

# LAND FOR SALE

# MOSELEY

COMMERCIAL  
REAL ESTATE

## VICTORY LAKES AT W. WALKER ST., LEAGUE CITY, TX



[www.mcrehouston.com](http://www.mcrehouston.com)  
(713) 522-4646

**2.856 –  
11.589 AC  
FOR SALE**

# PROPERTY INFORMATION

# MOSELEY

COMMERCIAL  
REAL ESTATE

TRAFFIC COUNTS	CPD
GULF FWY (I-45N) AT FM 646	97,988
FM 646 AT W. WALKER	33,031
W. WALKER AT FM 646	12,596
VICTORY LAKES DR. AT FRONTAGE ROAD	9,817

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,158	71,071	148,623
AVG. HH INCOME	\$186,806	\$129,867	\$136,514
DAYTIME POPULATION	3,012	15,603	34,070
HOUSEHOLD	2,085	25,505	54,383

## NEIGHBORS



## LOCATION

SWC VICTORY LAKES DR.  
AND W. WALKER ST.

LEAGUE CITY, TX 77581

## PROPERTY NOTES

- LAND FOR SALE
- UP TO 11.589 ACRES CONTINGUOUS
- AFFLUENT MARKET WITH HEAVY GROWTH
- RETAIL AND MEDICAL HUB OF LEAGUE CITY, TX
- TOP 20 FASTEST GROWING CITIES IN THE NATION – US CENSUS
- UTMB MASTER CAMPUS PLAN TOTALS 3.5M SF LOCATED ½ MILE TO THE NORTH



MiRu Seafood



Victory Lakes 700 Homes



11.589 AC

W. WALKER STREET

2.856 AC

135,000 VPD



Jimmy Changas

TOWN CENTER DR.

ABUELO'S MEXICAN RESTAURANT



VICTORY LAKES DR.



