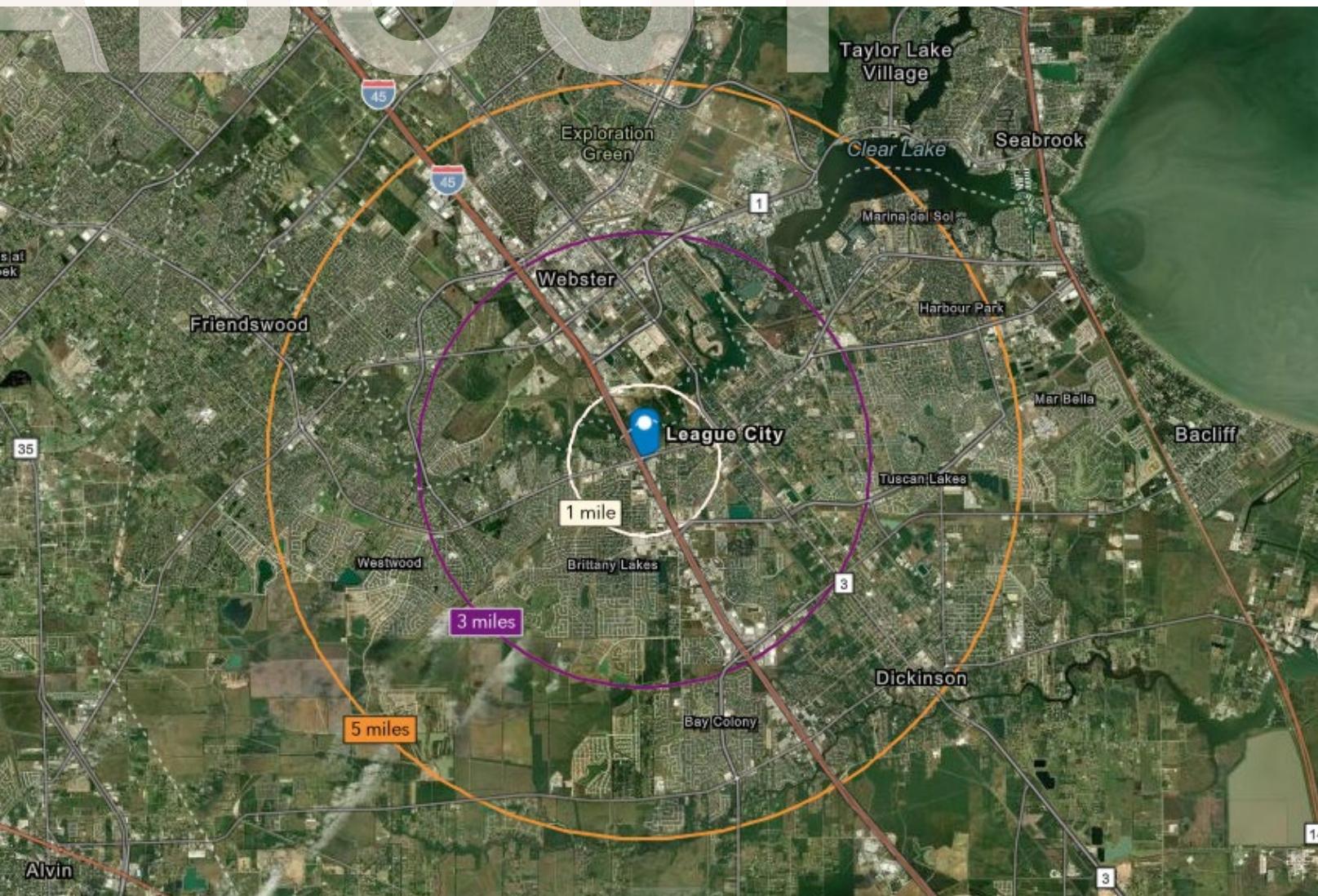




League City Plaza - Pads



ABOUT



W Main St. & Gulf Fwy S, League City, Texas 77573

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Est. Population	9,399	69,032	211,966
Average Household Income	\$127,003	\$129,233	\$125,379
Total Households	4,370	31,807	99,797

PROJECT SCOPE

- Pad Sites for Ground Lease
- Located at the SEC of FM 518 and Gulf Freeway in League City, TX 3-miles south of Baybrook Mall.
- Anchored by 130,000 SF Shopping Center. Including Crunch Fitness, Northern Tool & Equipment, Specs Liquor and more. Ideal for coffee, fast-food or bank.
- Ideal Users: Coffee, QSR, Bank and more

