

NEW FLEX CONSTRUCTION FOR LEASE

OFFICE / WAREHOUSE | 1,875 SF - 11,250 SF
2801 CALDER ROAD, LEAGUE CITY, TEXAS 77573

CALDER ROAD BUSINESS PARK



124,495 VPD (#22)



Cabela's



Big League Dreams Parkway

FUTURE DEVELOPMENT

Calder Road 7,685 VPD (#21)

PHASE III PRE-LEASING
25,000 SF AVAILABLE

PHASE II PRE-LEASING
11,250 SF AVAILABLE
(DIVISIBLE)

PHASE I LEASED



S&P INTERESTS

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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

CALDER ROAD BUSINESS PARK

PROPERTY OVERVIEW

ADDRESS
2801 Calder Road
League City, Texas 77573

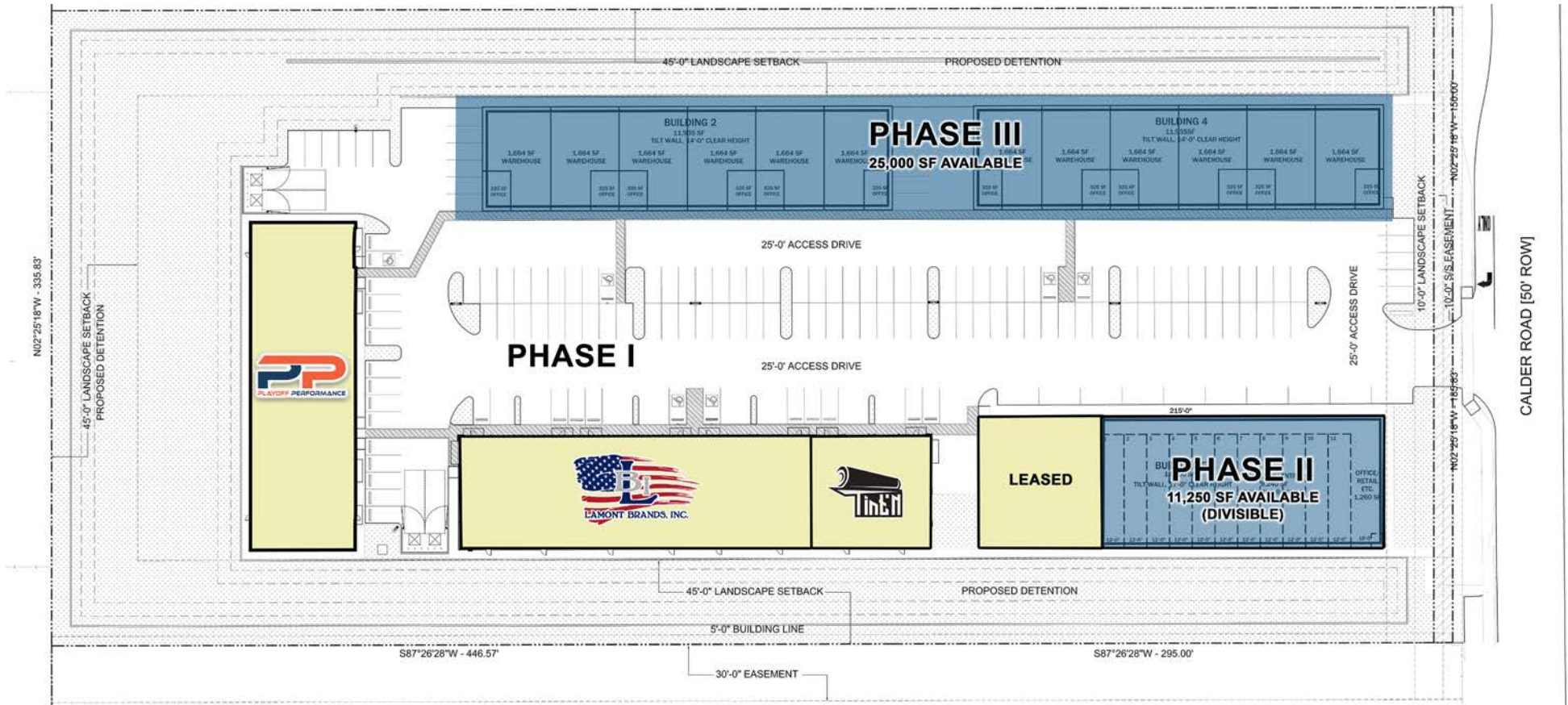
PHASE III
Pre-leasing/Build-to-suit

OFFICE/WAREHOUSE FOR LEASE
1,875 SF - 11,250 SF

MONTHLY RENTAL RATE
\$1.05 PSF + NNN

PARKING
150 Spaces

SITE PLAN



S&P INTERESTS

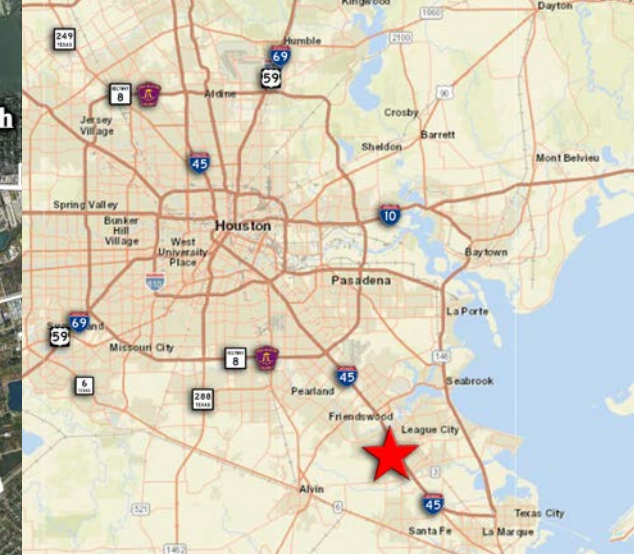
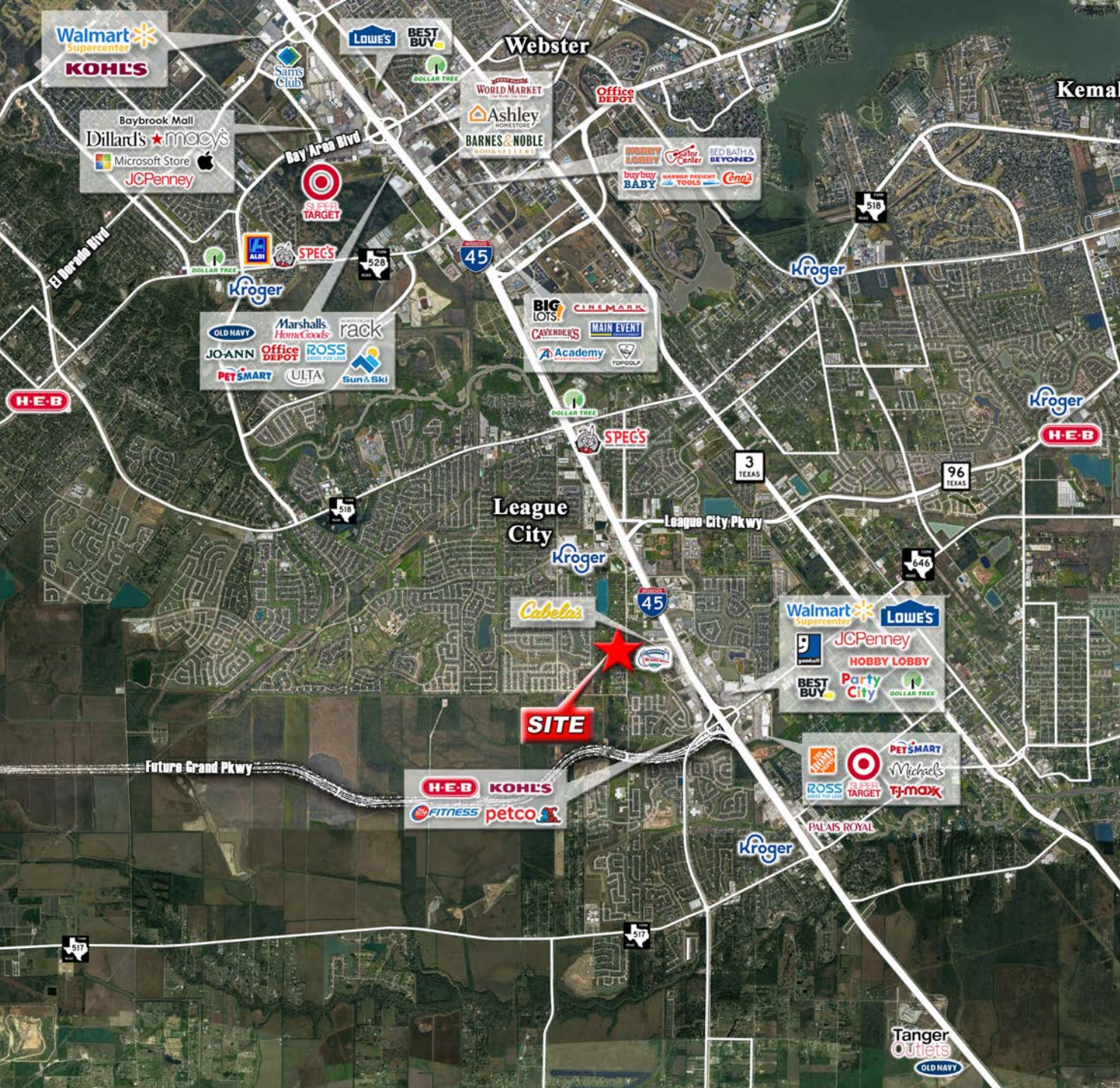
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PROPERTY FEATURES:

