

# THE WHARF AT CLEAR LAKE TOWNHOMES & MARINA

Crows Nest Drive, League City, TX 77573



## PROPERTY DESCRIPTION

Development Opportunity of (17) platted Residential Townhome Lots in the established Waterfront Community known as The Wharf at Clear Lake Townhomes & Marina, (13) of those are situated around one of the Waterfront Pools. All Townhome Lots provide views of Clear Lake, the Private Marina, NASA, and Nassau Bay. New Townhome Development must be designed to be similar to the existing Townhomes, though the possible design could contain advanced features such as Rooftop Terraces providing exceptional views of the communities amenities.

Purchase of lots include Common Area Greenspace, (12) Boat Slips within the Private Marina, and the associated Dock Area. Additional Boat Slips are available for purchase, and electricity is available to all Boat Slips. The Wharf at Clear Lake Townhomes & Marina currently contains (119) built and occupied Townhomes, (2) Waterfront Pools renovated in 2020, single car Garages designated to each townhome, additional Parking Spaces designated to each townhome, 1/2 Mile Private Boardwalk, and a Private Tennis Court. The Clear Creek Nature Preserve is planned to connect to the Townhome Community allowing residents immediate access to Outdoor Trails and their features.

Additional Townhome Residents benefits include:

- Within Walking Distance from CCISD High-School and Intermediate School
- Within Walking Distance to Starbuck's, Banking, Restaurants, and Shopping Centers
- Within Close Proximity to Several Nationally and Globally Recognized Medical Facilities

## OPPORTUNITY SUMMARY

(17) Platted Townhome development Lots collectively between two locations, Common Area, and Marina Dock Area in The Wharf at Clear Lake Townhome & Marina community.

## SITE DESCRIPTION

"Phase IV" consists of (4) platted Residential Townhome Lots totaling +/- 3,794 SF.

"Phase V" consists of (13) platted Residential Townhome Lots totaling +/- 14,941 SF.

The Common Area space between "Phase 5" and "Phase 4" totals +/- 16,174 SF.

The Dock Area space between (12) Marina Boat Slips totals +/- 5,140 SF.

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**LAND FOR SALE**

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Phase 4 Site - (4) Townhome Lots



Phase 5 Site - (13) Townhome Lots



Private Boardwalk



Marina Boat Slips - (12) Designated to Phase IV & V

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## OPPORTUNITY DETAILS

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## OFFERING SUMMARY

**SALE PRICE:** \$750,000

**LOT SIZE:** 40,049 SF

**PRICE / SF:** \$18.73

## LOCATION OVERVIEW

Located in League City, TX with easy access to many major employment and transportation centers. These centers include: Houston, Galveston, Hobby Airport, Bush Intercontinental Airport, the Port of Houston, the Port of Galveston, and the entire oil, gas and petrochemical complex along the Houston Ship Channel.

## PROPERTY HIGHLIGHTS

- Existing Waterfront Townhome Community
- Private Marina and Boardwalk
- Platted & Ready for Development
- Existing Planned Unit Development
- Low HOA Fees
- Included Fee Simple Boat Slips

