



PRIVATE PRE-MARKET DEVELOPMENT OPPORTUNITY

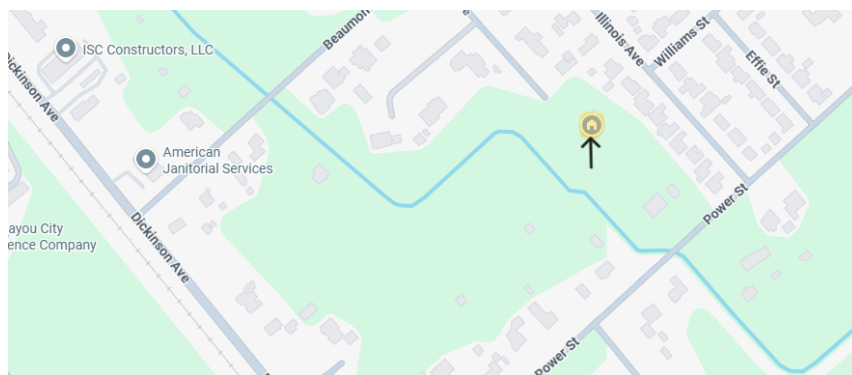
900 BAUER AVENUE

LEAGUE CITY, TEXAS 77573

1.584 ACRES | NEARLY 69,000 SF | RSF-7 | NO HOA

Country living in the city - with redevelopment upside. Mature trees, open areas, an existing custom brick residence, and a square-shaped tract with Bauer Avenue frontage create a distinctive infill opportunity in the heart of League City.

Contact: Star Ramirez | (346) 495-7758 | BarnicleBabe@gmail.com



PRICE UPON REQUEST

PRIVATE OFFERING

Qualified developers may meet with seller before public marketing.

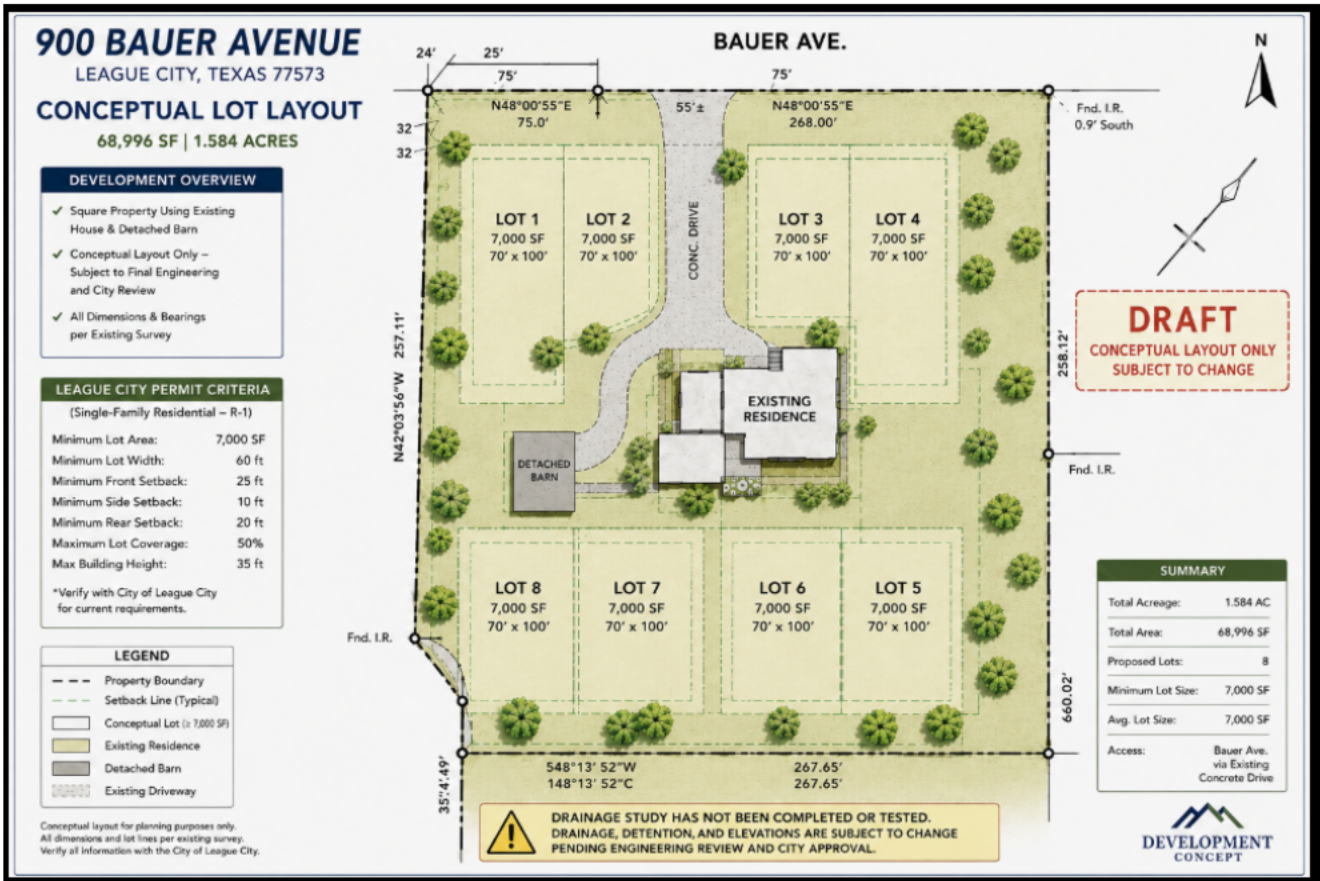
FOR SALE BY OWNER

A rare 1.584-acre private offering positioned for a developer, builder, or investor seeking an infill residential site in established League City. The tract contains an occupied one-story custom brick home, **generous 3-bay attached garage**, detached three-bay garage/barn, concrete driveway, mature trees and open yard area. The street dead-ends into the property, creating a distinctive arrival point and controlled access condition.

SITE	1.584 acres / nearly 69,000 SF
ZONING	RSF-7 Residential Single-Family (seller-provided; buyer to verify)
RSF-7 STANDARD	7,000 SF minimum lot area; 50 ft minimum lot width; 25'/5'/10'
FRONTAGE / ACCESS	Frontage on Bauer Ave; street dead-ends into property
UTILITIES	City water & trash; electricity; natural gas; septic system
FLOOD	Seller reports property is not within FEMA 100-year floodplain, verified with City; buyer to independently verify
HOA	None
SURVEY	Available upon request
PROPERTY ID	404106 Geo ID 4602-0000-0031-005

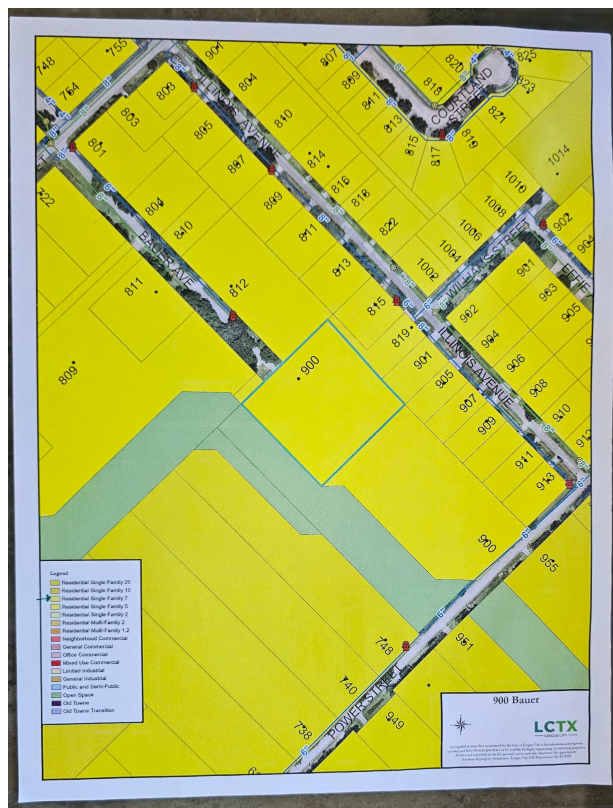
INFILL POSITION Established residential surroundings can reduce the uncertainty of pioneering a new market.	RESIDENTIAL FIT RSF-7 zoning provides a residential starting point with a 7,000 SF minimum lot standard.	SITE PLANNING Nearly 69,000 SF of gross land area provides multiple planning possibilities, subject to engineering and City approval.	OPTIONALITY Existing residence and improvements may support continued use while redevelopment options are evaluated.
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ADDITIONAL LAND-USE ANGLE: Potential rezoning to Crop and Animal Raising may provide another use path; must comply with League City Code of Ordinances Ch. 18. Buyer to verify.