- Convenient Access to I-45
- Clearance Height 15'-18'
- 12'x12' Bay Doors
- 150 Parking Spaces
- Pylon Signage Available
- 63,420 Total GLA
- 2 Fully Leased Buildings
- Phase III Pre-leasing/Build-to-suit
- Contact Agent for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	6,063	63,014	140,377
Daytime Employment	3,769	18,281	44,509
Households	1,917	21,811	50,254
Average HH Income	\$141,526	\$119,941	\$118,936

TRAFFIC COUNTS: I-45: 124,495 VPD
 FM 646: 28,059 VPD

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,281	65,258	145,290
2024 Estimate	6,063	63,014	140,377
2020 Census	6,409	66,690	146,427
Growth 2024 - 2029	3.60%	3.56%	3.50%
Growth 2020 - 2024	-5.40%	-5.51%	-4.13%

2024 Population by Age	6,063	63,014	140,377
Age 0 - 4	371 6.12%	3,888 6.17%	8,675 6.18%
Age 5 - 9	457 7.54%	4,471 7.10%	9,859 7.02%
Age 10 - 14	518 8.54%	4,733 7.51%	10,298 7.34%
Age 15 - 19	484 7.98%	4,710 7.47%	10,151 7.23%
Age 20 - 24	355 5.86%	4,071 6.46%	9,200 6.55%
Age 25 - 29	275 4.54%	3,709 5.89%	8,798 6.27%
Age 30 - 34	352 5.81%	4,186 6.64%	9,629 6.86%
Age 35 - 39	461 7.60%	4,712 7.48%	10,439 7.44%
Age 40 - 44	529 8.73%	4,842 7.68%	10,545 7.51%
Age 45 - 49	489 8.07%	4,479 7.11%	9,813 6.99%
Age 50 - 54	422 6.96%	4,105 6.51%	9,075 6.46%
Age 55 - 59	329 5.43%	3,527 5.60%	7,899 5.63%
Age 60 - 64	301 4.96%	3,327 5.28%	7,452 5.31%
Age 65 - 69	252 4.16%	2,755 4.37%	6,162 4.39%
Age 70 - 74	202 3.33%	2,274 3.61%	5,033 3.59%
Age 75 - 79	120 1.98%	1,531 2.43%	3,427 2.44%
Age 80 - 84	74 1.22%	983 1.56%	2,206 1.57%
Age 85+	70 1.15%	712 1.13%	1,716 1.22%
Age 65+	718 11.84%	8,255 13.10%	18,544 13.21%

Median Age	37.40	36.80	36.70
Average Age	36.20	36.80	36.90

2024 Population By Race	6,063	63,014	140,377
White	3,822 63.04%	38,071 60.42%	83,357 59.38%
Black	374 6.17%	5,626 8.93%	12,072 8.60%
Am. Indian & Alaskan	12 0.20%	179 0.28%	537 0.38%
Asian	455 7.50%	3,629 5.76%	8,370 5.96%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	16 0.01%
Other	1,400 23.09%	15,510 24.61%	36,025 25.66%

Population by Hispanic Origin	6,063	63,014	140,377
Non-Hispanic Origin	4,579 75.52%	46,631 74.00%	102,013 72.67%
Hispanic Origin	1,485 24.49%	16,383 26.00%	38,364 27.33%

2024 Median Age, Male	36.40	35.60	35.50
2024 Average Age, Male	35.20	35.70	35.90

2024 Median Age, Female	38.20	38.10	37.90
2024 Average Age, Female	37.30	38.00	37.90

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	4,622	48,985	109,520
Civilian Employed	3,042 65.82%	32,535 66.42%	73,507 67.12%
Civilian Unemployed	72 1.56%	721 1.47%	2,330 2.13%
Civilian Non-Labor Force	1,486 32.15%	15,654 31.96%	33,519 30.61%
Armed Forces	22 0.48%	75 0.15%	164 0.15%