JCPenney

Party City



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713-522-4646

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# MOSELEY

COMMERCIAL REAL ESTATE



SITE

SEPHORA Party City

SHOE CARNIVAL



HOBBY LOBBY



SportClips



Freebirds

Schlotzsky's

FIVE GUYS

verizon



Walmart



crumbl

PACIFIC

Freddy's

Jason's deli

SALLY BEAUTY

Visionworks

cicis pizza

GNC

maurices

KOHL'S

DOLLAR TREE

Denny's

MATTRESS FIRM

CATO

TJ-maxx

MOD PIZZA

petco

TACO CABANA

PANCA BRIES

AMERICA'S BEST

CHASE

firestone

FIRST WATCH

CVS pharmacy

ROSS

Pizza Hut

Playground

lash

Smile Brands

ME

Cost Cutters

McDonald's

Michael's

target

five BELOW

TAKE 5

SUBWAY

Bank of America

Black Bear Diner

Leggys

PET SMART

# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.474/-95.0943

Victory Lakes Dr League City, TX 77573	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	6,158	71,071	148,623
2028 Projected Population	6,488	75,896	157,756
2020 Census Population	5,938	69,266	145,335
2010 Census Population	2,890	52,728	113,137
Projected Annual Growth 2023 to 2028	1.1%	1.4%	1.2%
Historical Annual Growth 2010 to 2023	8.7%	2.7%	2.4%
<b>Households</b>			
2023 Estimated Households	2,085	25,505	54,383
2028 Projected Households	2,193	27,105	57,490
2020 Census Households	1,984	24,508	52,513
2010 Census Households	995	18,381	40,807
Projected Annual Growth 2023 to 2028	1.0%	1.3%	1.1%
Historical Annual Growth 2010 to 2023	8.4%	3.0%	2.6%
<b>Age</b>			
2023 Est. Population Under 10 Years	15.1%	14.9%	14.6%
2023 Est. Population 10 to 19 Years	13.8%	14.5%	14.5%
2023 Est. Population 20 to 29 Years	11.2%	12.8%	12.6%
2023 Est. Population 30 to 44 Years	25.4%	24.0%	23.5%
2023 Est. Population 45 to 59 Years	18.1%	17.0%	17.7%
2023 Est. Population 60 to 74 Years	11.5%	12.8%	13.2%
2023 Est. Population 75 Years or Over	5.0%	4.0%	3.9%
2023 Est. Median Age	35.3	34.4	34.9
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	48.1%	48.8%	49.0%
2023 Est. Female Population	51.9%	51.2%	51.0%
2023 Est. Never Married	26.5%	26.7%	26.8%
2023 Est. Now Married	62.7%	58.7%	58.8%
2023 Est. Separated or Divorced	7.6%	11.2%	11.0%
2023 Est. Widowed	3.2%	3.4%	3.4%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	25.7%	15.5%	17.3%
2023 Est. HH Income \$150,000 to \$199,999	12.4%	13.6%	13.1%
2023 Est. HH Income \$100,000 to \$149,999	29.9%	21.1%	20.4%
2023 Est. HH Income \$75,000 to \$99,999	7.7%	12.7%	12.6%
2023 Est. HH Income \$50,000 to \$74,999	13.6%	16.1%	14.4%
2023 Est. HH Income \$35,000 to \$49,999	4.7%	6.2%	7.0%
2023 Est. HH Income \$25,000 to \$34,999	2.4%	3.8%	4.9%
2023 Est. HH Income \$15,000 to \$24,999	1.4%	4.6%	4.2%
2023 Est. HH Income Under \$15,000	2.2%	6.4%	6.0%
2023 Est. Average Household Income	\$186,806	\$129,867	\$136,514
2023 Est. Median Household Income	\$144,317	\$106,174	\$110,933
2023 Est. Per Capita Income	\$63,420	\$46,652	\$49,990
2023 Est. Total Businesses	350	2,540	5,373
2023 Est. Total Employees	3,012	15,603	34,070

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Lat/Lon: 29.474/-95.0943

Victory Lakes Dr League City, TX 77573	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2023 Est. White	62.7%	62.5%	63.7%
2023 Est. Black	10.3%	10.9%	10.0%
2023 Est. Asian or Pacific Islander	9.2%	5.6%	5.8%
2023 Est. American Indian or Alaska Native	0.3%	0.6%	0.6%
2023 Est. Other Races	17.4%	20.5%	20.0%
<b>Hispanic</b>			
2023 Est. Hispanic Population	1,370	19,055	38,524
2023 Est. Hispanic Population	22.3%	26.8%	25.9%
2028 Proj. Hispanic Population	22.3%	26.8%	25.9%
2020 Hispanic Population	44.5%	35.0%	32.4%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	4,086	46,357	97,121
2023 Est. Elementary (Grade Level 0 to 8)	1.2%	2.9%	3.5%
2023 Est. Some High School (Grade Level 9 to 11)	4.1%	3.6%	3.6%
2023 Est. High School Graduate	16.7%	20.8%	20.1%
2023 Est. Some College	15.9%	21.8%	20.9%
2023 Est. Associate Degree Only	8.2%	8.7%	9.1%
2023 Est. Bachelor Degree Only	30.6%	27.4%	28.0%
2023 Est. Graduate Degree	23.2%	14.8%	14.7%
<b>Housing</b>			
2023 Est. Total Housing Units	2,240	27,182	57,988
2023 Est. Owner-Occupied	69.1%	64.8%	62.3%
2023 Est. Renter-Occupied	24.0%	29.0%	31.5%
2023 Est. Vacant Housing	6.9%	6.2%	6.2%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	50.2%	22.9%	20.8%
2023 Homes Built 2000 to 2009	28.2%	28.4%	25.8%
2023 Homes Built 1990 to 1999	2.1%	7.4%	9.6%
2023 Homes Built 1980 to 1989	2.4%	11.4%	12.7%
2023 Homes Built 1970 to 1979	3.2%	10.7%	12.2%
2023 Homes Built 1960 to 1969	3.6%	5.7%	7.0%
2023 Homes Built 1950 to 1959	1.0%	3.3%	2.4%
2023 Homes Built Before 1949	2.4%	4.0%	3.3%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	0.3%	1.4%	1.3%
2023 Home Value \$500,000 to \$999,999	11.0%	5.4%	6.7%
2023 Home Value \$400,000 to \$499,999	18.7%	7.8%	9.1%
2023 Home Value \$300,000 to \$399,999	21.0%	20.3%	25.0%
2023 Home Value \$200,000 to \$299,999	43.2%	39.2%	33.6%
2023 Home Value \$150,000 to \$199,999	2.0%	15.5%	13.6%
2023 Home Value \$100,000 to \$149,999	1.5%	5.0%	4.7%
2023 Home Value \$50,000 to \$99,999	0.7%	2.2%	2.3%
2023 Home Value \$25,000 to \$49,999	0.3%	0.8%	1.0%
2023 Home Value Under \$25,000	1.3%	2.5%	2.8%
2023 Median Home Value	\$329,323	\$257,307	\$273,184
2023 Median Rent	\$1,162	\$1,090	\$1,081

