

# ROCKSTEP

C A P I T A L

*Rock Solid Real Estate Investing*

## League City Marketplace League City, TX Interstate 45 at FM 646



- Super Wal-Mart Anchored
- Lowes, Best Buy, Sports Authority Adjacent Retailers

- Super Wal-Mart Anchored
- Small tenant Space Available
- Prime Location at  
FM 646 & I-45 Intersection
- Great Interstate Visibility

### **Tommy Stewart**

*Director of Leasing  
and Property Management*

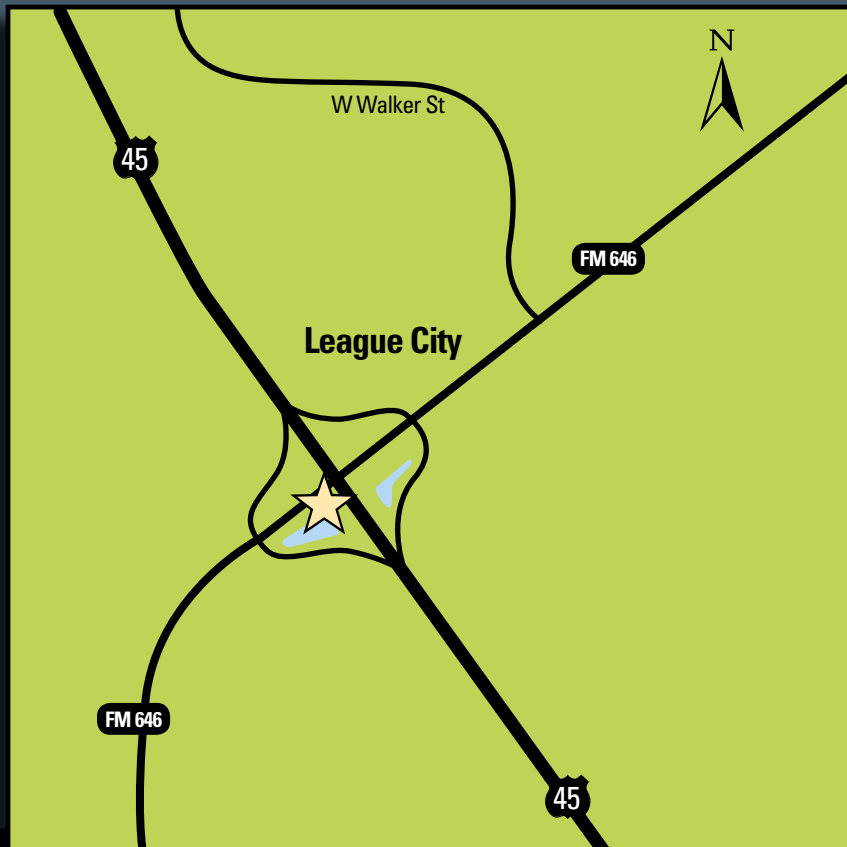
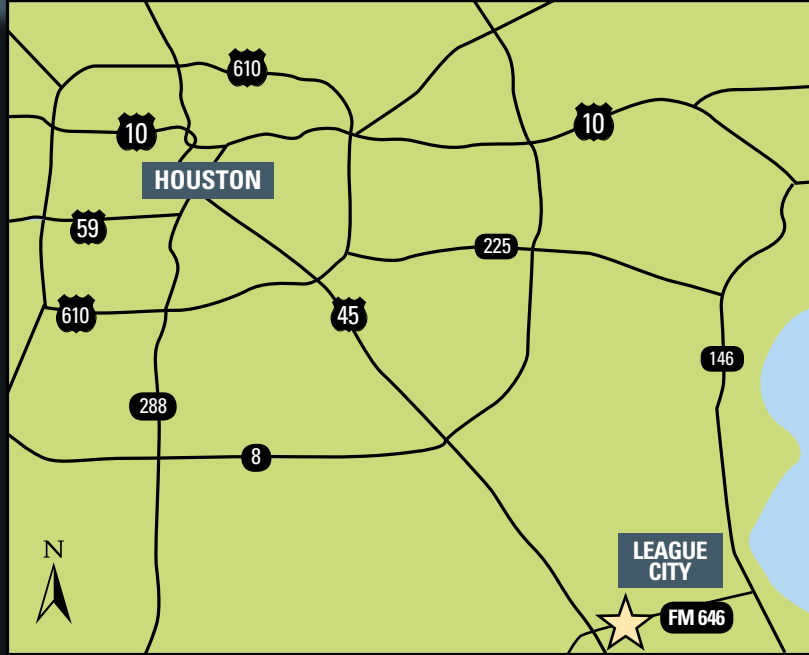
1445 North Loop West  
Suite 625, Houston  
Texas 77008

