

# Hwy 96 (E. League City Pkwy) & Lawrence Rd., League City, TX

±7 acres of Land For Sale



**SUBJECT  
PROPERTY  
± 7 Acres**

**Under  
Contract**

96

Aisha Khan, MD, FAAP

CLEAR CREEK  
EMERGENCY ROOM

cammarata  
shaster & taylor  
real estate advisory group

Clear Falls  
High School

Situated at the intersection of Highway 96 and Lawrence Road in the vibrant city of League City, Texas, this approximately 7-acre parcel of land offers an exciting opportunity for development or investment. With its prime location, this expansive plot presents possibilities for various ventures and is ideal for those seeking a strategic real estate investment in a growing area.

# Hwy 96 (E. League City Pkwy) & Lawrence Rd., League City, TX

Ring: 3 mile radius



**65,769**

2023 Total Population



**25,274**

2023 Total Households



**2.60**

2023 Average Household Size



**133,459**

2023 Average Household Income



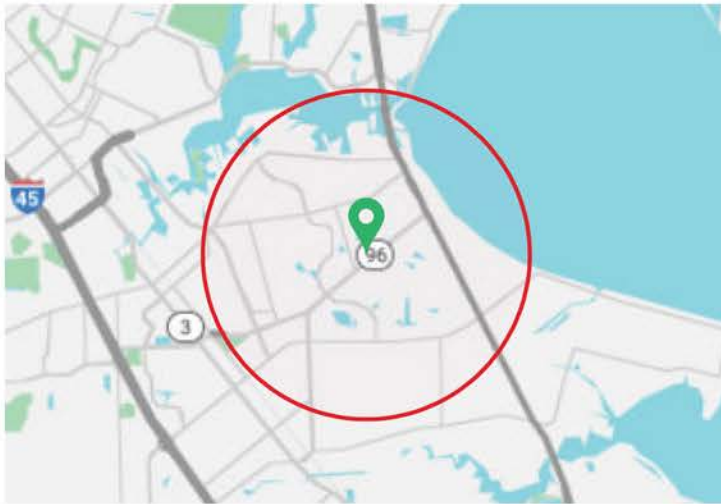
**37.6**

2023 Median Age

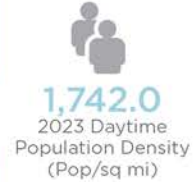


**361,136**

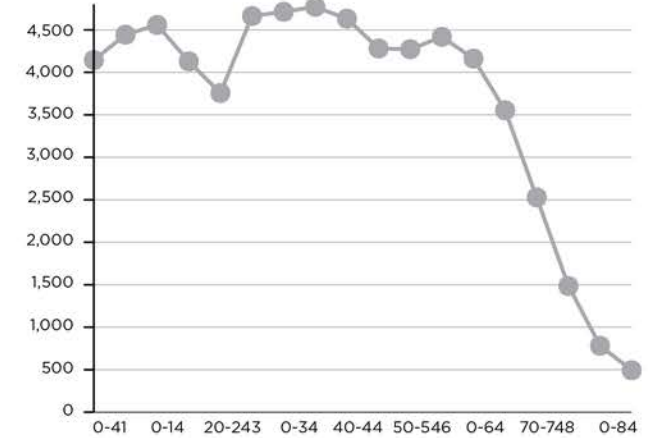
2023 Average Home Value



## EMPLOYMENT



## POPULATION BY AGE GROUP



## EDUCATIONAL ATTAINMENT

**15%**  
High School Diploma

**4%**  
GED/Alternative Credential

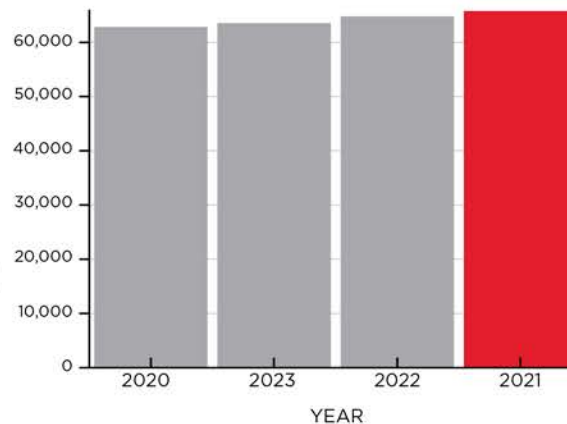
**18%**  
Some College/No Degree

**10%**  
Associate's Degree

**33%**  
Bachelor's Degree

**14%**  
Graduate/Professional Degree

## POPULATION TIME SERIES 2010-2023



**50%**  
Male Population (%)

**50%**  
Female Population (%)

**1.11%**  
2022-2027 Population: Compound Annual Growth Rate

# Hwy 96 (E. League City Pkwy) & Lawrence Rd., League City, TX

Ring: 5 mile radius



**135,560**

2023 Total Population



**53,457**

2023 Total Households



**2.53**

2023 Average Household Size



**123,223**

2023 Average Household Income



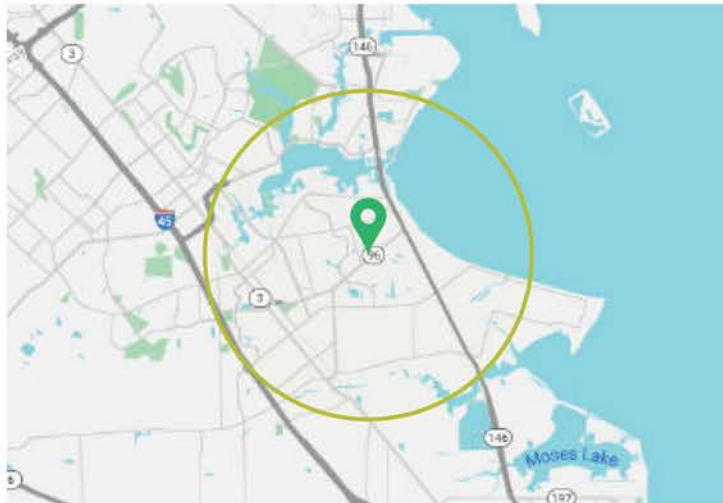