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2010-2020 Census, 2023 Estimates with 2028 Projections  
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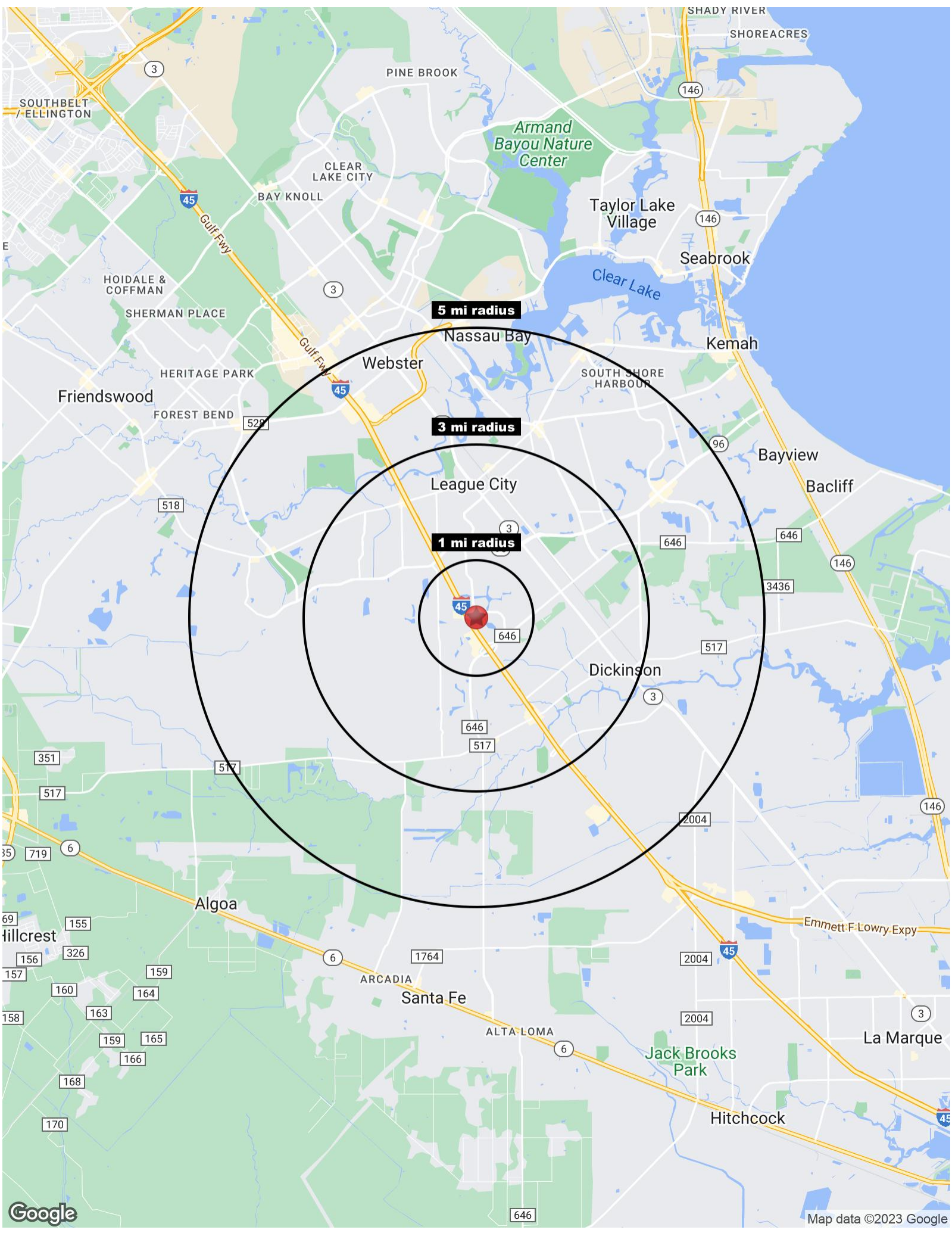


