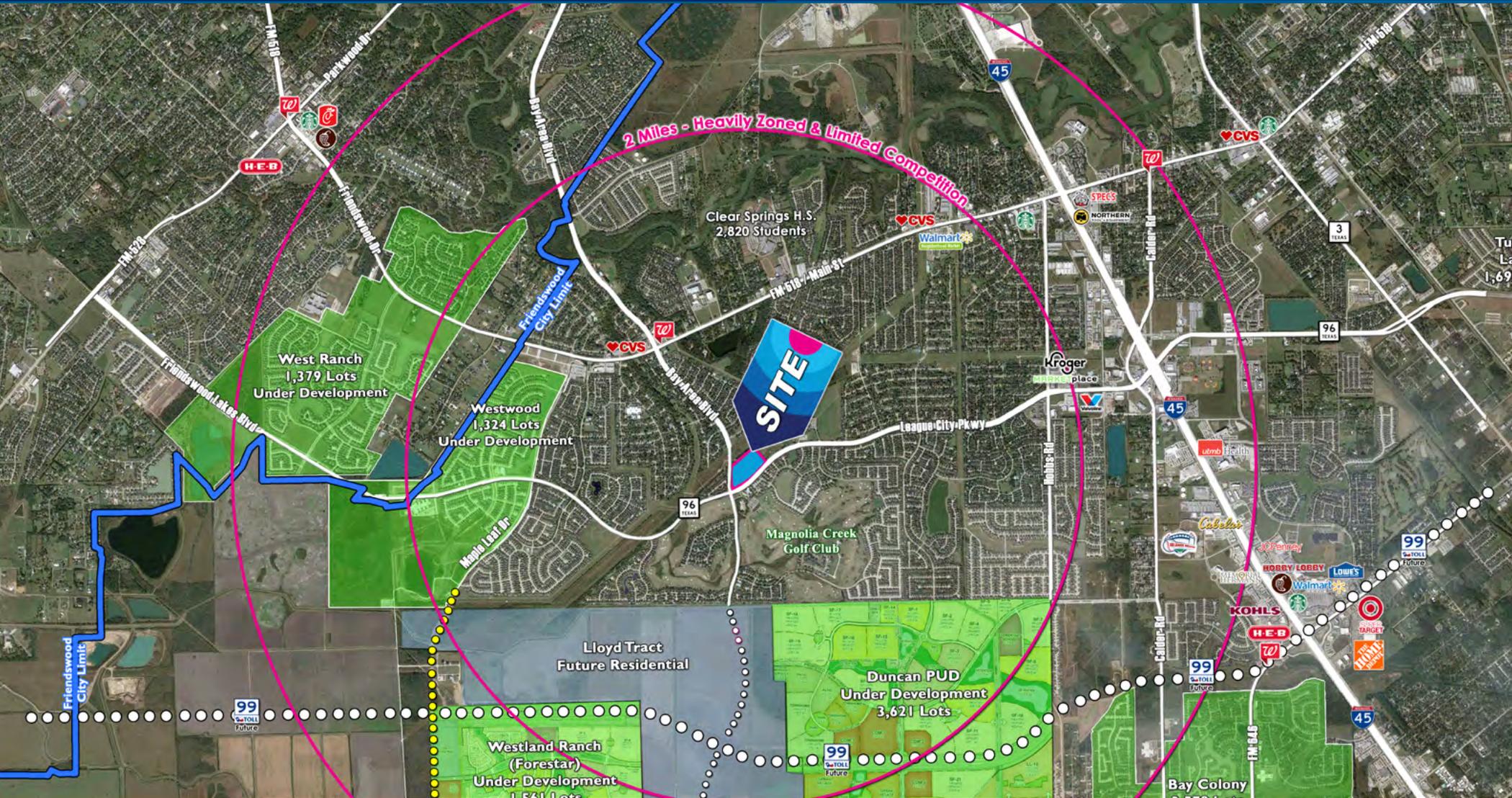




PAD SITE FOR SALE OR GROUND LEASE

WEST LEAGUE CITY CROSSING PAD SITE AVAILABLE NEC OF LEAGUE CITY PKWY & BAY AREA BLVD LEAGUE CITY, TEXAS 77573



JOSH JACOBS
713.230.8882 | jj@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

