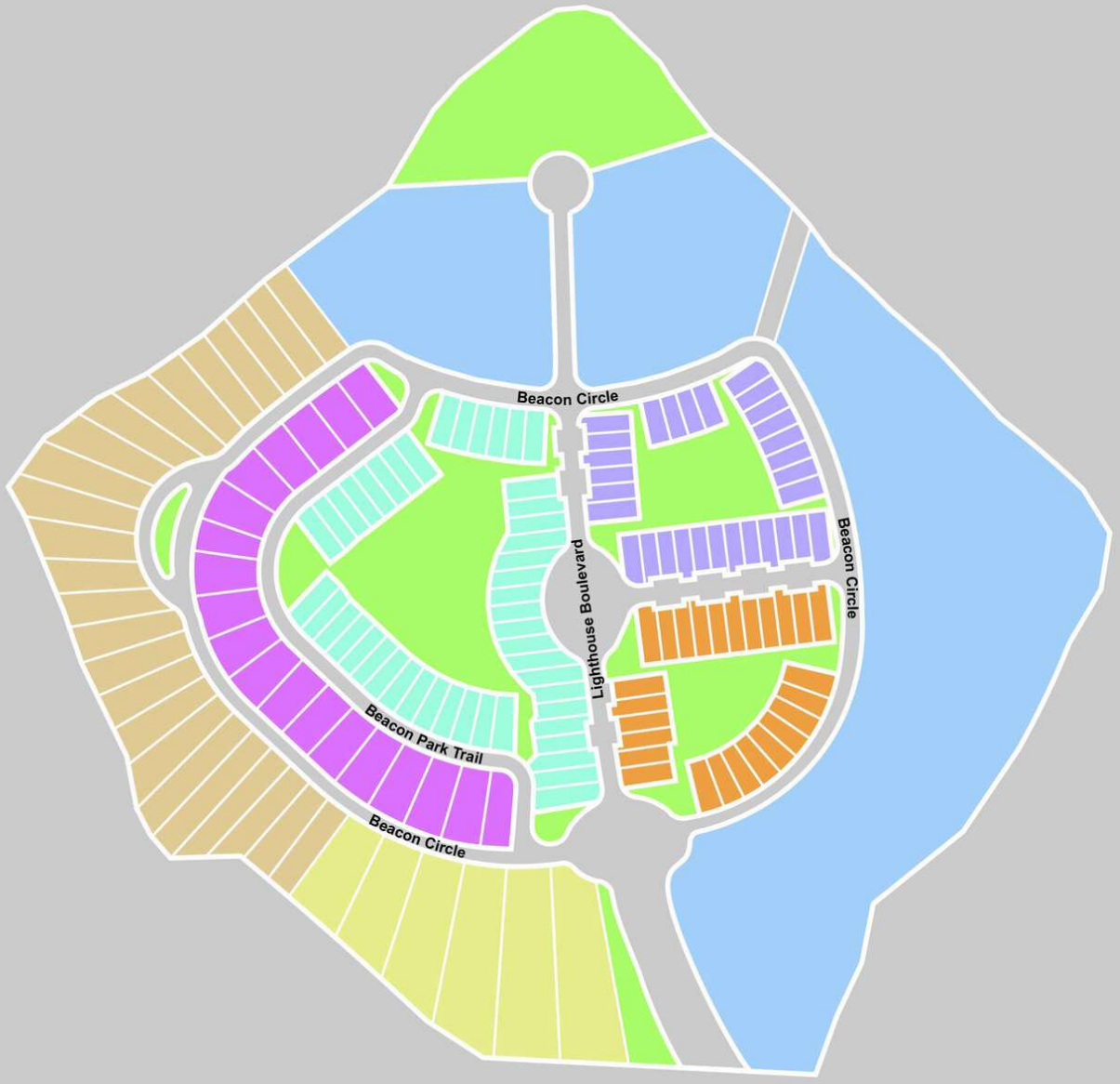


*The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.*

# SITE PLAN

**FOR SALE** BEACON ISLAND | LEAGUE CITY, TEXAS 77573

- SECTION 1 Estate Homes (26)
- SECTION 2 Estate Homes (6)
- SECTION 3 Multifamily (296)
- SECTION 4 Patio Homes (18)
- SECTION 5 Townhomes (47)
- SECTION 6 Townhomes (30)
- SECTION 7 Townhomes (26)
- PARKS/GREEN SPACE




