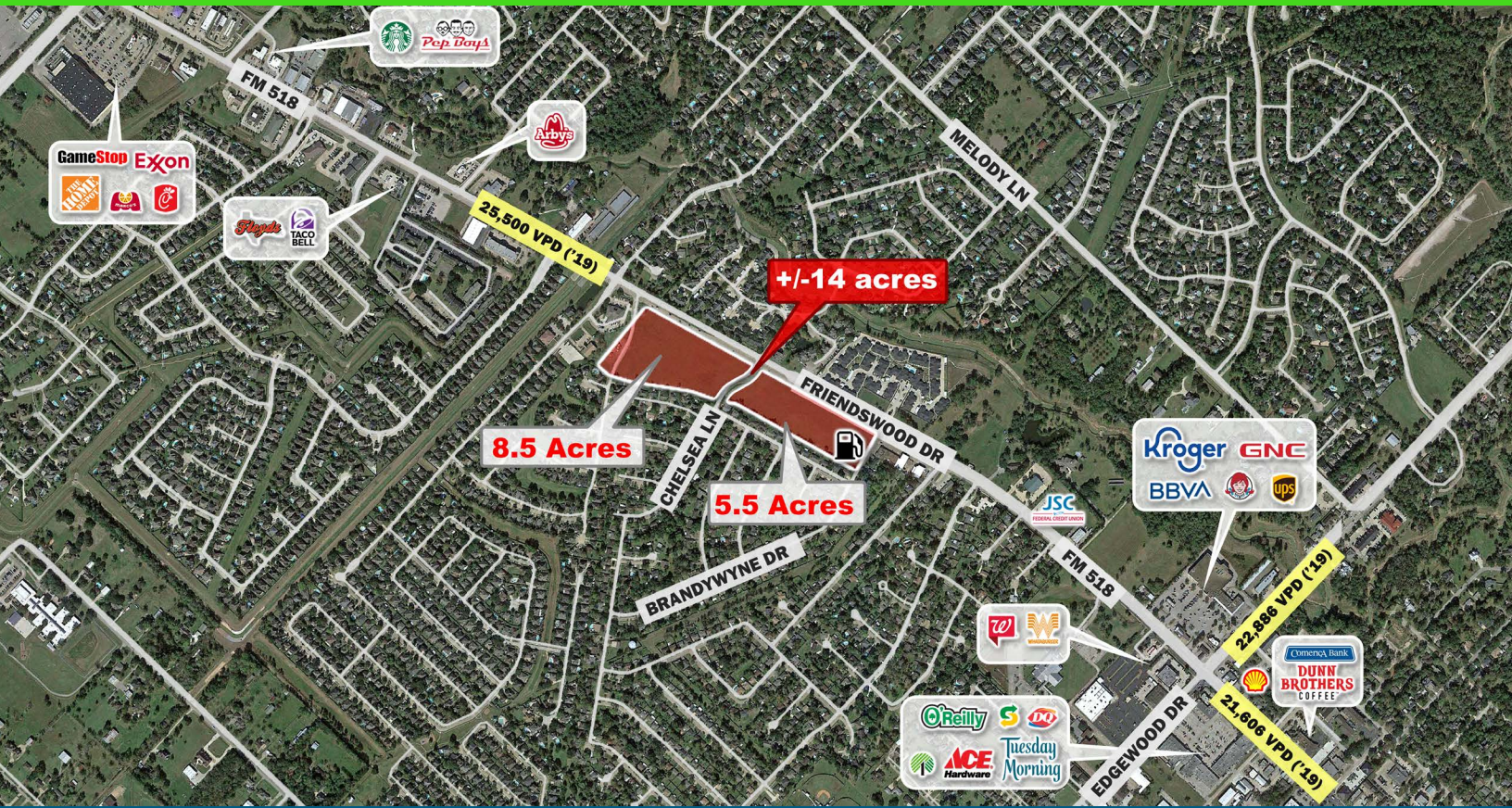


FOR SALE/LEASE

FM 518 & CHELSEA LANE | FRIENDSWOOD, TX 77546



FRIENDSWOOD LAND

FM 518 & Chelsea Ln, Friendswood, TX 77546

AVAILABLE SPACE PRICING

+/- 14 acres

Contact Broker

DESCRIPTION

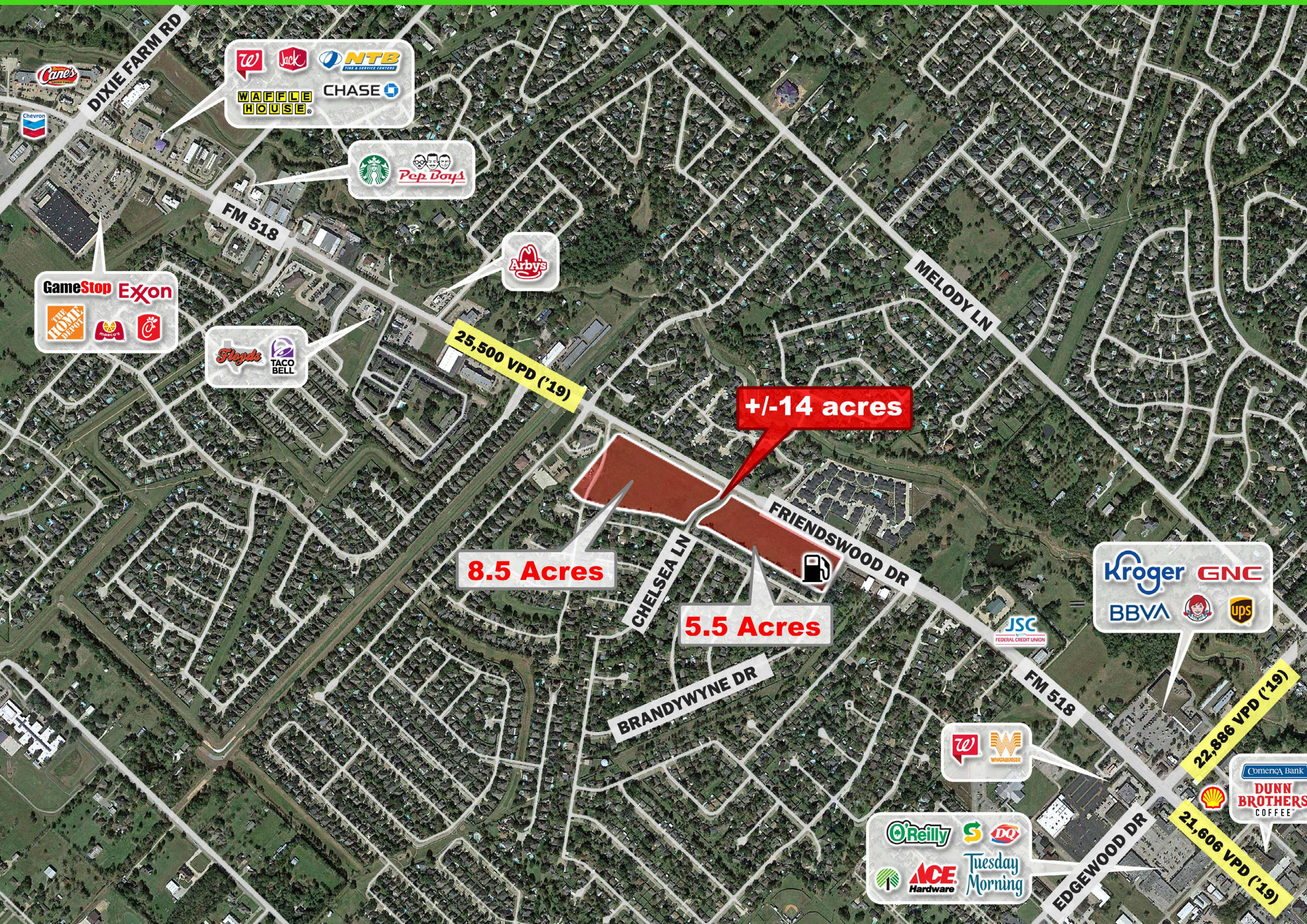
- +/- 14 acres located at the SEC & SWC FM 518 & Chelsea Ln, Friendswood, TX
- 14 acres divisible by Chelsea Ln into two tracts:
 - 8.470 acres at SWC
 - 5.538 acres at SEC
- Ideal for retail, restaurant, office, medical and bank
- Less than 1/4 mile from Walmart & Home Depot
- 118 Unit senior living community directly across the street



