

PROPERTY INFORMATION:

Address: NEC League City Pkwy & Bay Area Blvd
League City, TX 77573

Availability: ±22,170 SF

Price: Call For Pricing

HIGHLIGHTS:

- Brand new, high quality construction
- Positioned at the signalized intersection of League City Pkwy & Bay Area Blvd
- Huge parking field; entire shopping center is 8 parking spaces per every 1,000 square feet.
- Growth to the west and south of the site along with the continued development of the Grand Parkway transform this intersection to be a main & main of the trade area
- Easy access to I-45
- Located across from Magnolia Creek Golf Club

TRAFFIC COUNTS:

League City Pkwy: 19,570 cpd

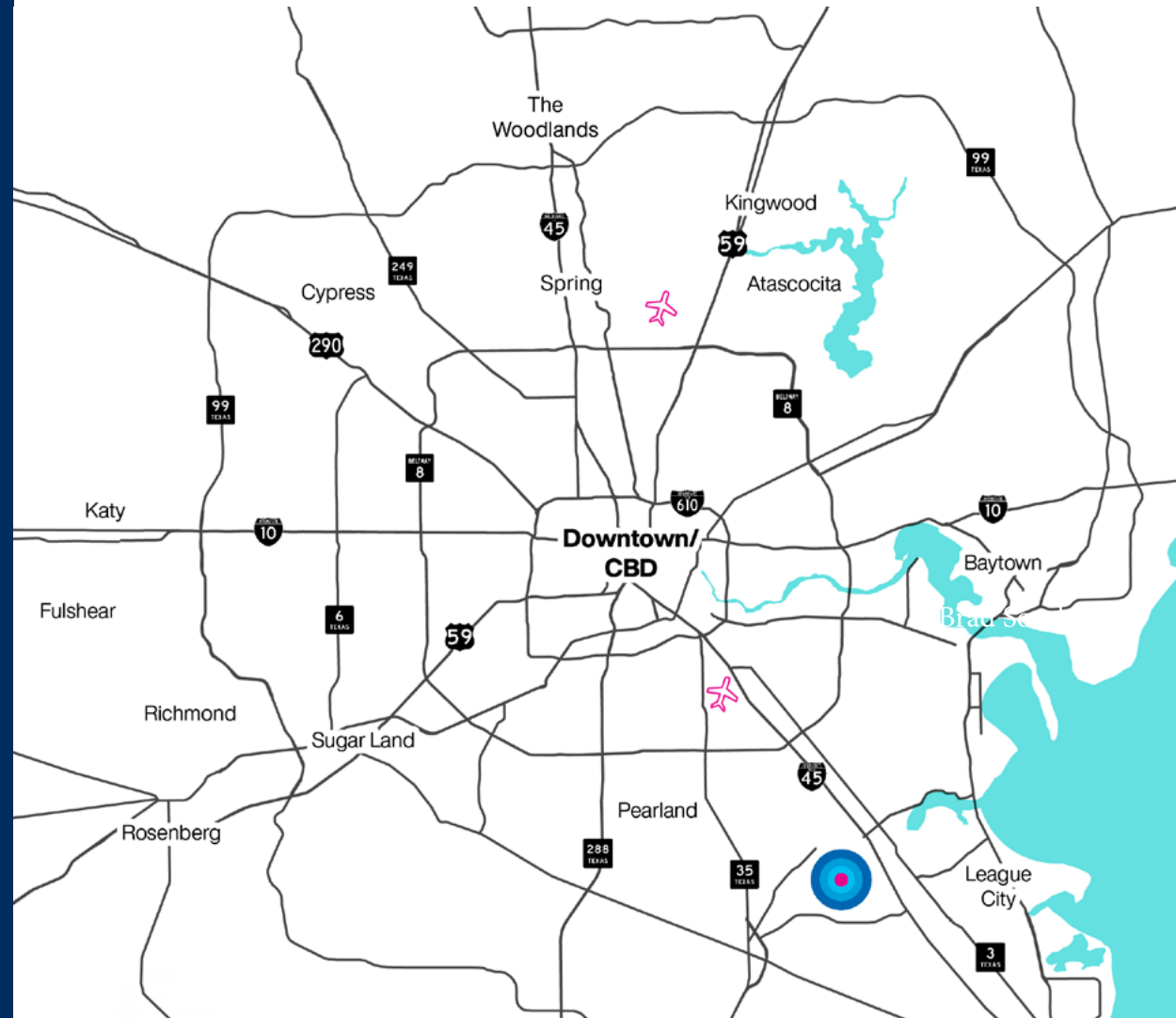
Bay Area Blvd: 9,327 cpd

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	9,135	71,336	182,886
Daytime Pop.	7,626	7,626	165,547
Avg HH Income	\$145,248	\$130,957	\$124,815