**Zann Commercial Brokerage, Inc.** | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088 **zann.com**

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# TRADE AREA AERIAL

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# SECTION SEVEN – 26 TOWNHOME LOTS

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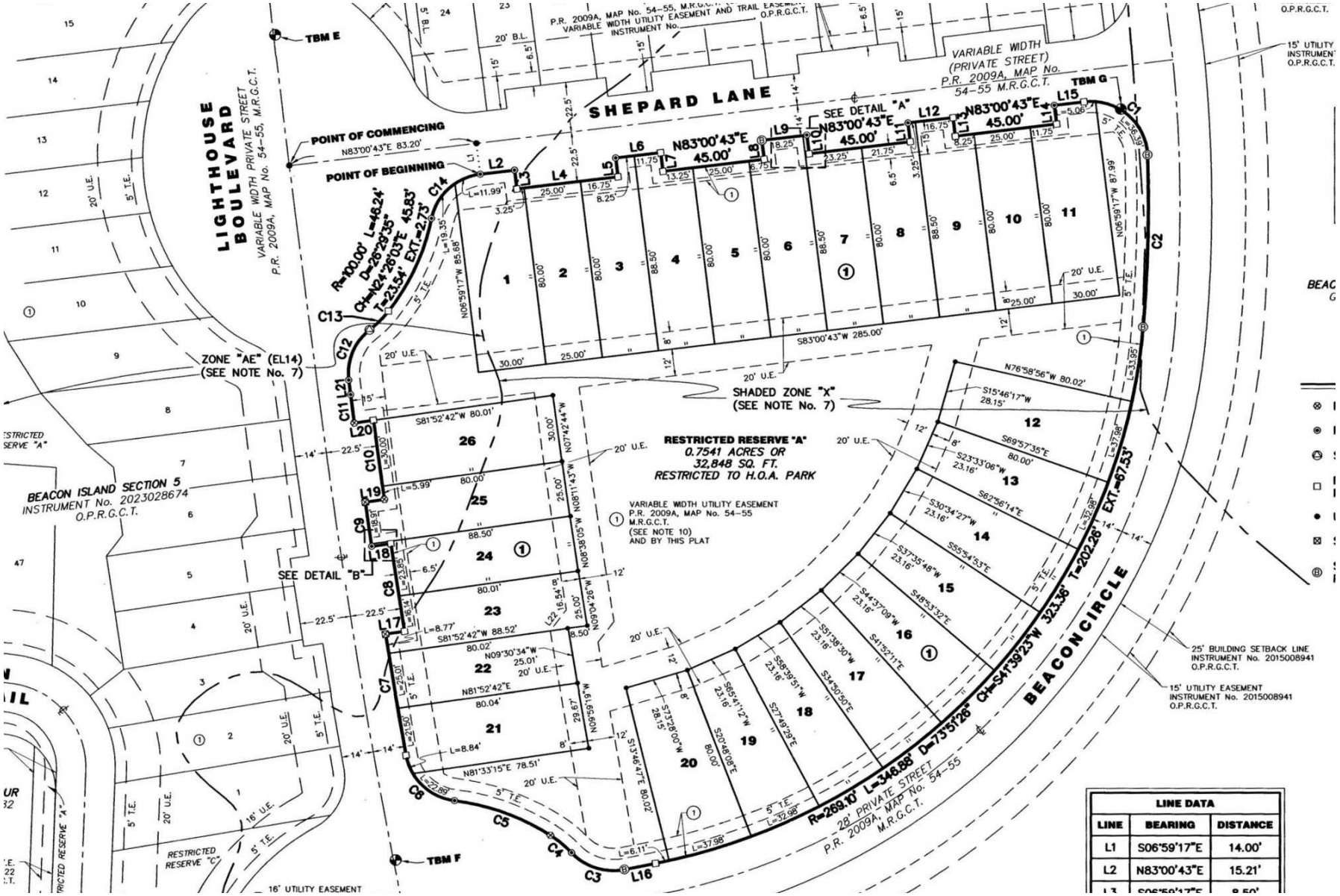


| LINE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S06°59'17"E | 14.00' |
| L2 | N83°00'43"E | 15.21' |

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# SECTION SIX – 30 TOWNHOME LOTS