Direct: 713.554.7602

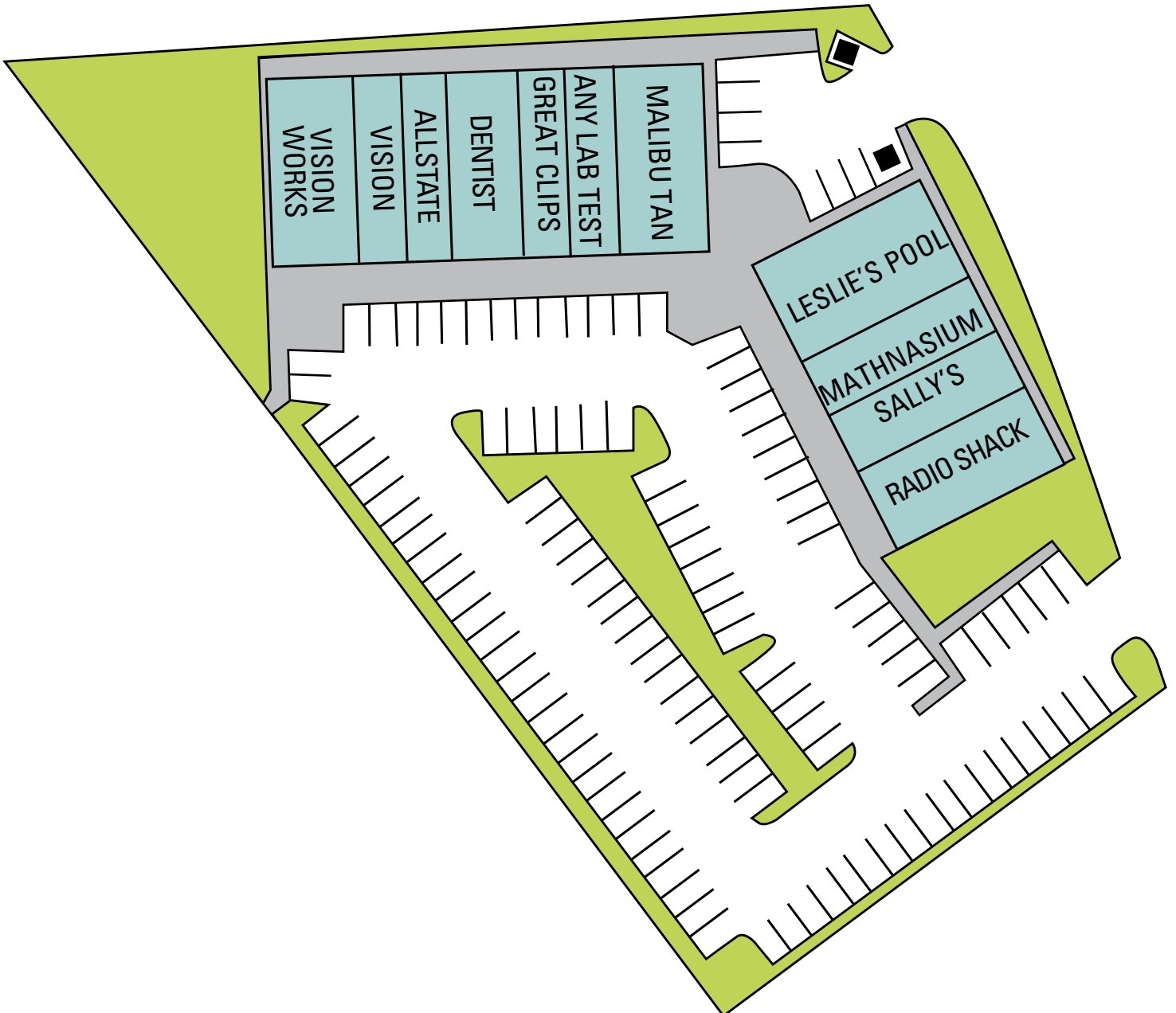
Fax: 713.554.7600

tstewart@rockstep.com