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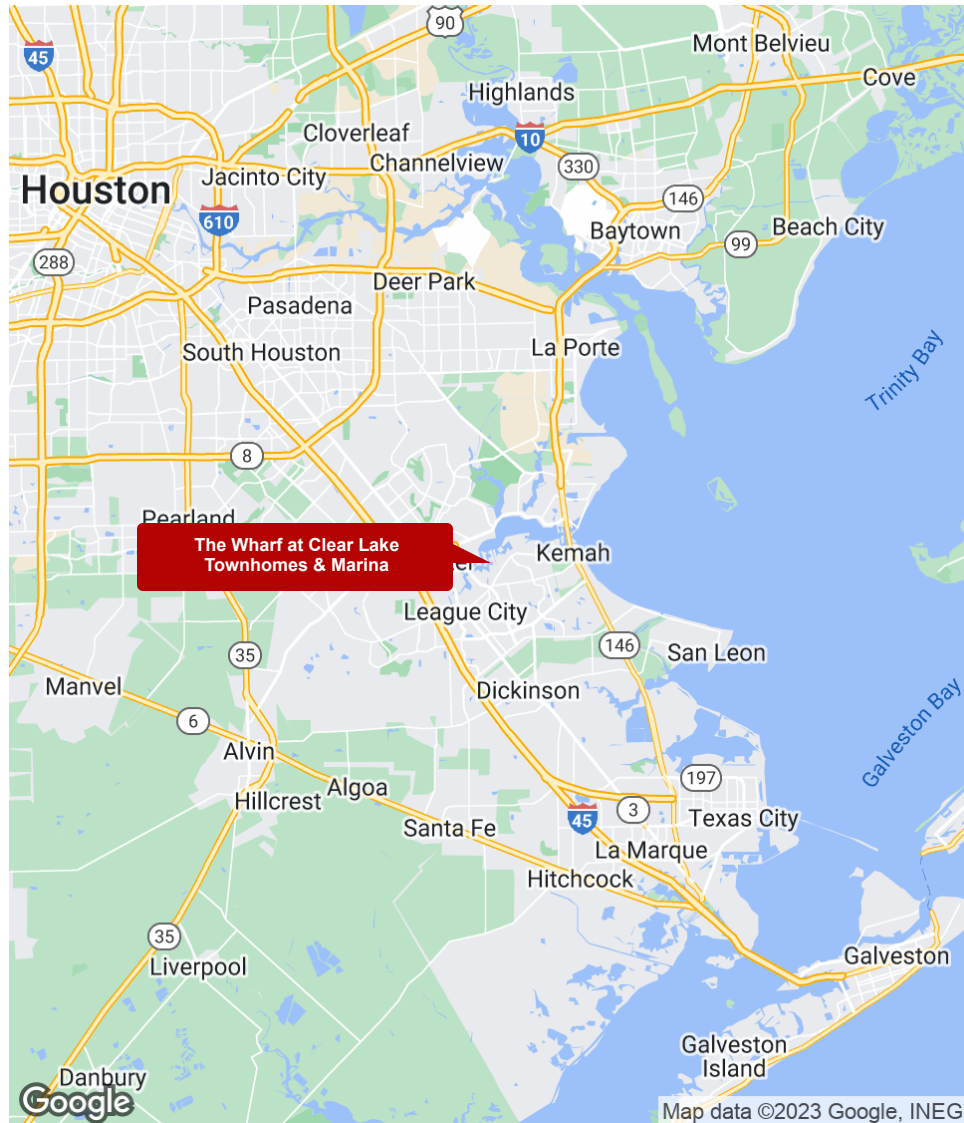
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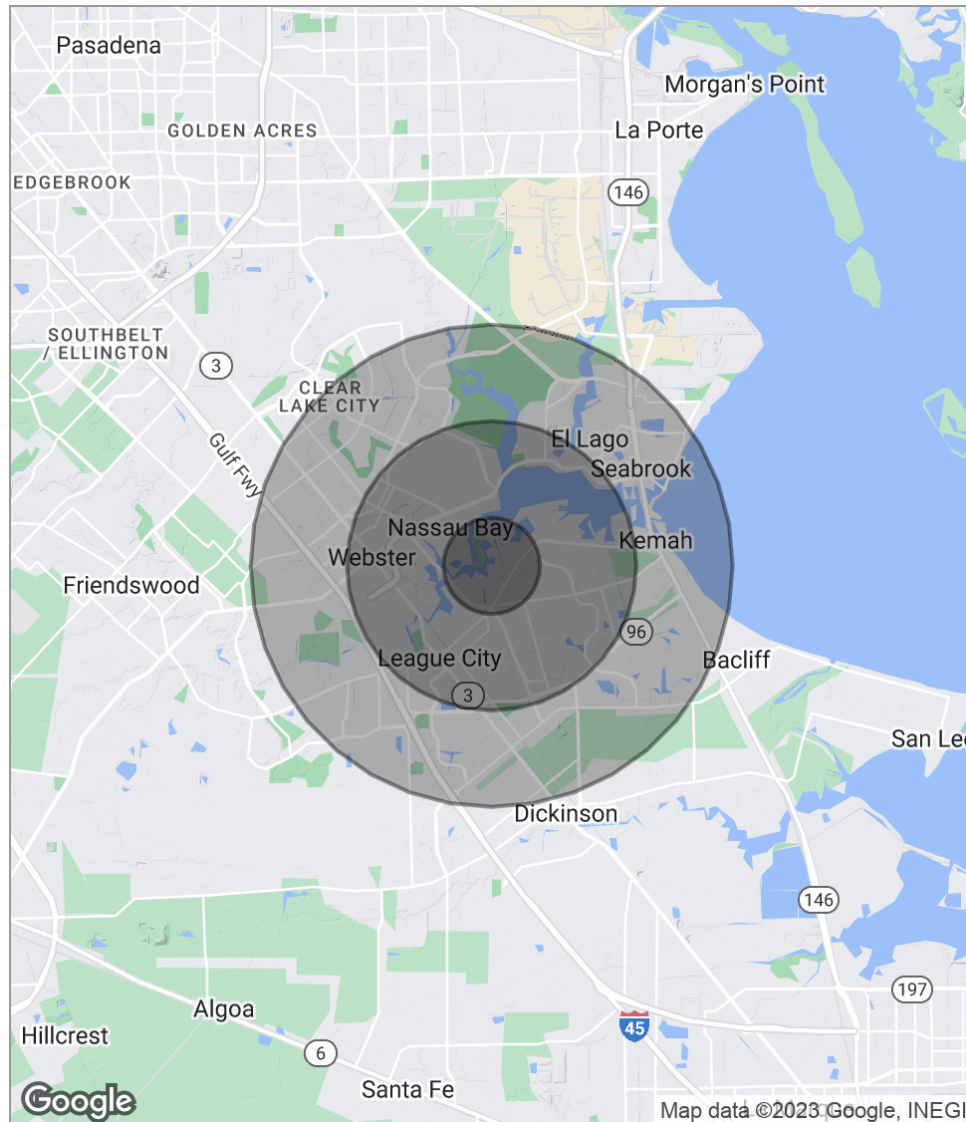
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,915	54,310	152,411
Median Age	41.4	37.0	36.6
Median Age (Male)	40.7	36.2	36.2
Median Age (Female)	42.8	38.4	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,984	22,953	60,593
# Of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$97,169	\$87,376	\$88,911
Average House Value	\$272,015	\$222,510	\$206,171

\* Demographic data derived from 2020 ACS - US Census

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