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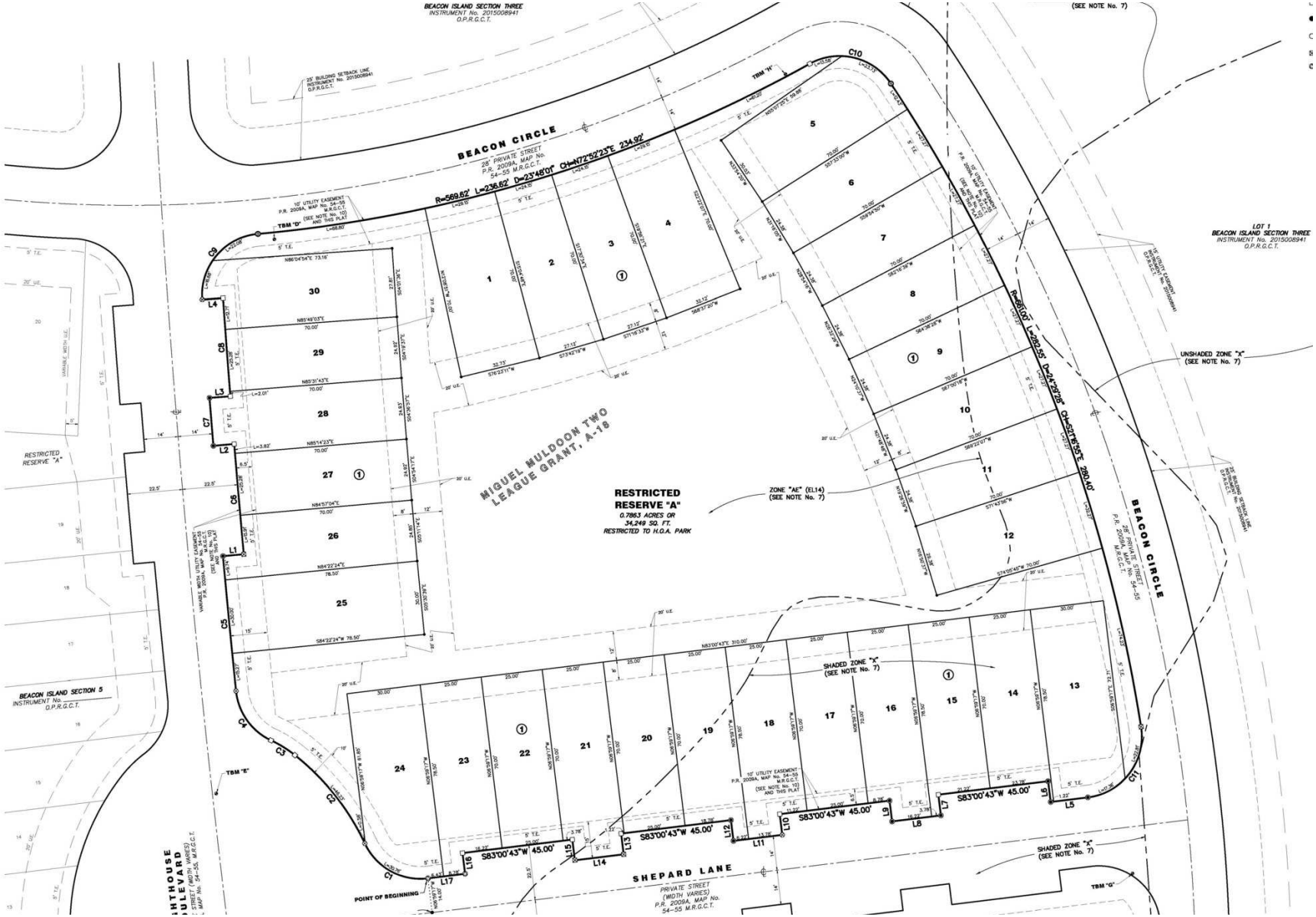




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# SECTION FIVE – 47 TOWNHOME LOTS