**38.4**

2023 Median Age



**347,676**

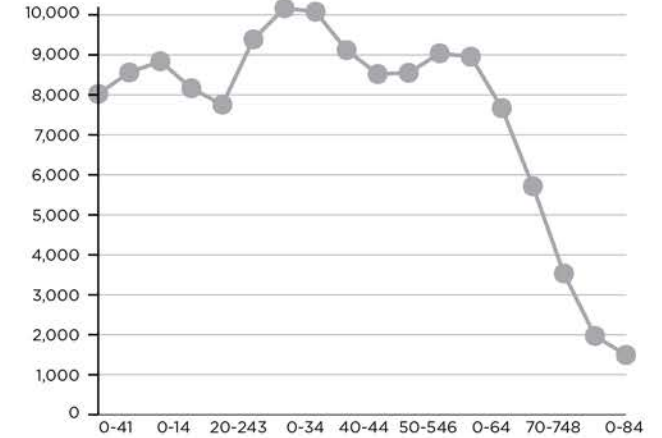
2023 Average Home Value



## EMPLOYMENT



## POPULATION BY AGE GROUP



## EDUCATIONAL ATTAINMENT

**15%**  
High School Diploma

**4%**  
GED/Alternative Credential

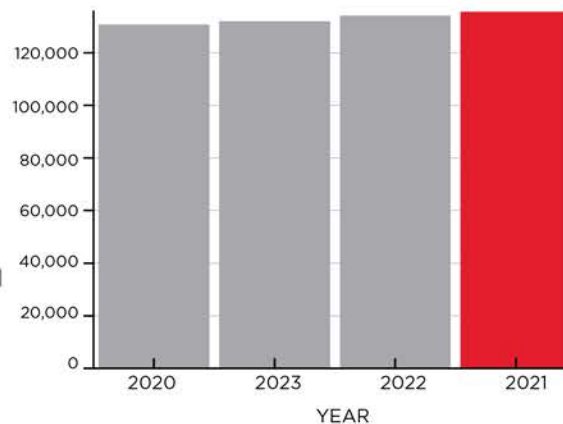
**20%**  
Some College/No Degree

**10%**  
Associate's Degree

**30%**  
Bachelor's Degree

**40%**  
Graduate/Professional Degree

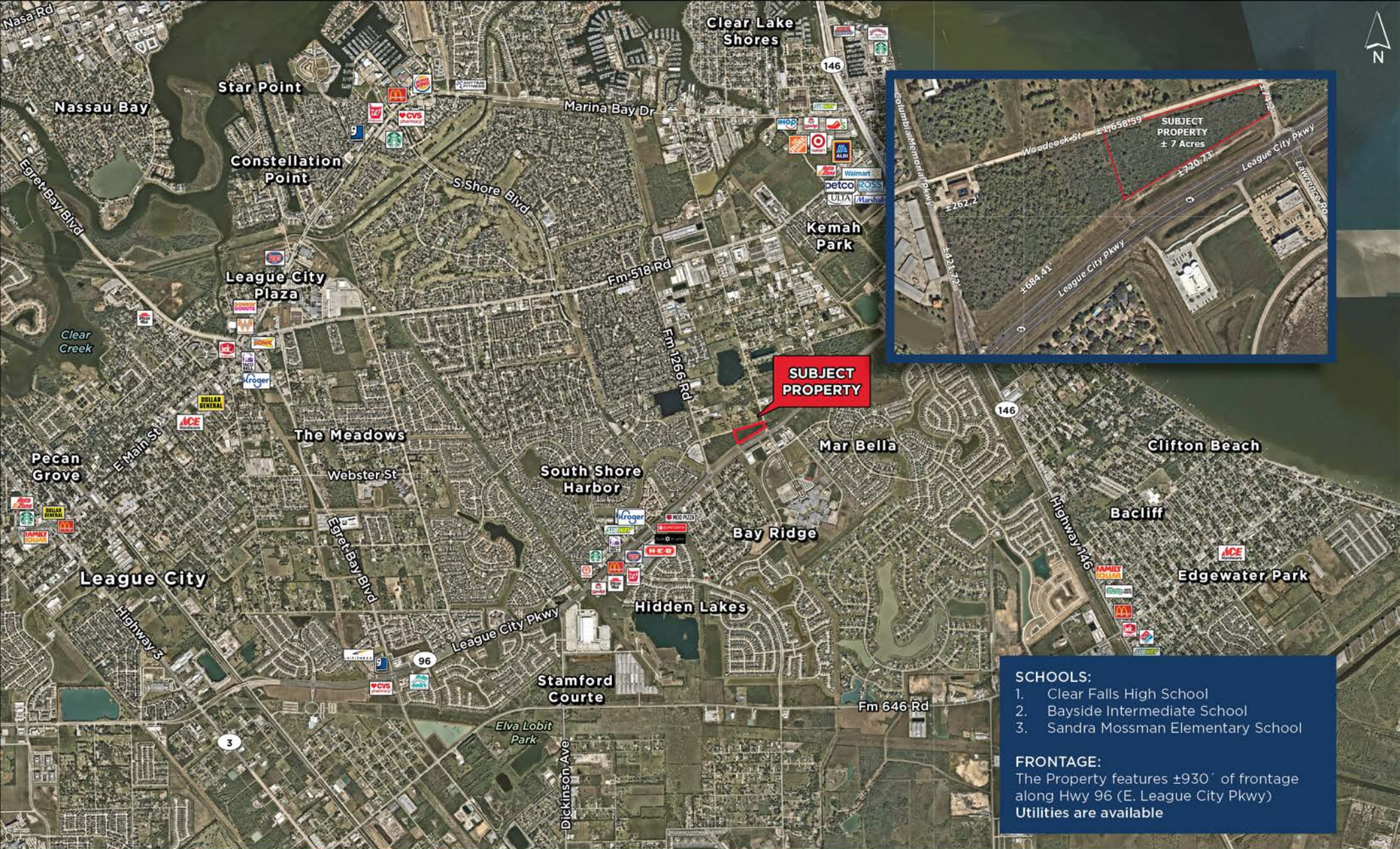
## POPULATION TIME SERIES 2010-2023



**50%**  
Male Population (%)

**0.82%**  
2022-2027 Population: Compound Annual Growth Rate

**50%**  
Female Population (%)



**SCHOOLS:**

1. Clear Falls High School
2. Bayside Intermediate School
3. Sandra Mossman Elementary School

**FRONTAGE:**  
The Property features ±930' of frontage along Hwy 96 (E. League City Pkwy)  
Utilities are available

For more information, contact:

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