



For Sale

±15.4164 acres available

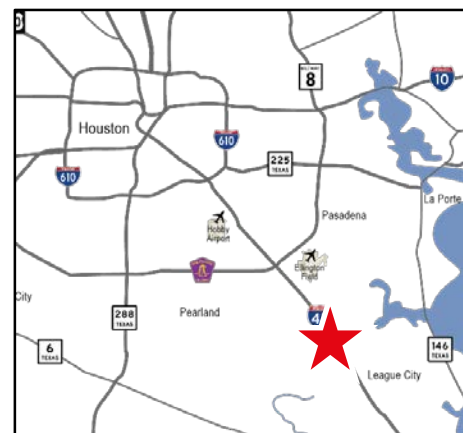
NWC of Nasa Road I and Sarah Deel Drive
Webster, Texas

Property overview

Available	±15.4164 acres of land	
Location	Located at the signalized intersection of the northwest corner of NASA Road 1 and Sarah Deel Drive with easy access to Highway 3, Egret Bay Boulevard, Bay Area Boulevard, and is in close proximity to Interstate 45. The tract of land is strategically located within Webster's newest growth sector across from Johnson Development's Edgewater master planned community, which features single and multi-family housing, mixed-use, commercial and retail opportunities.	
Property Info	Sara Deel Drive is a main connector to the Medical Center of the South. Webster's medical center accommodates more than 1,800,000 patients annually, and that number is projected to continually escalate.	
	Located to the east of the available property is NASA-Johnson Space Center, which employs over 13,500 civil servants and contractors. Several Webster companies that perform cutting-edge work for NASA include TRAC Labs, Ad Astra Rocket Company, Lockheed Martin, Nano Racks, Stinger Ghaffarian Technologies Inc., and Boeing.	
Price	A ±1.26 acres - \$16.00 PSF	B ±2.52 acres - \$14.00 PSF
	C ±3.78 acres - \$8.00 PSF	D ±2.74 acres - \$7.00 PSF
	E ±5.12 acres - \$6.00 PSF	

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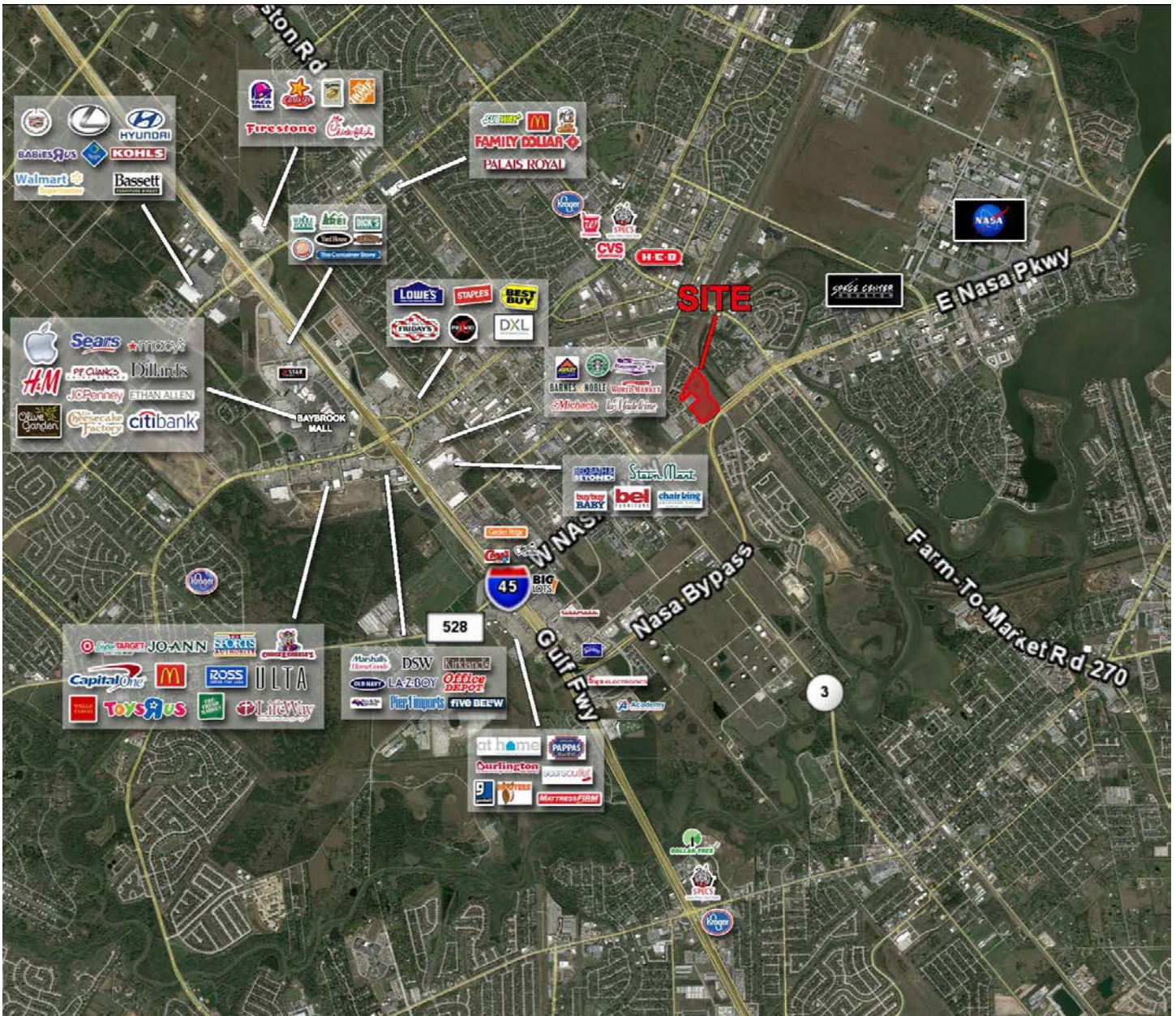
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Demographics

	1-mile	3-miles	5-miles
Estimated population	10,039	69,494	201,154
Median age	31.6	35.8	37.2
Average household income	\$64,200	\$80,400	\$103,489
2016-2021 annual population growth	1.13%	1.34%	1.66%

Source: U.S. Census Bureau

Locations

	VPD
Sarah Deel Drive, north of Nasa Road I	22,731
Sarah Deel Drive, south of Nasa Road I	28,434
Nasa Road I, east of Sarah Deel Drive	43,000
Nasa Road I, west of Sarah Deel Drive	38,000

Source: ©2017 Kalibrate Technologies



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