WEST LEAGUE CITY CROSSING RETAIL CENTER NEW CONSTRUCTION RETAIL CENTER FOR LEASE

Brad Sondock
Retail Properties Group
713.784.6404



NEC of League City Pkwy & Bay Area Blvd

1





- General Commercial
- Mixed Use Commercial
- Office Commercial
- Neighborhood Commercial
- Limited Industrial
- Residential Development
- Downtown
- League City ETJ
- League City Limits

0 0.275 0.55 1.1 Miles

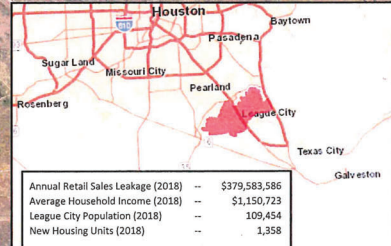
GIS Department - City of League City

The City of League City makes no claims to the accuracy of this map. It is for demonstrational purposes only.

FRIENDSWOOD



Economic Development
League City, TX
EconDev@leaguecity.com
281-554-1038



CONCEPTUAL RENDERINGS



ELEVATIONS



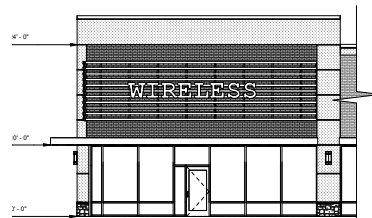
3D View 2

5



3D View 1

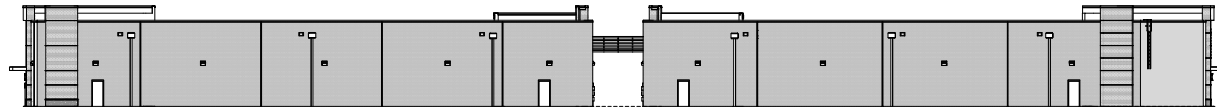
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Close Up Elevation

RE: A1.0-1 | 1/8" = 1'-0"

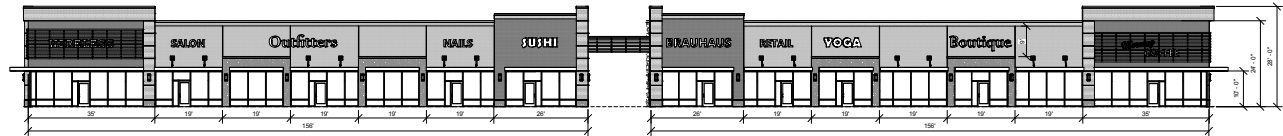
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North Elevation

RE: A1.0-1 | 1/8" = 1'-0"