CLAIRE SALAZAR
713.574.6281 | cs@blueoxgroup.com

The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

WEST LEAGUE CITY CROSSING

LOCATION

NEC of League City Pkwy & Bay Area Blvd
League City, Texas 77573

SIZE

±2.00 AC

PRICE

\$22.00 PSF

HIGHLIGHTS

- Pad site available for sale or ground lease
- Adjacent to brand new retail center (construction complete) and McDonald's (now open)
- Access to site from both League City Pkwy & Bay Area Blvd
- Frontage along League City Pkwy, a major thoroughfare for the trade area connecting I-45 and FM 528
- Signalized intersection
- Easy access to I-45
- 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
- Across from Magnolia Creek Golf Club



2025 DEMOGRAPHICS

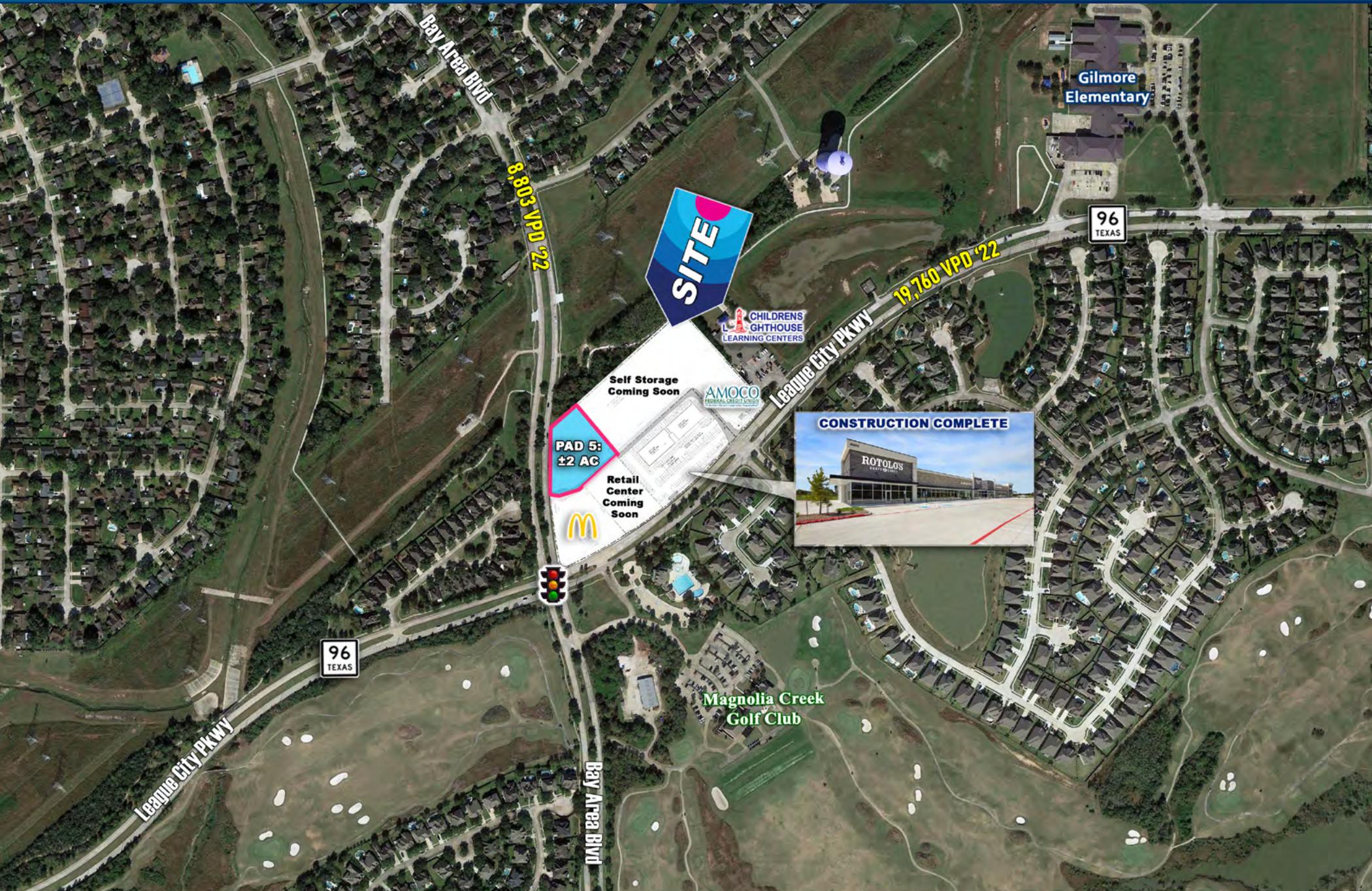
| | Total Population | Daytime Population | Average HH Income |
|------|------------------|--------------------|-------------------|
| 1 mi | 10,084 | 3,034 | \$148,984 |
| 3 mi | 52,508 | 21,023 | \$161,490 |
| 5 mi | 135,841 | 78,302 | \$139,691 |

