



# For Sale

**±15.4164 acres available**

NWC of Nasa Road I and Sarah Deel Drive  
Webster, Texas

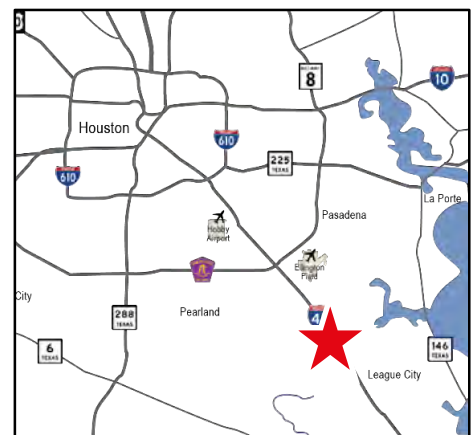
## Property overview

<b>Available</b>	±15.4164 acres of land
<b>Location</b>	Located at the signalized intersection of the northwest corner of NASA Road 1 and Sarah Deel Drive with easy access to Highway 3, Egret Bay Boulevard, Bay Area Boulevard, and is in close proximity to Interstate 45. The tract of land is strategically located within Webster's newest growth sector across from Johnson Development's Edgewater master planned community, which features single and multi-family housing, mixed-use, commercial and retail opportunities.
<b>Property Info</b>	<p>Sarah Deel Drive is a main connector to the Medical Center of the South. Webster's medical center accommodates more than 1,800,000 patients annually, and that number is projected to continually escalate.</p> <p>Located to the east of the available property is NASA-Johnson Space Center, which employs over 13,500 civil servants and contractors. Several Webster companies that perform cutting-edge work for NASA include TRAC Labs, Ad Astra Rocket Company, Lockheed Martin, Nano Racks, Stinger Ghaffarian Technologies Inc., and Boeing.</p>

<b>Price</b>	A ±7.56 acres - \$12.75 PSF
	B ±2.74 acres - \$7.00 PSF
	C ±5.12 acres - \$6.00 PSF

**Simmi Jaggi**  
Managing Director  
+1 713 888 4098  
[simmi.jaggi@am.jll.com](mailto:simmi.jaggi@am.jll.com)

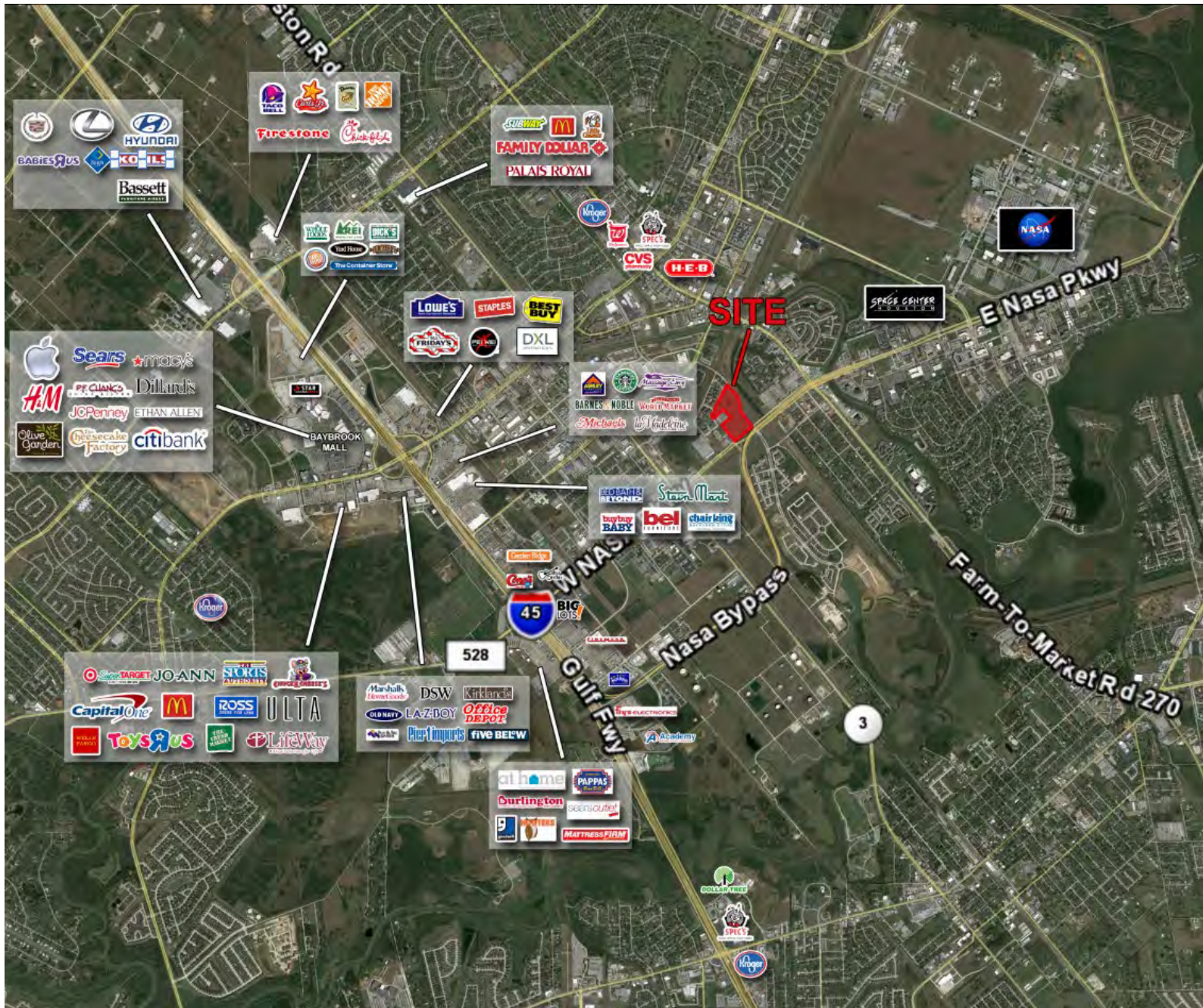
**Elizabeth Clampitt**  
Senior Vice President  
+1 713 888 4075  
[elizabeth.clampitt@am.jll.com](mailto:elizabeth.clampitt@am.jll.com)