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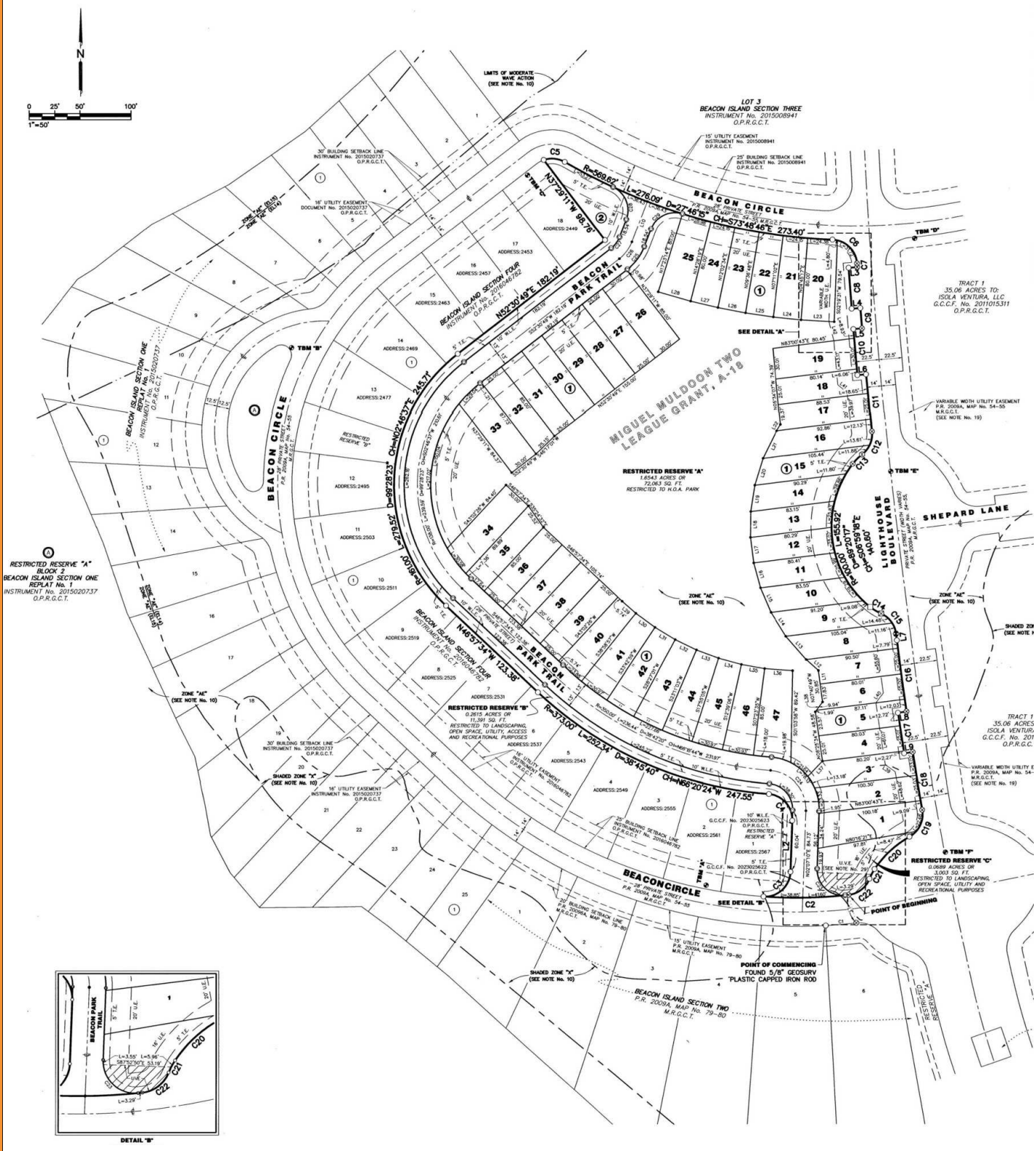