DETAILS

- **Pad A:** +/- 1.75 AC High Visibility on I-45 Gulf Freeway South, 178' of Frontage
- **Pad B:** +/- .61 AC High Visibility on I-45 Gulf Freeway South, 209' of Frontage

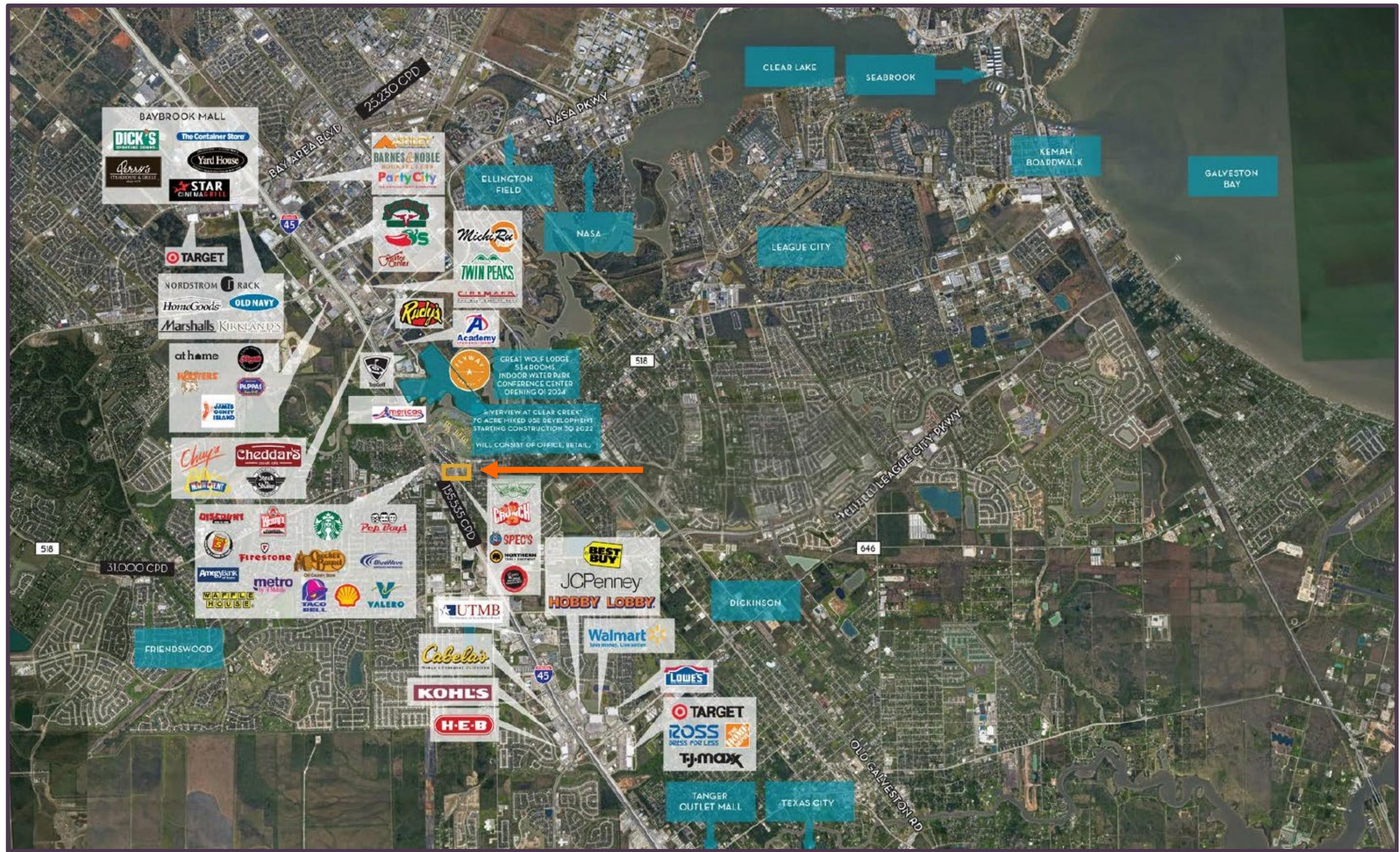
TRAFFIC COUNTS

- o Interstate 45 150,000 VPD-23
- o W Main St. 30,000 VPD-23

AREA RETAILERS



Overview Aerial



Site Aerial – Pad A



Site Aerial – Pad B



Survey – Pad A



Survey – Pad B





Ready to break
boundaries?



For more information and leasing opportunities:

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