



Texas City

TEXAS CITY, TEXAS



Texas City Land consists of 15.0 acres
neighboring Levcor development
UTMB Medical Office.

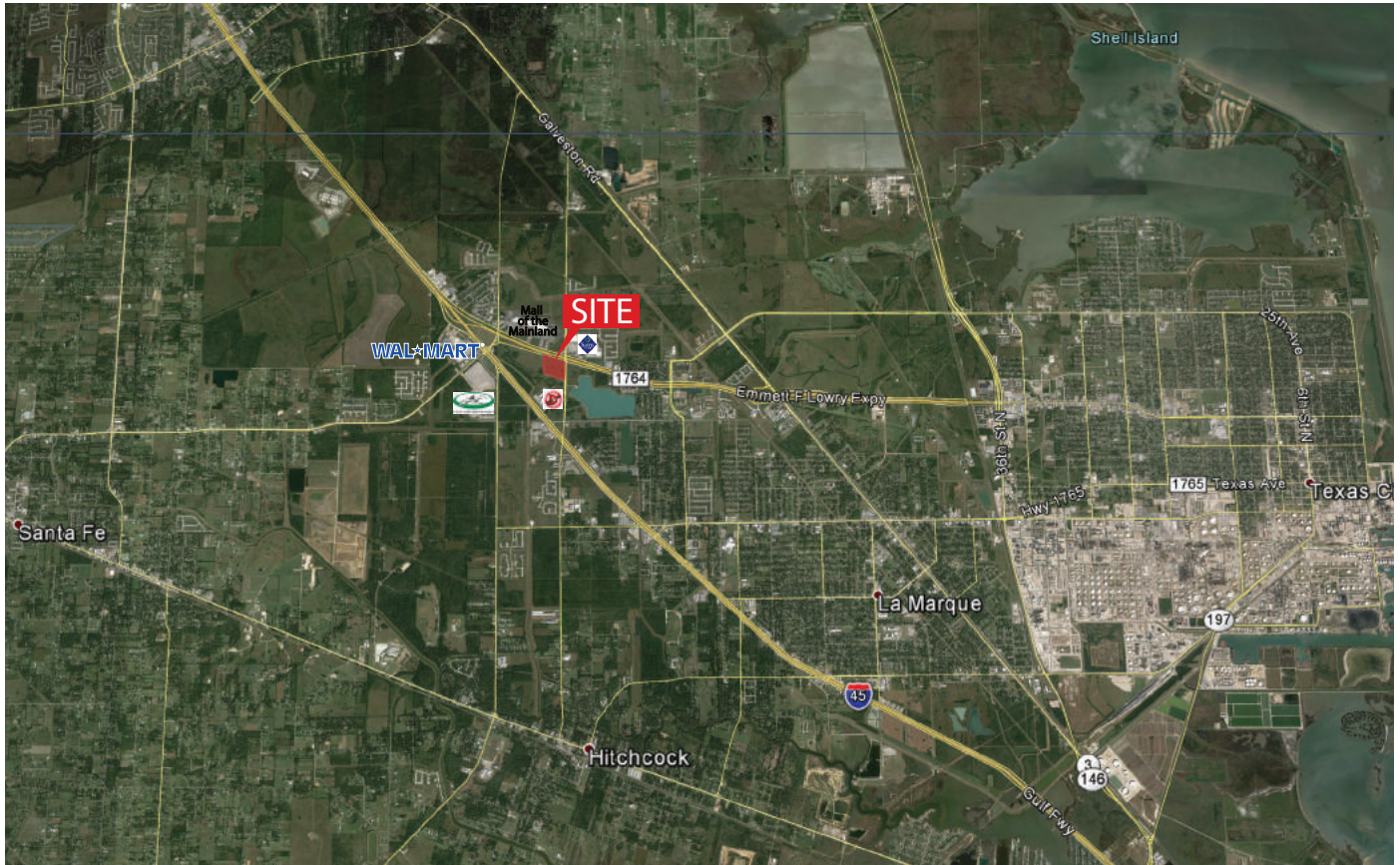


Texas City

SOUTH OF FM 164; WEST OF JOHNNY PALMER RD.

Levcor is currently seeking opportunities to develop 15.0 acres of land adjoining the UTMB Medical Office, which Levcor developed in 2014-2015. Proposed uses include senior housing and retail.