Lat/Lon: 29.474/-95.0943

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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	4,682	53,926	113,072
2023 Est. Civilian Employed	63.3%	67.7%	67.9%
2023 Est. Civilian Unemployed	1.1%	1.8%	2.3%
2023 Est. in Armed Forces	0.4%	0.1%	0.2%
2023 Est. not in Labor Force	35.1%	30.4%	29.6%
2023 Labor Force Males	47.6%	48.3%	48.4%
2023 Labor Force Females	52.4%	51.7%	51.6%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	2,966	36,504	76,810
2023 Mgmt, Business, & Financial Operations	24.5%	20.6%	20.9%
2023 Professional, Related	41.4%	31.5%	30.2%
2023 Service	11.0%	11.4%	12.1%
2023 Sales, Office	14.1%	17.9%	18.7%
2023 Farming, Fishing, Forestry	-	-	-
2023 Construction, Extraction, Maintenance	1.7%	5.5%	6.4%
2023 Production, Transport, Material Moving	7.3%	13.0%	11.6%
2023 White Collar Workers	80.0%	70.0%	69.8%
2023 Blue Collar Workers	20.0%	30.0%	30.2%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	64.2%	79.6%	78.1%
2023 Drive to Work in Carpool	1.4%	4.3%	4.6%
2023 Travel to Work by Public Transportation	0.5%	0.2%	0.6%
2023 Drive to Work on Motorcycle	-	0.1%	-
2023 Walk or Bicycle to Work	1.2%	0.8%	0.8%
2023 Other Means	0.3%	0.7%	0.9%
2023 Work at Home	32.3%	14.3%	14.9%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	16.6%	20.1%	19.4%
2023 Travel to Work in 15 to 29 Minutes	34.1%	29.3%	32.6%
2023 Travel to Work in 30 to 59 Minutes	42.4%	38.7%	36.7%
2023 Travel to Work in 60 Minutes or More	6.9%	11.9%	11.2%
2023 Average Travel Time to Work	31.4	28.6	27.4
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$237.73 M	\$2.15 B	\$4.78 B
2023 Est. Apparel	\$8.71 M	\$77.91 M	\$172.93 M
2023 Est. Contributions, Gifts	\$15.57 M	\$131.13 M	\$293.46 M
2023 Est. Education, Reading	\$9.39 M	\$78.06 M	\$174.36 M
2023 Est. Entertainment	\$14.08 M	\$125.38 M	\$278.05 M
2023 Est. Food, Beverages, Tobacco	\$35.09 M	\$324.14 M	\$718.16 M
2023 Est. Furnishings, Equipment	\$8.68 M	\$77.6 M	\$171.95 M
2023 Est. Health Care, Insurance	\$20.64 M	\$191.15 M	\$423.47 M
2023 Est. Household Operations, Shelter, Utilities	\$75.14 M	\$688.07 M	\$1.53 B
2023 Est. Miscellaneous Expenses	\$4.55 M	\$40.92 M	\$90.85 M
2023 Est. Personal Care	\$3.18 M	\$28.95 M	\$64.16 M
2023 Est. Transportation	\$42.7 M	\$390.91 M	\$865.13 M

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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.*

2-10-2025



**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. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date