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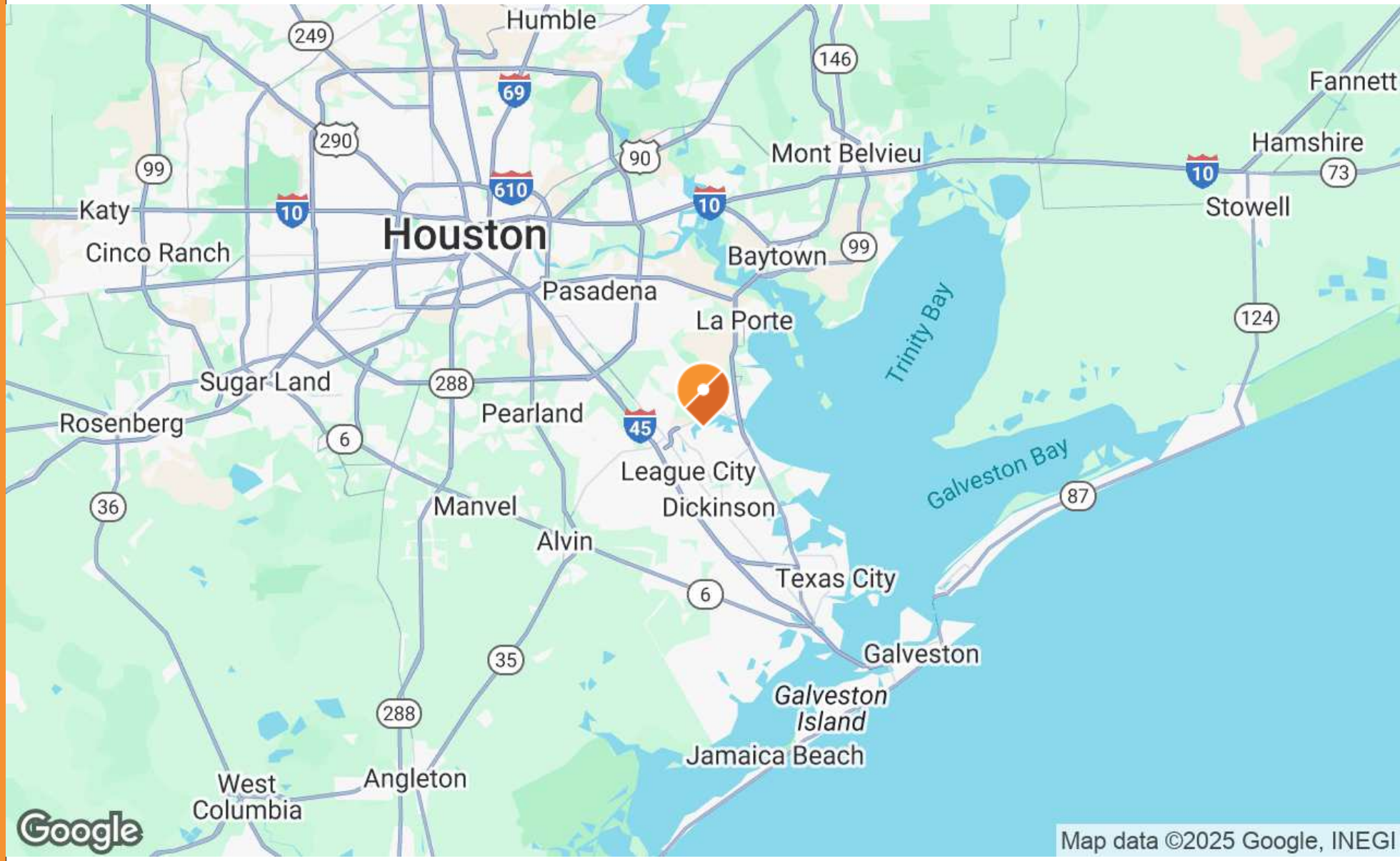
# LOCATION MAP