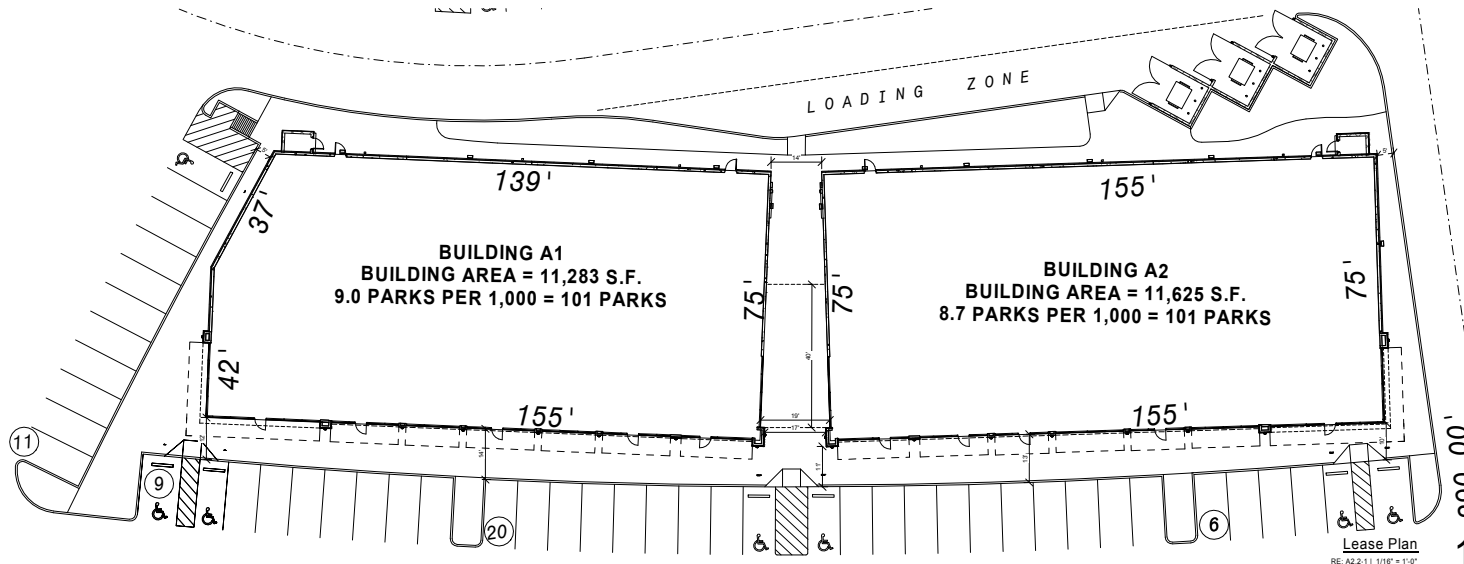
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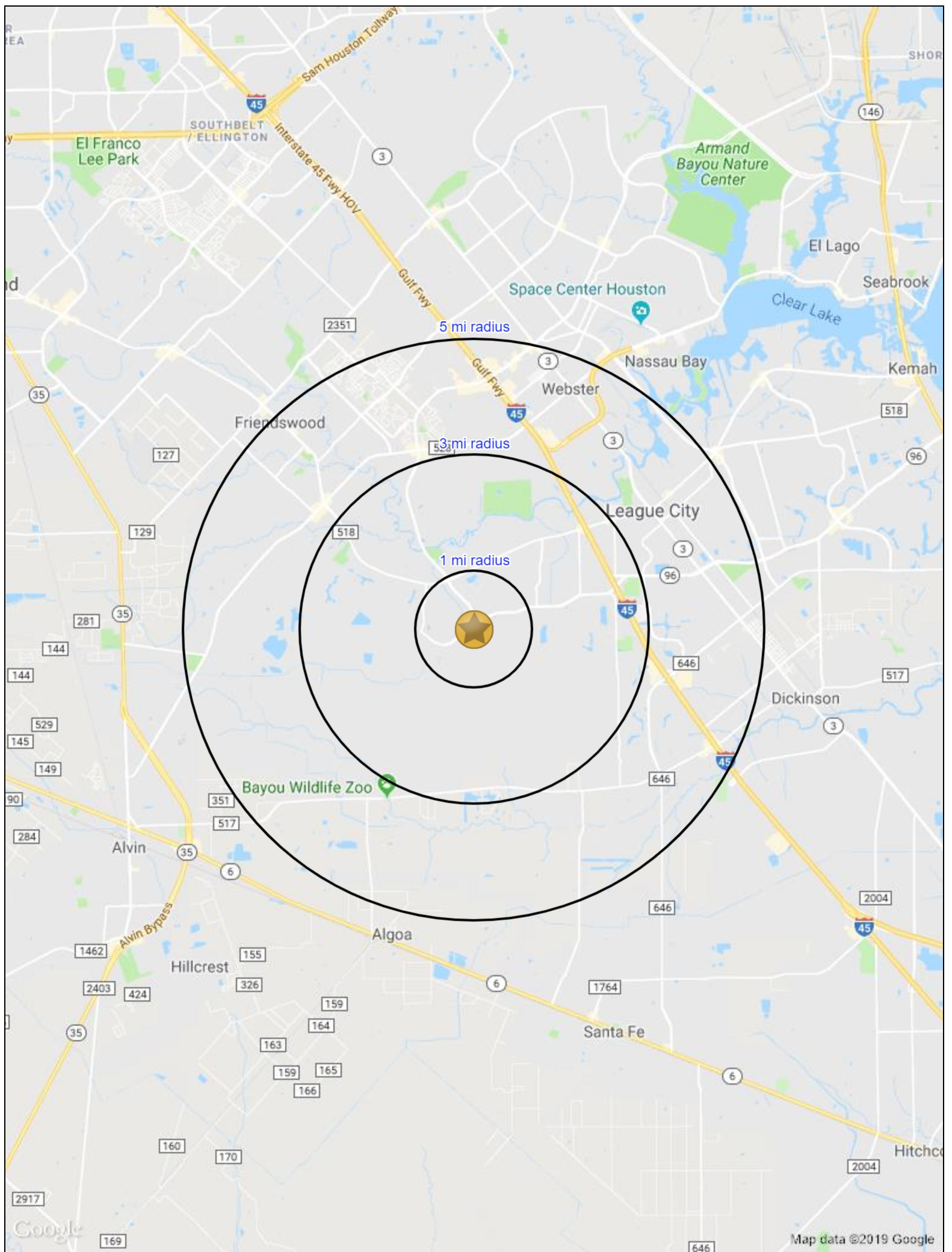
South Elevation