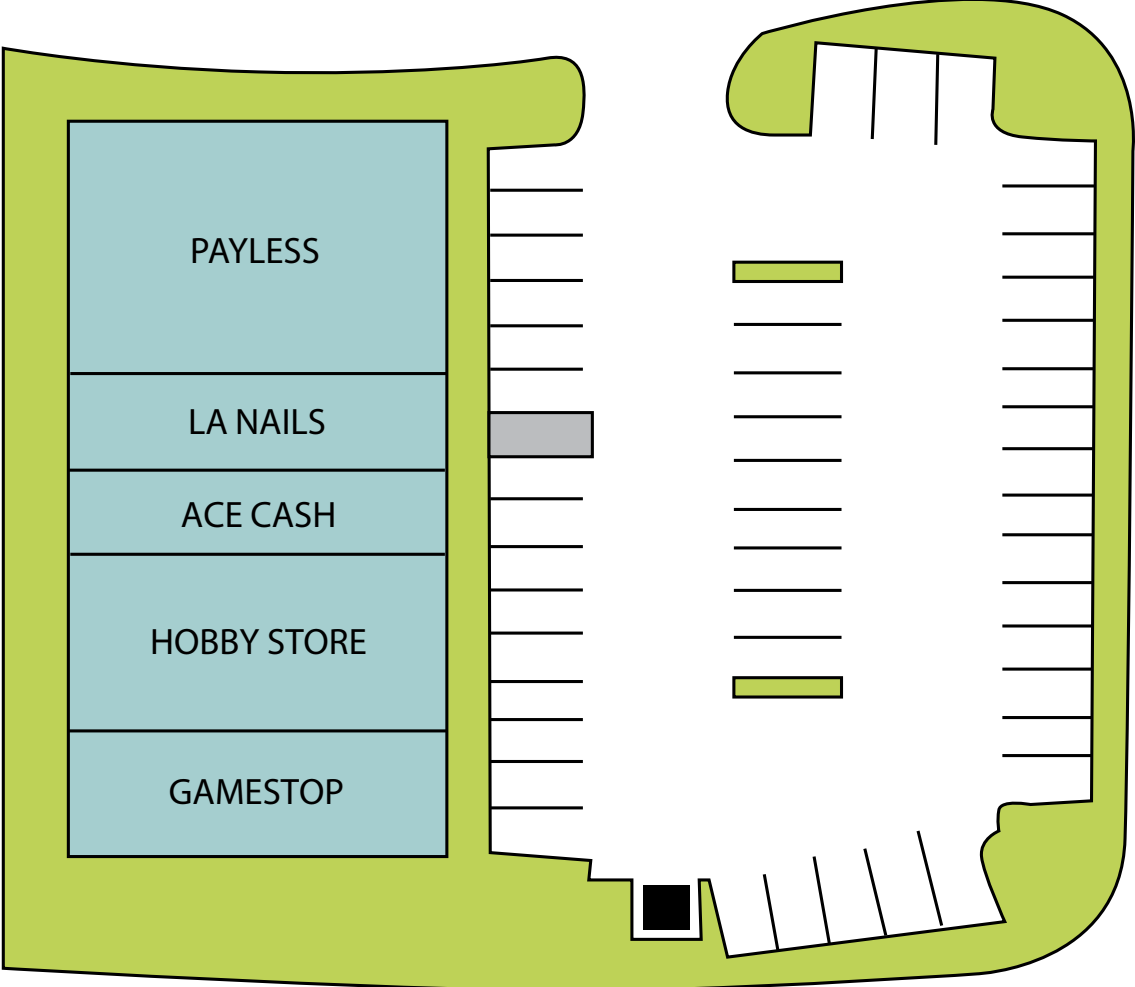
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# LEAGUE CITY MARKETPLACE PAD 7