Households by Marital Status			
Married	1,356	12,549	27,166
Married No Children	617	6,509	14,422
Married w/Children	738	6,041	12,744

2024 Population by Education	4,001	43,144	97,088
Some High School, No Diploma	284 7.10%	2,049 4.75%	6,408 6.60%
High School Grad (Incl Equivalency)	779 19.47%	8,097 18.77%	17,853 18.39%
Some College, No Degree	1,254 31.34%	13,550 31.41%	29,680 30.57%
Associate Degree	125 3.12%	2,002 4.64%	4,895 5.04%
Bachelor Degree	887 22.17%	11,344 26.29%	25,013 25.76%
Advanced Degree	672 16.80%	6,102 14.14%	13,239 13.64%

2024 Population by Occupation	5,933	61,980	137,982
Real Estate & Finance	155 2.61%	1,736 2.80%	4,112 2.98%
Professional & Management	1,940 32.70%	21,050 33.96%	45,428 32.92%
Public Administration	159 2.68%	1,531 2.47%	3,473 2.52%
Education & Health	1,215 20.48%	9,573 15.45%	20,303 14.71%
Services	472 7.96%	3,195 5.15%	8,375 6.07%
Information	23 0.39%	290 0.47%	724 0.52%
Sales	368 6.20%	6,141 9.91%	14,000 10.15%
Transportation	67 1.13%	556 0.90%	879 0.64%
Retail	163 2.75%	2,988 4.82%	6,306 4.57%
Wholesale	75 1.26%	1,043 1.68%	2,290 1.66%
Manufacturing	518 8.73%	4,366 7.04%	8,978 6.51%
Production	418 7.05%	3,879 6.26%	8,928 6.47%
Construction	77 1.30%	1,880 3.03%	5,329 3.86%
Utilities	143 2.41%	1,942 3.13%	4,975 3.61%
Agriculture & Mining	70 1.18%	455 0.73%	1,146 0.83%
Farming, Fishing, Forestry	0 0.00%	1 0.00%	77 0.06%
Other Services	70 1.18%	1,354 2.18%	2,659 1.93%

2024 Worker Travel Time to Job	2,839	29,532	67,670
<30 Minutes	1,420 50.02%	15,234 51.58%	37,168 54.93%
30-60 Minutes	1,227 43.22%	11,013 37.29%	22,894 33.83%
60+ Minutes	192 6.76%	3,285 11.12%	7,608 11.24%

2020 Households by HH Size	2,042	23,269	52,866
1-Person Households	264 12.93%	4,598 19.76%	11,699 22.13%
2-Person Households	570 27.91%	6,982 30.01%	15,964 30.20%
3-Person Households	404 19.78%	4,298 18.47%	9,404 17.79%
4-Person Households	511 25.02%	4,391 18.87%	9,124 17.26%
5-Person Households	196 9.60%	1,975 8.49%	4,181 7.91%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	2,042	23,269	52,866
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5-Person Households	196 9.60%	1,975 8.49%	4,181 7.91%
6-Person Households	72 3.53%	698 3.00%	1,647 3.12%
7 or more Person Households	25 1.22%	327 1.41%	847 1.60%

2024 Average Household Size	3.10	2.80	2.70
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Households			
2029 Projection	1,990	22,638	52,074
2024 Estimate	1,917	21,811	50,254
2020 Census	2,041	23,268	52,866
Growth 2024 - 2029	3.81%	3.79%	3.62%
Growth 2020 - 2024	-6.08%	-6.26%	-4.94%

2024 Households by HH Income	1,916	21,810	50,252
<\$25,000	143 7.46%	2,100 9.63%	4,905 9.76%
\$25,000 - \$50,000	54 2.82%	2,083 9.55%	6,371 12.68%
\$50,000 - \$75,000	142 7.41%	3,616 16.58%	7,779 15.48%
\$75,000 - \$100,000	180 9.39%	3,006 13.78%	7,049 14.03%
\$100,000 - \$125,000	282 14.72%	2,759 12.65%	5,935 11.81%
\$125,000 - \$150,000	556 29.02%	2,657 12.18%	5,297 10.54%
\$150,000 - \$200,000	285 14.87%	2,916 13.37%	6,177 12.29%
\$200,000+	274 14.30%	2,673 12.26%	6,739 13.41%