TRAFFIC COUNTS

(TXDOT '22)

| | |
|-------------------|------------|
| LEAGUE CITY PKWY: | 19,760 VPD |
| BAY AREA BLVD: | 8,803 VPD |

WEST LEAGUE CITY CROSSING

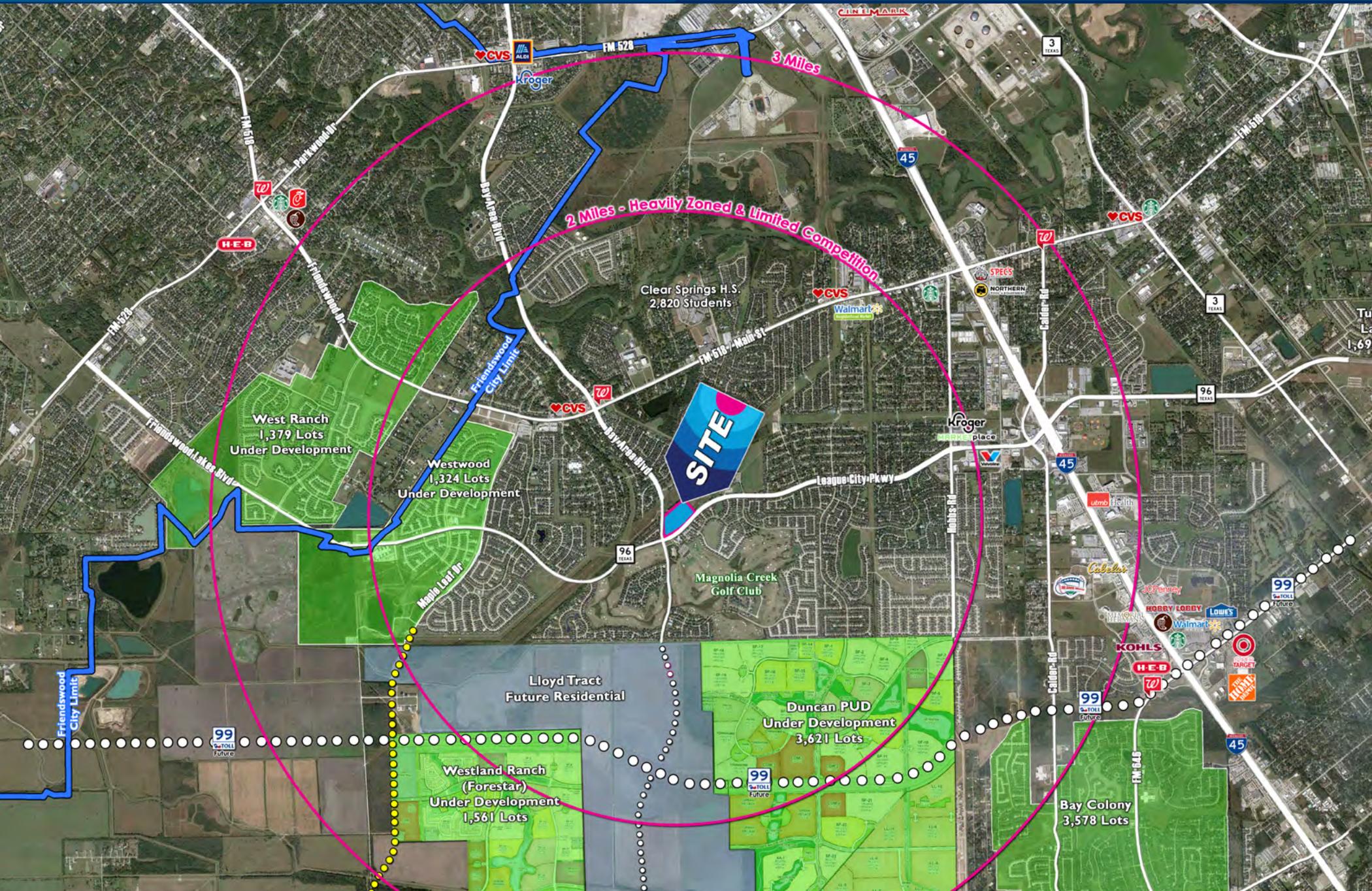


JOSH JACOBS
713.230.8882 | jj@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

CLAIRE SALAZAR
713.574.6281 | cs@blueoxgroup.com

WEST LEAGUE CITY CROSSING



JOSH JACOBS
713.230.8882 | jj@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

CLAIRE SALAZAR
713.574.6281 | cs@blueoxgroup.com

WEST LEAGUE CITY CROSSING

THE STATE OF TEXAS
 KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF GALVESTON

THAT WEST LEAGUE CITY CROSSING, LLC BY BRAND SONDOCK, MANAGER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING, A SUBDIVISION IN THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION ACCORDING TO THE PLANS, LOTS, WALLS, LINES, STREETS, ROADS, DISTANCES, BEARINGS, PERMITS, STORM AND SEWERAGE DISTRIBUTION SYSTEMS, COURTS, EASEMENTS, AND RIGHTS-OF-WAY, DO HEREBY MAKE, SAVE, EXCEPT AND HOLD PRIVATELY ALL MARKS, ALL WATER COURSES, ALL DRAINAGE FACILITIES (INCLUDING DETENTION PONDS), AND ALL COMMON AREAS AS SHOWN HEREON FOREVER, DO HEREBY MAKE ANY CLAIMS FOR DAMAGES OCCURRED BY THE GRADES