**FOR SALE** BEACON ISLAND | LEAGUE CITY, TEXAS



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# DEMOGRAPHICS REPORT

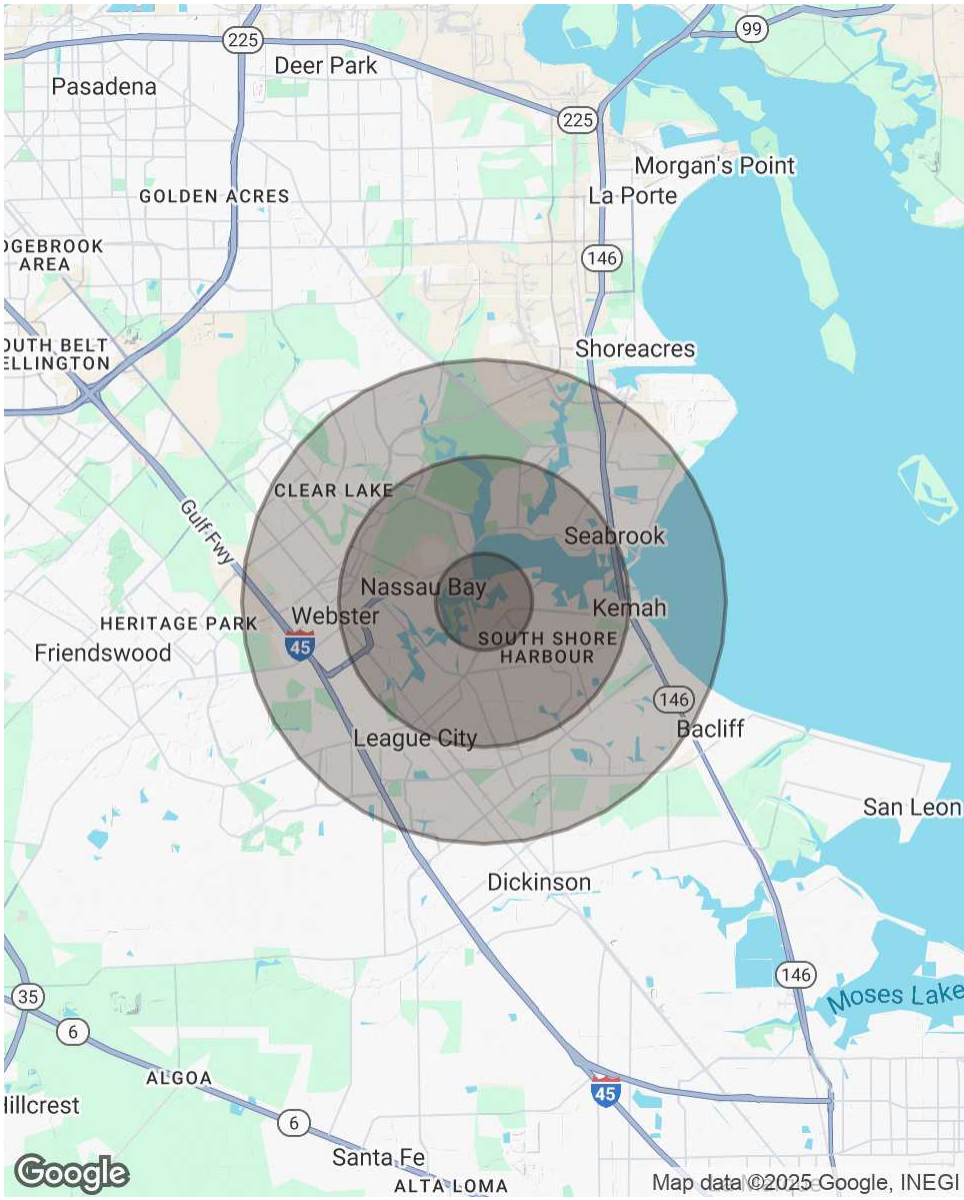
**FOR SALE** BEACON ISLAND | LEAGUE CITY, TEXAS 77573

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 8,849 | 72,133 | 180,610 |
| Average Age | 44 | 41 | 40 |
| Average Age (Male) | 43 | 40 | 39 |
| Average Age (Female) | 45 | 42 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 4,444 | 31,367 | 72,943 |
| # of Persons per HH | 2 | 2.3 | 2.5 |
| Average HH Income | $123,260 | $128,875 | $132,070 |
| Average House Value | $531,605 | $396,531 | $364,411 |

| RACE | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population - White | 6,277 | 47,821 | 110,784 |
| % White | 70.9% | 66.3% | 61.3% |
| Total Population - Black | 733 | 5,765 | 15,348 |
| % Black | 8.3% | 8.0% | 8.5% |
| Total Population - Asian | 366 | 3,334 | 10,967 |
| % Asian | 4.1% | 4.6% | 6.1% |
| Total Population - Hawaiian | 4 | 43 | 118 |
| % Hawaiian | 0.0% | 0.1% | 0.1% |
| Total Population - American Indian | 33 | 468 | 1,427 |
| % American Indian | 0.4% | 0.6% | 0.8% |
| Total Population - Other | 462 | 4,941 | 14,699 |
| % Other | 5.2% | 6.8% | 8.1% |

*Demographics data derived from AlphaMap*



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# 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.*

EQUAL HOUSING OPPORTUNITY

**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:
  - 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.

| | | | |
|---|---|---|---|
| Zann Commercial Brokerage, Inc. | 433521 | jkieschnick@zann.com | 281.280.8088 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Jason Kieschnick | 512911 | jkieschnick@zann.com | 281.280.8088 |
| Designated Broker of Firm | License No. | Email | Phone |
| Jason Kieschnick | 512911 | jkieschnick@zann.com | 281.280.8088 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Jason C. Kieschnick | 512911 | jkieschnick@zann.com | 281.280.8088 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____