AERIAL VIEW

FRIENDSWOOD LAND

FM 518 & Chelsea Ln, Friendswood, TX 77546



LOCATION

SEC & SWC of FM 518 (Friendswood Dr) & Chelsea Lane in Friendswood, Texas

PROJECT HIGHLIGHTS

- 14 acres divisible (by Chelsea Ln) into two tracts:
- 8.470 acres at SWC
 - 5.538 acres at SEC
 - Highly visible with easy access to over 25,000 VPD on FM 518 and Chelsea Ln
 - Located within a growing trade area with rapid retail growth
 - Draws traffic from Pearland, Friendswood, and League City
 - Strong demographics (\$120,238 average HH income within 3 miles)
 - Zoning: Commercial Retail
 - Utilities are available
 - Owner will divide, pad sites available

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2021 Population	10,449	64,268	186,375
Daytime Pop.	9,419	56,259	169,595
Avg. HH Income	\$127,279	\$120,238	\$105,950

TRAFFIC COUNTS

FM 518/N Friendswood Dr: 25,500 VPD
E Edgewood Dr: 22,886 VPD
(TXDOT 2019)

AREA RETAILERS



FOR MORE INFORMATION:

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

www.evergreentx.com

Office: 713-664-3634

4615 Southwest Freeway, Suite 550 | Houston, Texas 77027



▶ RETAIL AERIAL

FRIENDSWOOD LAND

FM 518 & Chelsea Ln, Friendswood, TX 77546



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▶ DEMOGRAPHICS

FRIENDSWOOD LAND

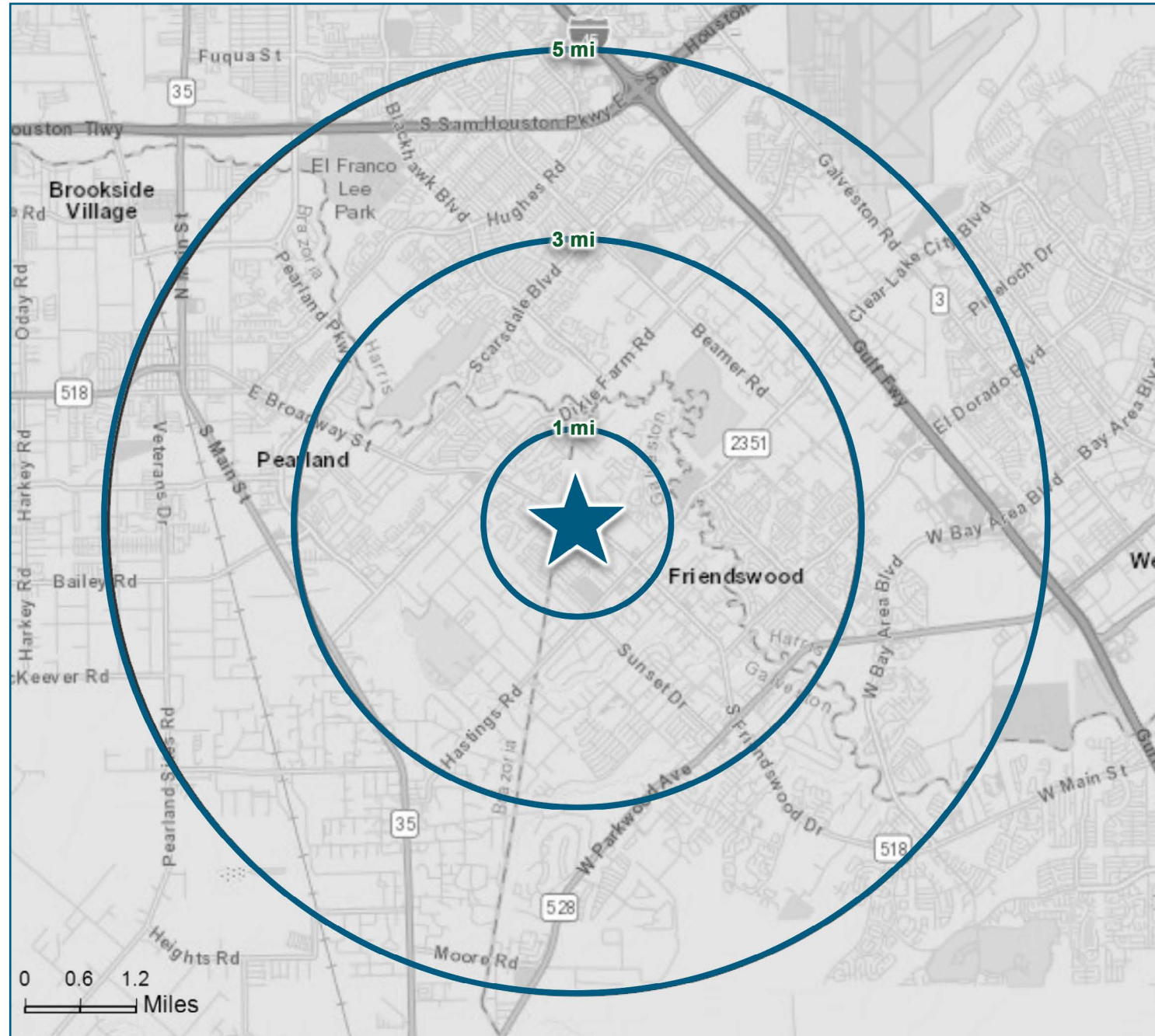
FM 518 & Chelsea Ln, Friendswood, TX 77546