APPROVED FOR THE STREETS, OR OCCURRED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS TO CONFORM TO SUCH GRADES, AND, DO HEREBY RELEASE, OUR SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WEST LEAGUE CITY CROSSING, LLC BY BRAND SONDOCK, MANAGER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING, DO HEREBY ACKNOWLEDGE THAT THE DEDICATIONS AND FOR EASEMENTS MADE HEREON ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY OF LEAGUE CITY.

FURTHER, WEST LEAGUE CITY CROSSING, LLC BY BRAND SONDOCK, MANAGER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING, DO HEREBY WAIVE COMPLETELY, DO HEREBY SURRENDER AND AGREE TO WAIVER AND FORFEIT THE TITLE TO THE LAND SO DEDICATED TO THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS.

FURTHER, WEST LEAGUE CITY CROSSING, LLC BY BRAND SONDOCK, MANAGER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS.

FURTHER, WEST LEAGUE CITY CROSSING, LLC BY BRAND SONDOCK, MANAGER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING, DO HEREBY GRANT DRAINAGE RIGHTS TO THE CITY OF LEAGUE CITY THROUGH ALL THE DETENTION POND(S) OF MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING SUBDIVISION FOR THE PURPOSE OF THE CONVEYANCE OF STORM WATER RUNOFF.

