

# 500 Gulf Fwy South



FOR SALE OR LEASE |  $\pm$  38,810 SF SHOWROOM ON  $\pm$  5.92 ACRES | LEAGUE CITY, TX 77573





500 Gulf Fwy S

## PROPERTY OVERVIEW

- Single-Tenant Auto Dealer
- ± 38,810 SF Total
- ± 27,117 SF Parts & Service
- ± 11,693 SF Showroom
- ± 5.916 Acres Paved Concrete
- Approximately 350 Parking Spaces
- Full Parking Lot Lighting
- ± 18 Service Bays
- Built in 2005
- General Commercial Zoning

# PROPERTY HIGHLIGHTS

- **± 38,810** Showroom on **± 5.92 Acres** For Sale or Lease
- Prominent I-45 Frontage with signage opportunity providing exceptional visibility
- Located within an established automotive corridor
- Active Disposable Income - **\$119,141** Average Household Income within a 1-mile radius
- **206,123** Total population within a 5-mile radius of property
- **Call broker for pricing**



# LOCATION HIGHLIGHTS



ACTIVE DISPOSABLE INCOME  
- **\$119,141** AVERAGE  
HOUSEHOLD INCOME  
WITHIN A 1-MILE RADIUS



**80,216** HOUSEHOLDS  
WITHIN A 5-MILE RADIUS  
OF PROPERTY



DIRECT FRONTAGE ON  
I-45 (**101,405** VPD)



LOCATED NEAR OTHER MAJOR  
FRANCHISED DEALERS,  
EXCELLENT VISIBILITY



**206,123** TOTAL  
POPULATION WITHIN A  
5-MILE RADIUS OF  
PROPERTY



# ABOUT THE AREA

**500 Gulf Fwy S** is situated in League City, Texas which is a rapidly growing suburb that blends a unique aerospace culture, due to its proximity to NASA's Johnson Space Center, with the appeal of master-planned communities and waterfront access near the Kemah Boardwalk. Its strategic location between Houston's job market and Galveston Bay has fueled its expansion, creating an economically attractive community with high median incomes and moderate taxes.



Demographics	1 mile	3 miles	5 miles
2025 Population	10,373	66,726	206,123
2025 Median Age	37.1	37.2	37.2
2025 Average Household Income	\$119,141	\$131,157	\$126,593
2025 Average Home Value	\$381,642	\$386,047	\$375,499