RE: A1.0-1 | 1/8" = 1'-0"

2



1



Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.4779/-95.1458

League City, TX 77573		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2023)	11,093		53,486		141,260		
Projected Population (2028)	11,895		57,115		149,731		
Census Population (2020)	10,765		52,549		138,407		
Census Population (2010)	8,862		38,389		110,046		
Projected Annual Growth (2023-2028)	802	1.4%	3,629	1.4%	8,471	1.2%	
Historical Annual Growth (2020-2023)	328	-	937	0.6%	2,853	0.7%	
Historical Annual Growth (2010-2020)	1,903	2.1%	14,160	3.7%	28,361	2.6%	
Estimated Population Density (2023)	3,533 <i>psm</i>		1,893 <i>psm</i>		1,799 <i>psm</i>		
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		
Households							
Estimated Households (2023)	3,574		17,906		50,991		
Projected Households (2028)	3,812		19,062		53,878		
Census Households (2020)	3,417		17,346		49,352		
Census Households (2010)	2,817		12,834		39,310		
Projected Annual Growth (2023-2028)	239	1.3%	1,156	1.3%	2,888	1.1%	
Historical Annual Change (2010-2023)	757	2.1%	5,073	3.0%	11,680	2.3%	
Average Household Income							
Estimated Average Household Income (2023)	\$175,624		\$163,855		\$140,026		
Projected Average Household Income (2028)	\$175,038		\$163,199		\$140,890		
Census Average Household Income (2010)	\$112,762		\$105,976		\$92,136		
Census Average Household Income (2000)	\$80,444		\$74,132		\$68,201		
Projected Annual Change (2023-2028)	-\$586	-	-\$656	-	\$864	0.1%	
Historical Annual Change (2000-2023)	\$95,181	5.1%	\$89,723	5.3%	\$71,826	4.6%	
Median Household Income							
Estimated Median Household Income (2023)	\$119,868		\$133,584		\$111,719		
Projected Median Household Income (2028)	\$121,386		\$136,474		\$114,583		
Census Median Household Income (2010)	\$103,749		\$90,757		\$79,201		
Census Median Household Income (2000)	\$67,653		\$66,494		\$61,124		
Projected Annual Change (2023-2028)	\$1,518	0.3%	\$2,890	0.4%	\$2,864	0.5%	
Historical Annual Change (2000-2023)	\$52,215	3.4%	\$67,090	4.4%	\$50,595	3.6%	
Per Capita Income							
Estimated Per Capita Income (2023)	\$56,579		\$54,898		\$50,594		
Projected Per Capita Income (2028)	\$56,102		\$54,508		\$50,743		
Census Per Capita Income (2010)	\$35,832		\$35,403		\$32,894		
Census Per Capita Income (2000)	\$24,686		\$25,359		\$24,365		
Projected Annual Change (2023-2028)	-\$478	-0.2%	-\$391	-0.1%	\$149	-	
Historical Annual Change (2000-2023)	\$31,893	5.6%	\$29,539	5.1%	\$26,229	4.7%	
Estimated Average Household Net Worth (2023)	\$839,193		\$921,710		\$742,527		

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services.

Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov