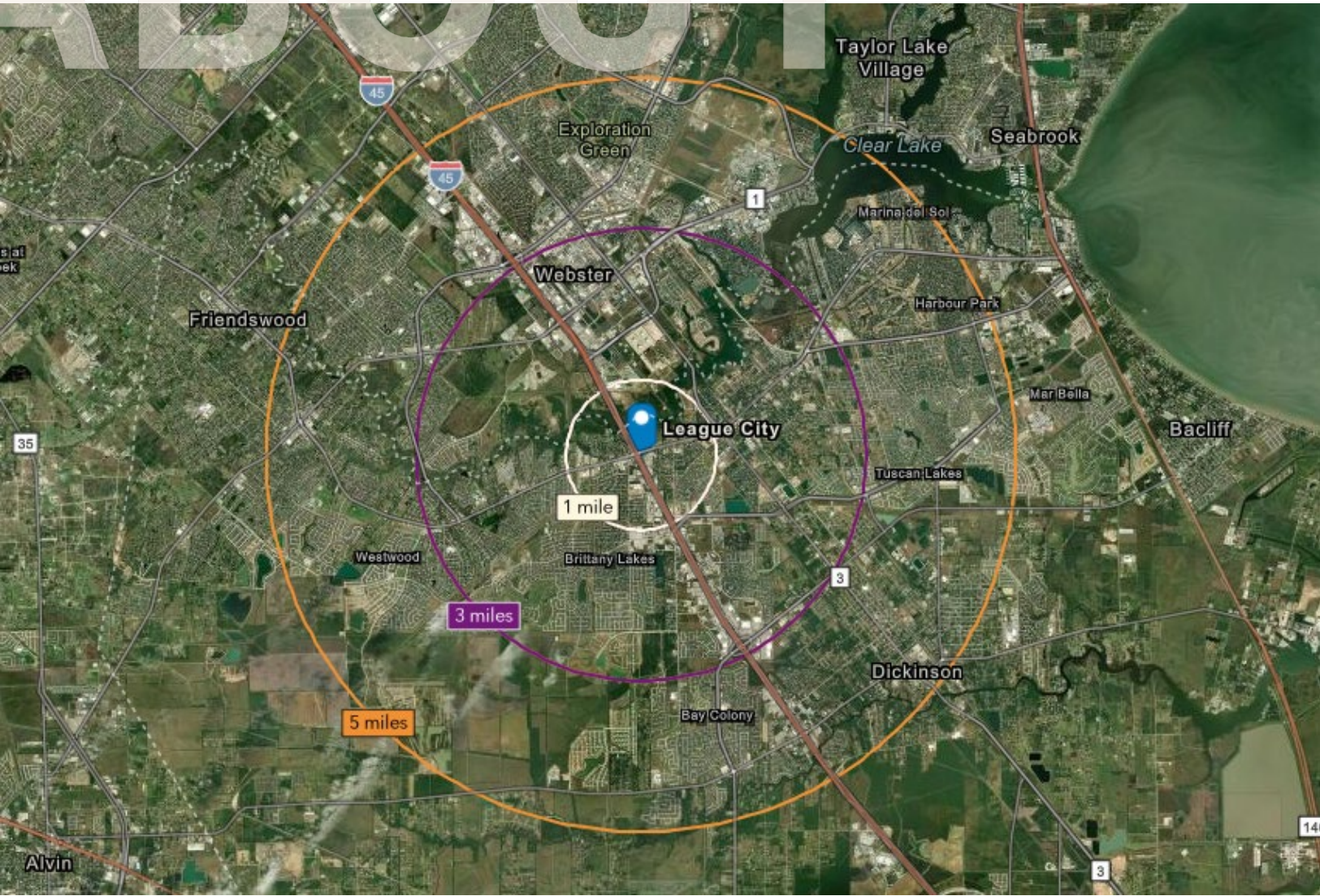




League City Plaza - Pads

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?



+

Rebel

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