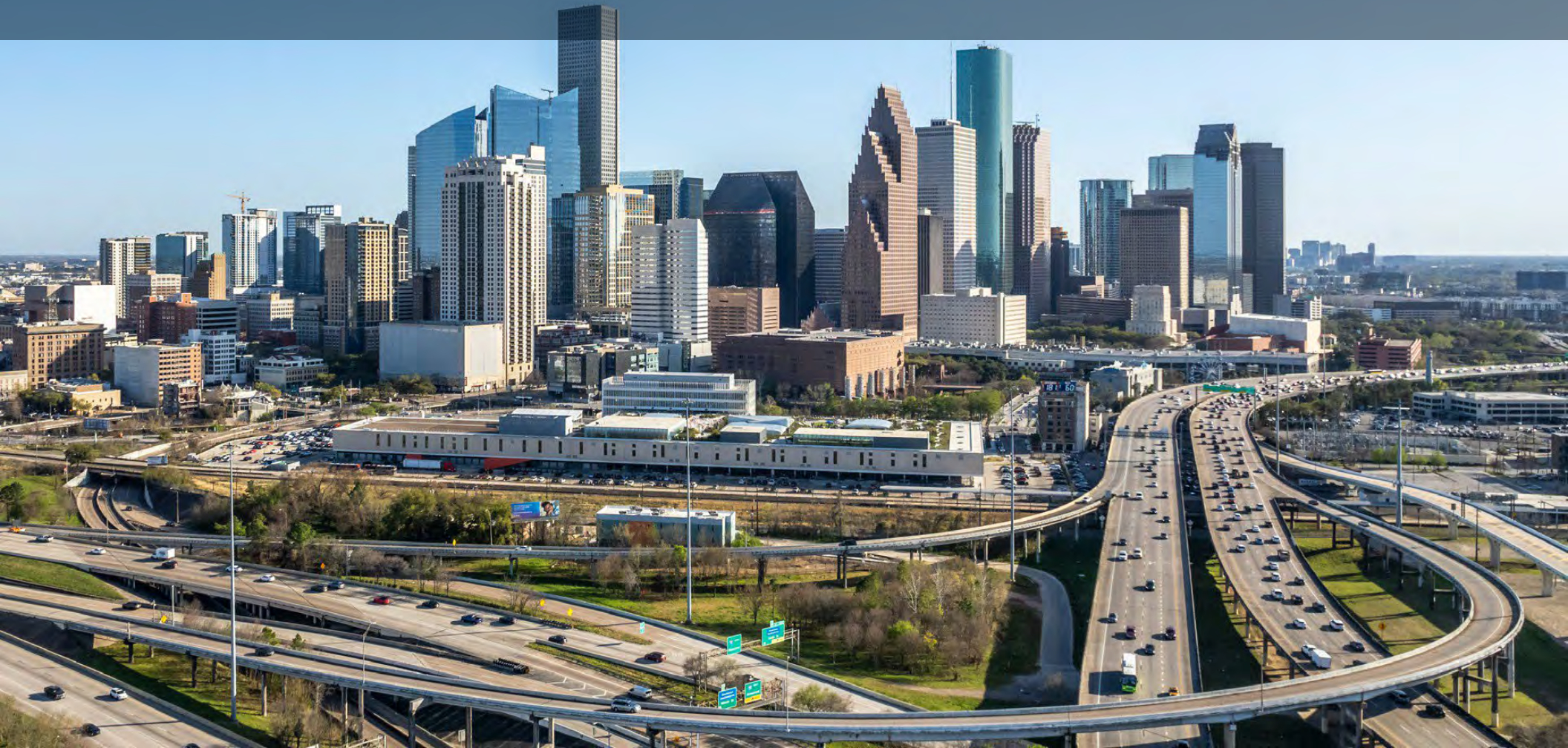




# | The Houston Economy

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



# The Houston Story



## LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



## FAVORABLE TAX CLIMATE

0% State & Local income tax



## HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



## GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1<sup>st</sup> in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