# For Sale

±15.4164 acres available

NWC of Nasa Road I and Sarah Deel Drive | Webster, Texas



Demographics	1-mile	3-miles	5-miles	Locations	VPD
Estimated population	10,366	72,257	206,338	Sarah Deel Drive, north of Nasa Road I	22,731
Median age	32.1	36.3	37.4	Sarah Deel Drive, south of Nasa Road I	28,434
Average household income	\$67,539	\$85,872	\$108,648	Nasa Road I, east of Sarah Deel Drive	43,000
2017-2022 annual population growth	1.18%	1.40%	1.63%	Nasa Road I, west of Sarah Deel Drive	38,000

Source: U.S. Census Bureau

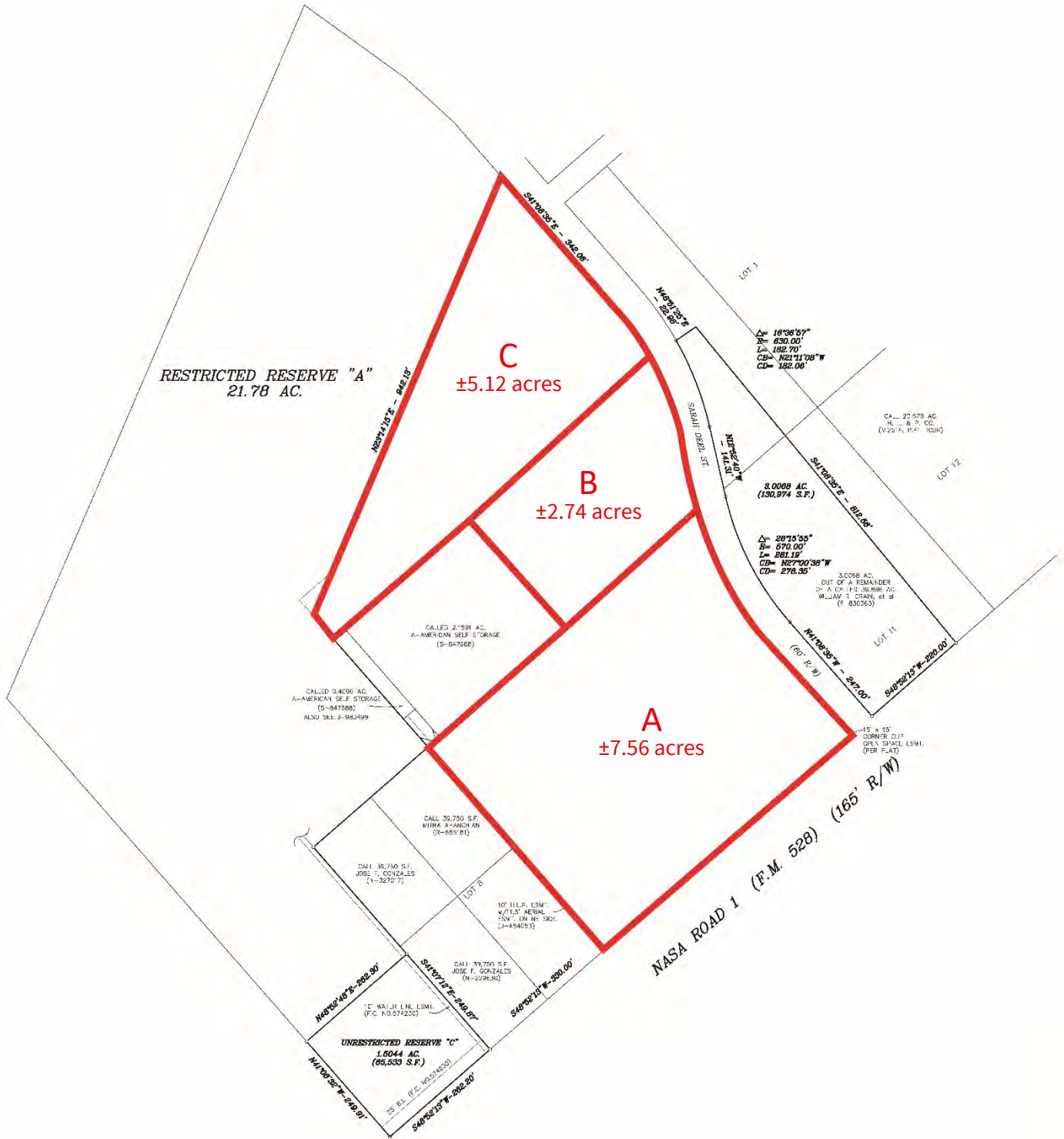
Source: ©2018 Kalibrate Technologies



# For Sale

## ±15.4164 acres available

NWC of Nasa Road I and Sarah Deel Drive | Webster, Texas



**DISCLAIMER**  
The information contained herein is obtained from sources believed to be reliable. However, Jones Lang LaSalle makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