AERIAL & GALLERY





LEVCOR

Texas City

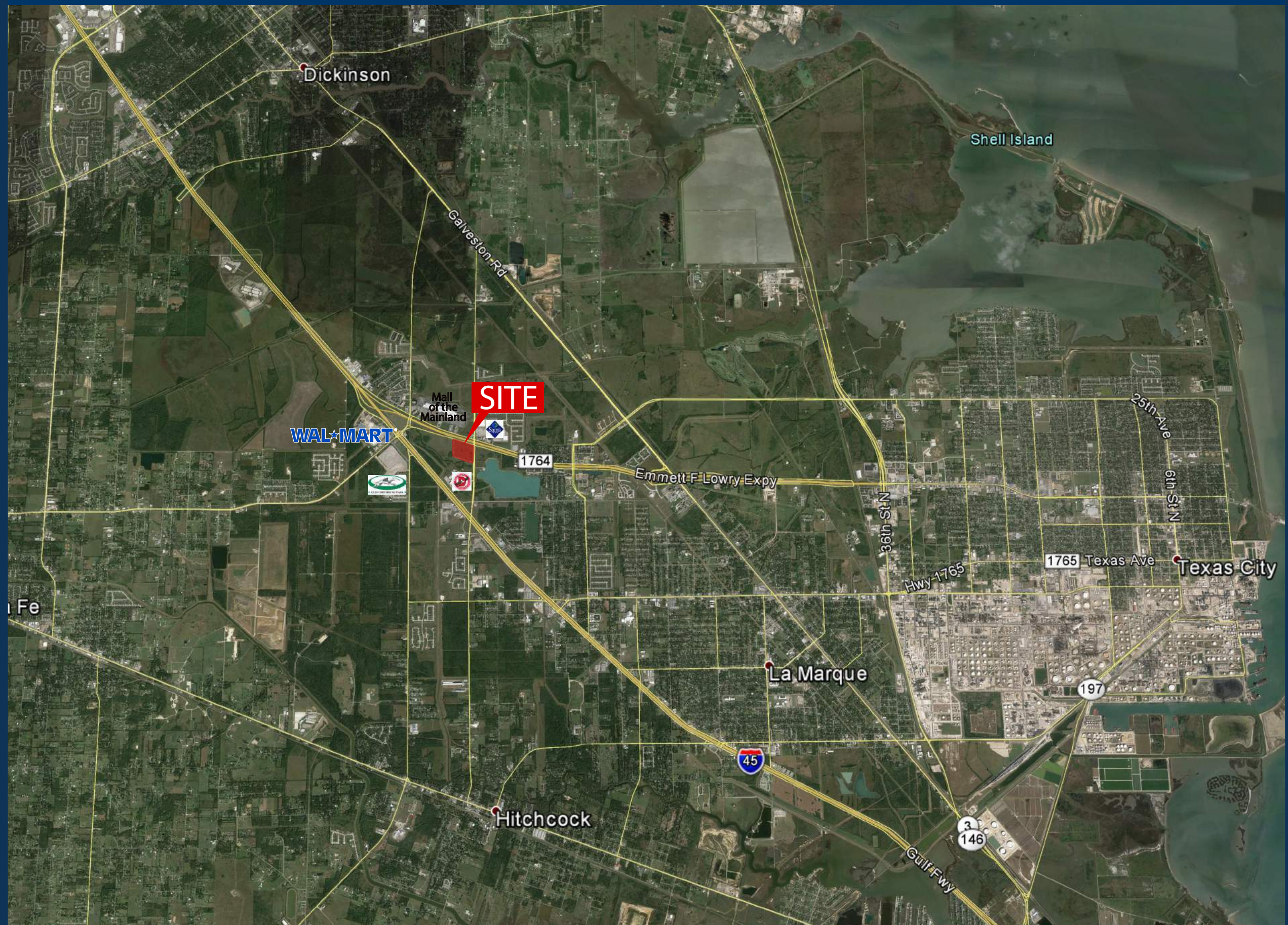
Texas City, Texas

For Leasing Information:

info@levcor.com

713.952.0366

www.Levcor.com



Aerial Site Plan

EMMETT F. LOWRY EXPRESSWAY (FM 1764) (R.O.W. VARIES)

SOUTH BOUND FEEDER ROAD

TRAFFIC SIGNAL

N70°51'58"W 12.44'

N73°08'13"W 987.56'

S33°11'13"E 971.87'

UTMB
35,323 S.F.
1 STORY

PARCEL 1 4.50 AC.

3.68 AC.
160,496 S.F.

30' DRIVE

DETENTION POND
1.39 AC.

PARCEL 2
5.05 AC.

4.76 AC.
207,530 S.F.

LEASE
35,000 S.F.
1 STORY

27' DRIVE

30' DRIVE

S73°08'13"E 1044.80'

CENTURY BLVD. (JOHNNY DILLER)
(VARIABLE WIDTH R.O.W.)
(40 MPH)

DEVELOPMENT SYNOPSIS

PARCEL	LAND AREA	BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY
1	196,197 S.F. 4.50 AC.	35,323 S.F.	264 CARS	7.5 / 1000	18.0 %
2	220,033 S.F. 5.05 AC.	35,000 S.F.	334 CARS	9.5 / 1000	15.9 %



WINDLE + VOLPE
ARCHITECTS

7650 SAN FELIPE, SUITE 200 HOUSTON, TEXAS 77063 PH 713-255-1390

DESIGN
DRAWING
NOT FOR
PERMIT OR
CONSTRUCTION

MASTER SITE PLAN ~ SP-7

TEXAS CITY, TEXAS

0 25' 75' 175'