## CRITICAL MASS OF HQS AND REGIONAL OFFICES

50+ corporate headquarters relocations since 2017



## MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

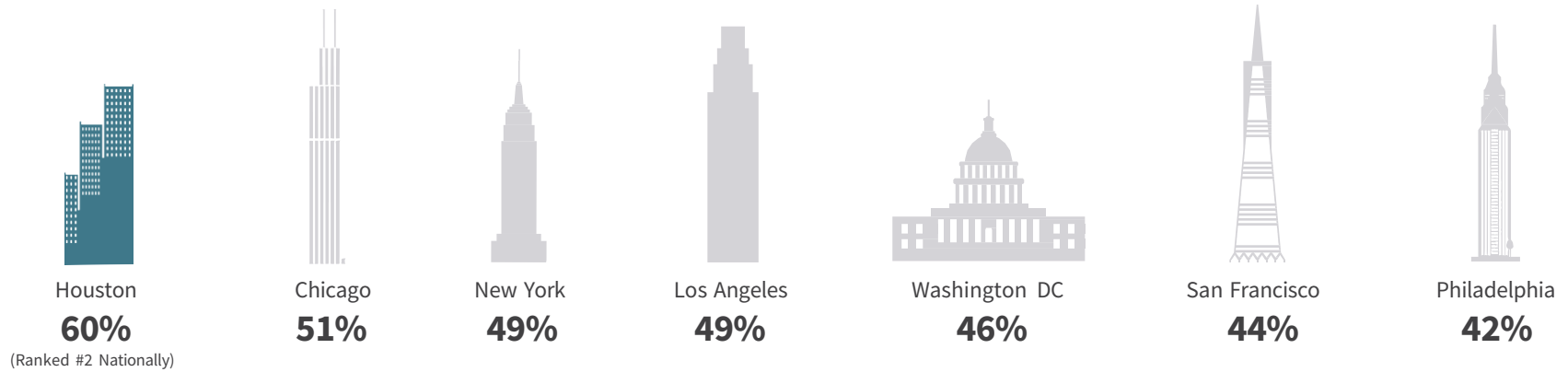


## LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

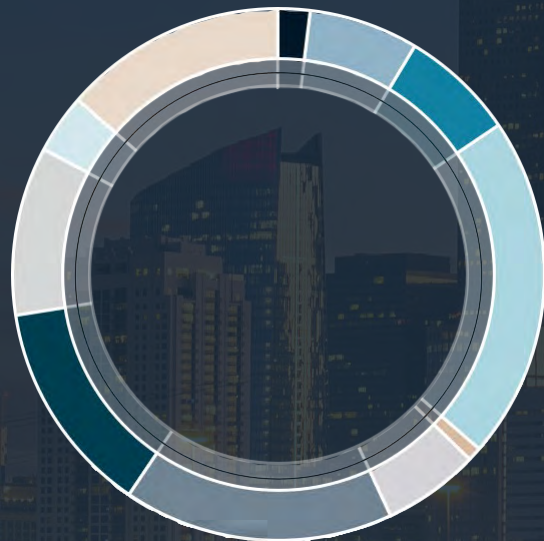
# Employment

## BACKTOWORK % ACROSS MAJOR METROS

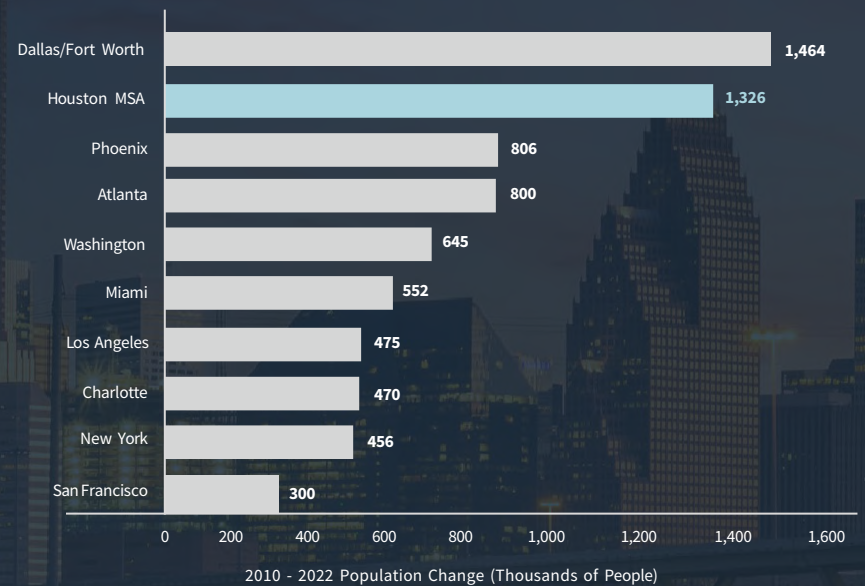


## HOUSTON EMPLOYMENT BY INDUSTRY (2022)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



## #2 METRO FOR POPULATION GROWTH



# Top-Ranked Population Growth



## 257 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



## 20.8% POPULATION GROWTH

from 2010 – 2022 outpacing the U.S. average

Source: US Census Bureau



## 1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau

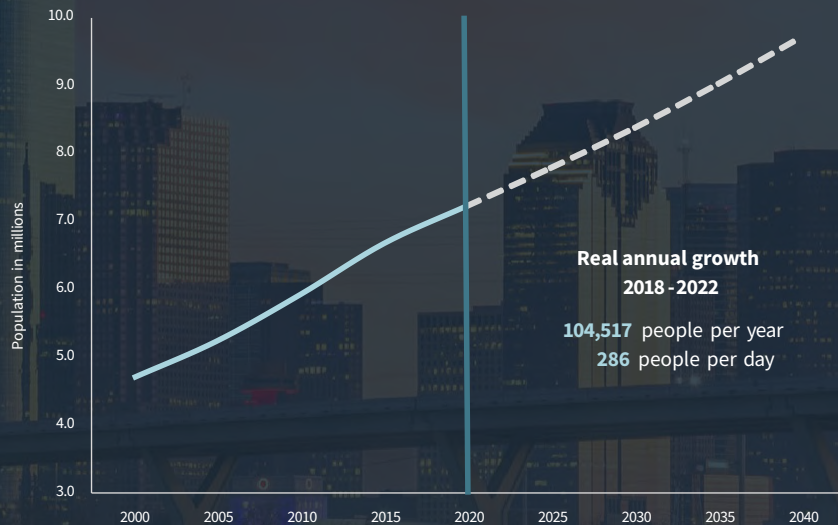


## TOP 5 IN THE COUNTRY

For Total Job Growth

Source: U.S. Bureau of Labor Statistics

## HOUSTON'S ROBUST POPULATION GROWTH RATES



## NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



# Nation-Leading Employment Growth



**179,000**

New jobs added in 2022



**+152,900**

Net change in total non-farm employment

*(From Jan 2022 to Jan 2023)*



**3,500,000**

Person workforce, nearing all time high for Houston



**79%**

Of Houston's higher education graduates stay and work in the region

*The sixth highest retention rate in the U.S.*



**#2**

In the country for percent job growth

*(6.1% in 2022)*



**#2**

In the nation in office re-entry levels in the country after the pandemic

# Nation-Leading Employment Growth

## #2 MSA

For Projected Population Growth

Houston is Home to

**25** Fortune 500 Companies &

**44** Fortune 1000 Companies

**50+**

Corporate Headquarters Relocations  
to Houston Since 2017

**5**

New Fortune 500 Relocations  
since 2021

Hewlett Packard Enterprise, NRG Energy, KBR,  
Academy Sports & Outdoors, Exxon Mobil

## Leading

Pro Business Environment





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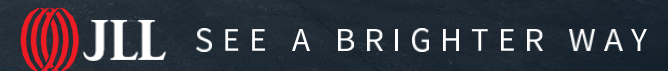
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