**LEAGUE CITY  
MARKETPLACE  
PAD 4**





## POP-FACTS DEMOGRAPHIC QUICK FACTS REPORT

Radius: I 45 AT F-M 646, LEAGUE CITY, TX 77573, aggregate

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DESCRIPTION	0.00 - 3.00 MILES RADIUS 1	%	0.00 - 5.00 MILES RADIUS 2	%	0.00 - 7.00 MILES RADIUS 3%	%
Population						
2011 Projection	39,863		89,648		176,593	
2006 Estimate	34,926		77,905		158,217	
2000 Census	28,635		62,943		135,516	
1990 Census	24,025		48,618		102,781	
Growth 1990 - 2000	19.19%		29.46%		31.85%	
Household						
2011 Projection	14,147		31,945		67,961	
2006 Estimate	12,366		27,702		60,813	
2000 Census	10,051		22,247		52,063	
1990 Census	8,416		17,082		39,110	
Growth 1990 - 2000	19.43%		30.24%		33.12%	
2008 Est. Population by Single Classification Race	34,926		77,905		158,217	
White Alone	25,158	72.03	59,462	81.45	122,536	77.45
Black or African American Alone	3,715	10.64	6,147	5.55	10,952	6.92
American Indian and Alaska Native Alone	179	0.51	343	0.48	797	0.50
Asian Alone	1,108	3.17	2,334	6.43	6,212	3.93
Native Hawaiian and Other Pacific Islander Alone	33	0.09	70	0.04	113	0.07
Some Other Race Alone	3,726	10.68	7,435	4.00	13,265	8.38
Two or More Races	1,008	2.89	2,113	2.05	4,342	2.74
2008 Est. Population Hispanic or Latino	34,926		77,905		158,217	
Hispanic or Latino	8,039	23.02	16,017	20.56	30,205	19.09
Not Hispanic or Latino	26,887	76.98	61,888	79.44	128,012	80.91
2008 Tenure of Occupied Housing Units	12,366		27,702		60,813	
Owner Occupied	9,138	73.90	20,829	75.19	39,209	64.47
Renter Occupied	3,228	26.10	6,873	24.81	21,604	35.53
2008 Average Household Size	2.82		2.79		2.58	

Prepared By CLARITAS On: Wed Oct 4, 2006

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DESCRIPTION	0.00 - 3.00 MILES RADIUS 1	%	0.00 - 5.00 MILES RADIUS 2	%	0.00 - 7.00 MILES RADIUS 3%	%
2006 Est. Households by Household Income	12,366		27,702		60,813	
Income Less than \$15,000	1,046	8.46	2,058	7.43	4,731	7.78
Income \$15,000 - \$24,999	983	7.95	1,908	6.98	4,699	7.73
Income \$25,000 - \$34,999	1,157	9.36	2,249	8.12	5,706	9.38
Income \$35,000 - \$49,999	1,847	14.94	3,824	13.80	9,175	15.09
Income \$50,000 - \$74,999	2,498	20.20	5,859	21.15	12,760	20.98
Income \$75,000 - \$99,999	2,019	16.33	4,772	17.23	9,413	15.48
Income \$100,000 - \$149,999	2,105	17.02	5,126	18.50	10,026	16.49
Income \$150,000 - \$249,999	534	4.32	1,490	5.38	3,289	5.41
Income \$250,000 - \$499,999	142	1.15	339	1.22	780	1.28
Income \$500,000 and over	35	0.28	77	0.28	233	0.38
2006 Est. Average Household Income	\$72,709		\$77,038		\$75,029	
2006 Est. Median Household Income	\$61,510		\$66,205		\$61,942	
2006 Est. Per Capia Income	\$25,769		\$27,486		\$28,920	

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