2021 TOTAL POPULATION
(3 mi Radius)
64,268

TOTAL HOUSEHOLDS
(3 mi Radius)
21,965

DAYTIME POPULATION
(3 mi Radius)
56,259

AVERAGE HH INCOME
(3 mi Radius)
\$120,238



POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	10,025	59,394	161,871
2021 Total Households	3,680	22,105	65,249
2021 Population	10,629	64,726	186,912
Daytime Population	9,699	56,558	170,047
2021 Median Age	40.0	39.4	36.0

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$127,591	\$119,931	\$105,915
Median Household Income	\$99,515	\$97,472	\$81,349
Per Capita Income	\$43,744	\$40,629	\$36,965
Average Home Value	\$296,830	\$290,078	\$270,915

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	79.9%	70.6%	64.5%
Black or African American	5.7%	9.1%	11.6%
Asian	6.4%	11.0%	10.3%
Hispanic	20.4%	23.5%	32.0%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	17.7%	17.0%	21.4%
2 Person Household	31.6%	31.5%	29.2%
3+ Person Household	50.7%	51.5%	68.4%
Owner-Occupied Housing Units	79.7%	80.8%	65.7%
Renter-Occupied Housing Units	15.5%	15.2%	28.6%

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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.

11-2-2015



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lilly Golden	440678	lgolden@evergreentx.com	7136643634
Designated Broker of Firm	License No.	Email	Phone
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