JOB #: 17-13-04
DATE: 4/28/14
SCALE: 1" = 120'



AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles	10 miles
2018 Estimate	3,354	18,966	69,180	248,363
2023 Projection	3,681	20,961	75,656	273,588
2010 Census	3,069	15,268	60,813	209,698
Projected Annual Growth 2018-2023	2.0%	2.1%	1.9%	2.0%

Estimated Household Income	1 mile	3 miles	5 miles	10 miles
2018 Average HH Income	\$92,368	\$74,127	\$73,819	\$92,793
2018 Median HH Income	\$59,811	\$51,771	\$55,002	\$76,802

Household	1 mile	3 miles	5 miles	10 miles
2018 Estimate	1,280	7,139	26,588	93,365
2023 Projection	1,360	7,639	28,118	99,403
2010 Census	1,175	5,651	22,716	76,443
Projected Annual Growth 2018-2023	1.2%	1.4%	1.2%	1.3%

Traffic Counts	Cars per day
Emmett F. Lowry Expressway	43,000
Century Boulevard	6,000
1-45 / Gulf Freeway	69,000

SITE PLAN



COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Levcor, Inc.



Lat/Lon: 29.4017/-95.0254

RFULL9

10121 Emmett F Lowry Expy	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Texas City, TX 77591								
Population								
Estimated Population (2018)	3,354		18,966		69,180		248,363	
Projected Population (2023)	3,681		20,961		75,656		273,588	
Census Population (2010)	3,069		15,268		60,813		209,698	
Census Population (2000)	1,807		11,772		52,933		162,377	
Projected Annual Growth (2018-2023)	327	2.0%	1,995	2.1%	6,476	1.9%	25,225	2.0%
Historical Annual Growth (2010-2018)	285	1.2%	3,698	3.0%	8,367	1.7%	38,665	2.3%
Historical Annual Growth (2000-2010)	1,261	7.0%	3,496	3.0%	7,880	1.5%	47,321	2.9%
Estimated Population Density (2018)	1,068 <i>psm</i>		671 <i>psm</i>		881 <i>psm</i>		791 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
Households								
Estimated Households (2018)	1,280		7,139		26,588		93,365	
Projected Households (2023)	1,360		7,639		28,118		99,403	
Census Households (2010)	1,175		5,651		22,716		76,432	
Census Households (2000)	740		4,499		19,944		59,641	
Projected Annual Growth (2018-2023)	80	1.2%	500	1.4%	1,530	1.2%	6,038	1.3%
Historical Annual Change (2000-2018)	540	4.1%	2,640	3.3%	6,644	1.9%	33,724	3.1%
Average Household Income								
Estimated Average Household Income (2018)	\$92,368		\$74,127		\$73,819		\$92,793	
Projected Average Household Income (2023)	\$103,898		\$82,672		\$84,426		\$106,251	
Census Average Household Income (2010)	\$66,149		\$60,046		\$58,807		\$73,802	
Census Average Household Income (2000)	\$54,699		\$47,932		\$47,892		\$56,534	
Projected Annual Change (2018-2023)	\$11,530	2.5%	\$8,545	2.3%	\$10,607	2.9%	\$13,459	2.9%
Historical Annual Change (2000-2018)	\$37,669	3.8%	\$26,194	3.0%	\$25,927	3.0%	\$36,259	3.6%
Median Household Income								
Estimated Median Household Income (2018)	\$59,811		\$51,771		\$55,002		\$76,802	
Projected Median Household Income (2023)	\$68,606		\$59,437		\$63,281		\$88,903	
Census Median Household Income (2010)	\$57,576		\$51,696		\$48,958		\$62,477	
Census Median Household Income (2000)	\$38,128		\$38,426		\$38,692		\$47,711	
Projected Annual Change (2018-2023)	\$8,795	2.9%	\$7,665	3.0%	\$8,279	3.0%	\$12,101	3.2%
Historical Annual Change (2000-2018)	\$21,683	3.2%	\$13,345	1.9%	\$16,310	2.3%	\$29,091	3.4%
Per Capita Income								
Estimated Per Capita Income (2018)	\$36,521		\$28,336		\$28,543		\$34,949	
Projected Per Capita Income (2023)	\$39,528		\$30,519		\$31,534		\$38,664	
Census Per Capita Income (2010)	\$25,321		\$22,224		\$21,967		\$26,900	
Census Per Capita Income (2000)	\$21,860		\$18,348		\$17,961		\$20,702	
Projected Annual Change (2018-2023)	\$3,006	1.6%	\$2,183	1.5%	\$2,992	2.1%	\$3,716	2.1%
Historical Annual Change (2000-2018)	\$14,662	3.7%	\$9,988	3.0%	\$10,582	3.3%	\$14,247	3.8%
Estimated Average Household Net Worth (2018)	\$545,120		\$413,504		\$456,139		\$709,447	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.