WITNESS MY HAND IN THE COUNTY OF _____ TEXAS, THIS _____ DAY OF _____, 2026.

WEST LEAGUE CITY CROSSING, LLC

BY: BRAND SONDOCK, MANAGER

STATE OF TEXAS
 COUNTY OF GALVESTON
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAND SONDOCK, MANAGER, KNOWN TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

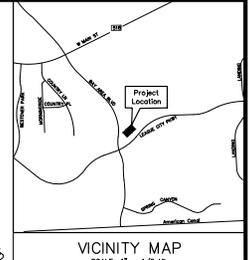
L. CHRIS RICHES, AN REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HERE SHOWN, AND THAT THE ELEVATION BENCHMARK INDICATED ON THE FACE OF THIS PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE CONVEYED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

CHRIS RICHES, REG.P.
 TEXAS REGISTRATION NO. 6532



THIS IS TO CERTIFY THAT THE CITY PLANNER FOR THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS, HAS APPROVED THIS PLAT MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LEAGUE CITY AND HAS AUTHORIZED THE RECORDING OF SAID PLAT THIS _____ DAY OF _____, 2026.

HRS CARPENTER, ACP
 PLANNING DIRECTOR
 CITY OF LEAGUE CITY

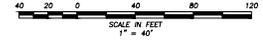


BENCHMARK ELEV. 25.74'

LEAGUE CITY BENCHMARK NO. LC-2021-120, BEING A 12-INCH DIAMETER IRON ROD IN CONCRETE, FROM THE INTERSECTION OF I.H. 45 AND F.M. 518 MAIN STREET, WEST 3/4 MILE TO MORNINGSIDE DRIVE, THEN SOUTH 0.24 MILE TO COUNTRY PLACE, MONUMENT IS IN THE MIDDLE OF THE INTERSECTION OF COUNTRY PLACE AND MORNINGSIDE DRIVE. (DAND 88)

TEMPORARY BENCHMARK (T.B.M.) ELEV. 26.71'

BEING A BENCH MARK ON THE NORTHWEST CORNER OF THE ACCESS DRIVE AT THE SOUTHWEST CORNER OF THE SURVEYED PROPERTY, APPROXIMATELY 11.5 FEET NORTH OF THE AREA MARK AND APPROXIMATELY 40.0 FEET NORTHWEST OF A FIRE HYDRANT, AS SHOWN ON SURVEY. (DAND 88)