2024 Avg Household Income	\$141,526	\$119,941	\$118,936
2024 Med Household Income	\$132,059	\$100,906	\$96,531

2024 Occupied Housing	1,917	21,811	50,253
Owner Occupied	1,728 90.14%	16,357 74.99%	34,405 68.46%
Renter Occupied	189 9.86%	5,454 25.01%	15,848 31.54%

2020 Housing Units	2,002	24,413	55,864
1 Unit	2,001 99.95%	20,114 82.39%	42,190 75.52%
2 - 4 Units	0 0.00%	523 2.14%	1,506 2.70%
5 - 19 Units	0 0.00%	1,150 4.71%	6,050 10.83%
20+ Units	1 0.05%	2,626 10.76%	6,118 10.95%

2024 Housing Value	1,729	16,357	34,405
<\$100,000	11 0.64%	537 3.28%	1,805 5.25%
\$100,000 - \$200,000	38 2.20%	2,763 16.89%	5,831 16.95%
\$200,000 - \$300,000	607 35.11%	7,448 45.53%	11,711 34.04%
\$300,000 - \$400,000	745 43.09%	3,514 21.48%	8,498 24.70%
\$400,000 - \$500,000	250 14.46%	1,140 6.97%	3,430 9.97%
\$500,000 - \$1,000,000	71 4.11%	691 4.22%	2,644 7.68%
\$1,000,000+	7 0.40%	264 1.61%	486 1.41%
2024 Median Home Value	\$327,986	\$265,500	\$281,687

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	2,137	25,040	57,913
Built 2010+	1,002 46.89%	5,295 21.15%	12,782 22.07%
Built 2000 - 2010	762 35.66%	8,336 33.29%	15,981 27.59%
Built 1990 - 1999	176 8.24%	2,796 11.17%	6,616 11.42%
Built 1980 - 1989	65 3.04%	3,108 12.41%	9,390 16.21%
Built 1970 - 1979	62 2.90%	2,731 10.91%	7,243 12.51%
Built 1960 - 1969	40 1.87%	1,399 5.59%	3,610 6.23%
Built 1950 - 1959	0 0.00%	748 2.99%	1,117 1.93%
Built <1949	30 1.40%	627 2.50%	1,174 2.03%

2024 Median Year Built	2009	2000	1999
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Demographic Trend Data

Description	2020	2024	2029
Population	6,409	6,063	6,281
Age 15+	4,853 75.72%	4,715 77.77%	5,075 80.80%
Age 20+	4,374 68.25%	4,231 69.78%	4,579 72.90%
Age 65+	702 10.95%	718 11.84%	882 14.04%
Median Age	37	37	39
Average Age	35.60	36.20	38.00

Population By Race	6,409	6,063	6,281
White	4,150 64.75%	3,822 63.04%	3,963 63.10%
Black	433 6.76%	374 6.17%	385 6.13%
Am. Indian & Alaskan	28 0.44%	12 0.20%	12 0.19%
Asian	473 7.38%	455 7.50%	471 7.50%
Hawaiian & Pacific Islander	6 0.09%	0 0.00%	0 0.00%
Other	1,314 20.50%	1,400 23.09%	1,451 23.10%

Population by Race (Hispanic)	1,468	1,485	1,537
White	411 28.00%	343 23.10%	354 23.03%
Black	14 0.95%	7 0.47%	8 0.52%
Am. Indian & Alaskan	12 0.82%	5 0.34%	5 0.33%
Asian	4 0.27%	2 0.13%	2 0.13%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	1,027 69.96%	1,127 75.89%	1,167 75.93%

Household by Household Income	2,041	1,916	1,989
<\$25,000	176 8.62%	143 7.46%	160 8.04%
\$25,000 - \$50,000	76 3.72%	54 2.82%	53 2.66%
\$50,000 - \$75,000	179 8.77%	142 7.41%	154 7.74%
\$75,000 - \$100,000	245 12.00%	180 9.39%	173 8.70%
\$100,000 - \$125,000	292 14.31%	282 14.72%	296 14.88%
\$125,000 - \$150,000	524 25.67%	556 29.02%	584 29.36%
\$150,000 - \$200,000	291 14.26%	285 14.87%	287 14.43%
\$200,000+	258 12.64%	274 14.30%	282 14.18%

Average Household Income	\$133,731	\$141,526	\$140,611
Median Household Income	\$127,505	\$132,059	\$131,785



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.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ethan Beck	723996	ebeck@spinterests.com	832.454.8586
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date