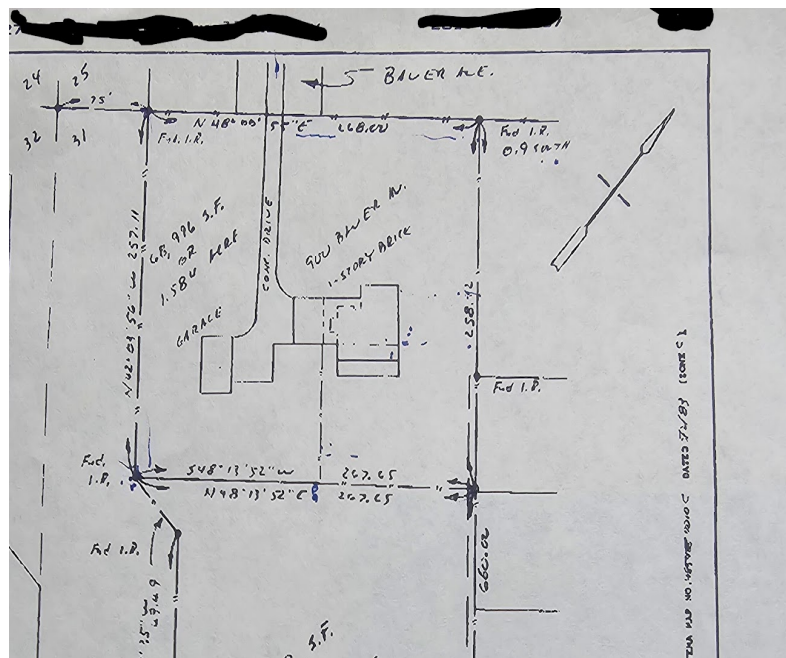
IMPORTANT: Buyer should independently verify zoning, permitted uses, subdivision potential, lot yield, flood status, utilities, septic/sewer requirements, access, easements, drainage/detention, environmental conditions, title matters and all City development requirements. Information is believed to be reliable but is not warranted. This brochure is a marketing summary and is not an offer to sell or a representation of development approval.

SITE & PARCEL CONTEXT



Parcel Locator

Uploaded parcel image showing 900 Bauer Ave and surrounding street pattern as of 8/20/2026.



Partial Survey

Seller-provided survey excerpt showing existing improvements and survey dimensions. Survey available upon request.

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LEAGUE CITY MARKET SIGNALS

119,905	\$121,099	4.9%	29.9 MIN
2025 POPULATION	MEDIAN HOUSEHOLD INCOME	POP. GROWTH 2020-2025	MEAN COMMUTE

U.S. Census Bureau QuickFacts: League City. Population estimate July 1, 2025; household income and commute are 2020-2024 estimates.

ACTIVE / PLANNED RESIDENTIAL GROWTH

Legacy by Hillwood	700+ acre master-planned community; 10 builders; homes from the \$400s to \$1M+.
Westland Ranch / Forestar	Master-planned community in League City; the City's Westside plan identifies a large single-family lot pipeline.
Coastal Point	Residential development included in League City's westside development analysis.
Hines west League City plan	Large master-planned project reported at roughly 2,600 homes across approximately 1,700 acres, with residential and commercial components.

League City's Westside Master Plan describes substantial residential development activity and a pipeline of planned single-family lots in and around western League City. The subject property is not represented here as being part of any of these developments; they are included as broader market context.

Market sources: U.S. Census Bureau QuickFacts; City of League City Westside Master Plan; Legacy by Hillwood; City of League City Westland Ranch materials; Houston Chronicle reporting on Hines' League City plan.

WHY 900 BAUER STANDS OUT

CENTRAL LEAGUE CITY LOCATION Convenient access to I-45, FM 518, schools, retail, employment centers, and the greater Houston-Galveston corridor.	INFILL OPPORTUNITY A sizable residential tract within an established League City setting, offering redevelopment potential without the characteristics of raw peripheral acreage.
SIZE & CONFIGURATION 1.584 acres / nearly 69,000 SF with a largely square configuration, providing flexibility for future site planning.	RESIDENTIAL DEVELOPMENT POTENTIAL Current RSF-7 zoning provides a residential starting point for evaluating subdivision or redevelopment, subject to City review, engineering, and approval.
EXISTING IMPROVEMENTS An occupied custom residence, generous 3-bay attached garage, and detached garage/barn provide existing improvements while a buyer evaluates future plans.	PRIVATE PRE-MARKET OPPORTUNITY Offered directly by the owner before public marketing, giving qualified developers an opportunity to evaluate the property early.

EXISTING IMPROVEMENTS & DUE DILIGENCE



Occupied one-story custom brick residence with 3 bedrooms, 2 full baths, enclosed sunroom, central air, and an **attached, generously spaced 3-car garage**. Seller has original blueprints. Home offered in its current condition.

Concrete slab, three vehicle bays plus storage area. Seller states electrical service may be added by a future owner.

QUALIFIED-BUYER PROCESS

- Private pre-market offering; seller is willing to meet with qualified developers before public listing.
- Appointments required. Proof of funds or lender pre-approval requested before showings.
- Survey available upon request. Original home blueprints available.
- Seller reserves the right to accept, reject or negotiate any offer.

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