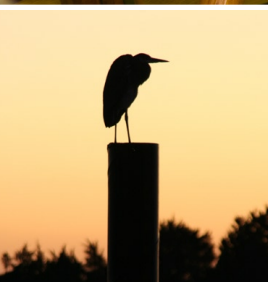


Clear Lake's best kept secret is now its best commercial opportunity.

Town Center Clear Lake Shores

This Town Center development is strategically located along FM 2094/Marina Bay Drive, between fast-growing League City and the heavily-visited Kemah Boardwalk near Highway 146. The Town Center Master Plan features a nine-acre area with all new roads; shared city-provided public parking; and planned landscaping, lighting and sidewalks. Zoned for mixed use, this area is pedestrian friendly and ready for development, including an eleven-acre undeveloped site in front of the 950-slip Watergate Marina. Waterfront sites and vacant or under-utilized buildings are available that provide an excellent setting for restaurant and small retail among already thriving dining establishments. A city-owned corner property may be available for selected usage in this business friendly city.

- Town Center zoning overlay for mixed use commercial
- Pedestrian friendly
- Facing FM 2094/Marina Bay Drive
- Between South Shore Harbour and Kemah Boardwalk
- 3 million visitors to Kemah in 2011, *Houston Business Journal*
- Shared city parking available
- 950-slip Watergate Marina
- Yachting Capital of Texas
- 100,000 upscale population in immediate shopping area
- Business friendly city



Clear Lake Shores

Town Center Master Plan



Clear Lake Shores

- Yachting Capital of Texas
- More boat slips (1,500) than people (1,200)
- Strategically located between South Shore Harbour and Kemah
- 100,000 upscale population in shopping area
- Business friendly city

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