- NOTES:
- THIS PROPERTY LIES IN ZONE "X" UNSHADED" DEFINED BY FEMA AS AREAS DETERMINED TO BE SUBJECT TO THE 1% ANNUAL FLOOD FLOOD, AS SHOWN FROM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480602020, MAP REVISED AUGUST 15, 2011.
 - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, COORDINATES SHOWN HEREON ARE TO BE CONVERTED TO SURFACE APPLY THE SCALE FACTOR OF 0.9999999934.
 - THE AREAS SUBDIVIDED TRACT OR PARCELS OF LAND LIES ENTIRELY WITHIN THE UNINCORPORATED SOURCE DISTRICT.
 - THE HEREIN SUBDIVIDED TRACT OR PARCELS OF LAND LIES WITHIN THE CLEAR CREEK IN THE ABSENCE OF A DRAINAGE STUDY APPROVED BY THE CITY OF LEAGUE CITY, TEXAS, NO LOTS WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THAN 50% OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS.
 - ALL IRREGULAR LINES SHALL BE AS FOR CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE.
 - IN ACCORDANCE WITH THE CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE, ALL PLUMBING UTILITIES SHALL BE LOCATED UNDERGROUND, EXCEPT AS MAY BE APPROVED BY THE CITY OF LEAGUE CITY.
 - ALL BENCHMARKS SHALL BE RETIOLATED SUCH THAT A MINIMUM OF THE FOOT (1') CLEARANCE IS MAINTAINED FROM ANY UTILITY STRUCTURE ACCESSIBLE FROM GROUND LEVEL, SUCH AS MANHOLE, BOX, WATER VALVES, CLEANOUTS, POWER POLES, METERS, ETC.
 - NO PRE OR POST DEVELOPED STORM WATER FLOWS SHALL BE DIVERTED INTO ADJACENT PROPERTIES AND ANY HISTORICAL FLOW SHALL BE ACCOMMODATED.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND ASSISTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS AND PEDESTRIANS.
 - CORNER BENCHMARKS FOR THE LOCATION, NOTES, AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS SHALL CONFORM TO AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS SHALL CONFORM TO THE CITY OF LEAGUE CITY.
 - THERE ARE NO EXISTING OR PROPOSED PIPELINES LOCATED WITHIN THE BOUNDS OF THIS PLAT.
 - STORM WATER QUALITY (SWQ) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR A STRUCTURE, ALL STRUCTURAL OR NON-STRUCTURAL CONTROLS ON FOR THE PARCELS/LOT MAY NOT BE CHANGED FROM THE PLANS AND TECHNICAL SPECIFICATIONS IN THE CDD PERMIT UNLESS THE PROVISIONS OF SECTION 43-54 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
 - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - THE MAINTENANCE RESPONSIBILITY OF ANY VEGETATIVE AREAS WITHIN BOUNDARIES BY ADJACENT TO OR WITHIN THIS PLAT WILL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER UPON FILING OF THIS PLAT.
 - ELEVATIONS ARE SHOWN IN FEET ABOVE MEAN SEA LEVEL, UNLESS AS TIED TO LEAGUE CITY BENCHMARK NO. LC-2021-120, BEING A BRASS DISC LOCATED AT THE INTERSECTION OF STATE HIGHWAY 3 AND STATE HIGHWAY 96 IN THE WESTERN STATE HIGHWAY 3 AND RETIRED THE EAST AND WEST BOUND LINES OF STATE HIGHWAY 96.
 - CROSS ACCESS SHALL BE PROVIDED TO ALL ADJACENT NON-RESIDENTIAL LOTS / PARCELS.

±2 AC
 2,000 ACRES
 87,122 S.F.
AVAILABLE

| CURVE # | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
|---------|----------|-----------|---------|-----------------|--------------|
| C1 | 221.10' | 38°28'23" | 148.46' | S 65°34'20" W | 145.69' |
| C2 | 1950.00' | 8°16'42" | 281.75' | N 01°53'00" W | 281.50' |

- LEGEND
- B.L. BUILDING LINE
 - F.I.E. FIRE INSURANCE EASEMENT
 - W.I.E. WATER MAIN EASEMENT
 - P.A.E. PUBLIC ACCESS EASEMENT
 - E.M.T. EASEMENT
 - C.C.P.F. GALVESTON COUNTY CLERK'S FILE
 - C.C.S.R. GALVESTON COUNTY MAP RECORDS
 - G.C.M.R. GALVESTON COUNTY MAP RECORDS
 - L.E. LANDSCAPE EASEMENT
 - N.O. NUMBER
 - P.H. PAGE
 - R.O.W. RIGHT OF WAY
 - S.F. SQUARE FEET
 - SAN. S.M.R. SANITARY SEWER
 - S.M.R. STORM SEWER
 - U.E. UTILITY EASEMENT
 - V.O.L. VOLUME
 - F.N.D. FOUND
 - I.R. IRON ROD
 - C.I.R. CARVED IRON ROD
 - T.B.M. TEMPORARY BENCHMARK
 - F.L. FLOWLINE
 - U.T.L. UTILITY RECORD
 - P.R. PLAT RECORD

OWNER: WEST LEAGUE CITY CROSSING, LLC
 4635 SOUTHWEST FREEWAY, SUITE 950
 HOUSTON, TEXAS 77027

MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING

A SUBDIVISION OF 5.0552 ACRES OF LAND, BEING A REPLAT OF LOT 5, BLOCK 1, OF THE REPLAT OF WEST LEAGUE CITY CROSSING, A SUBDIVISION OF RECORD IN PLAT NUMBER 2023043026,

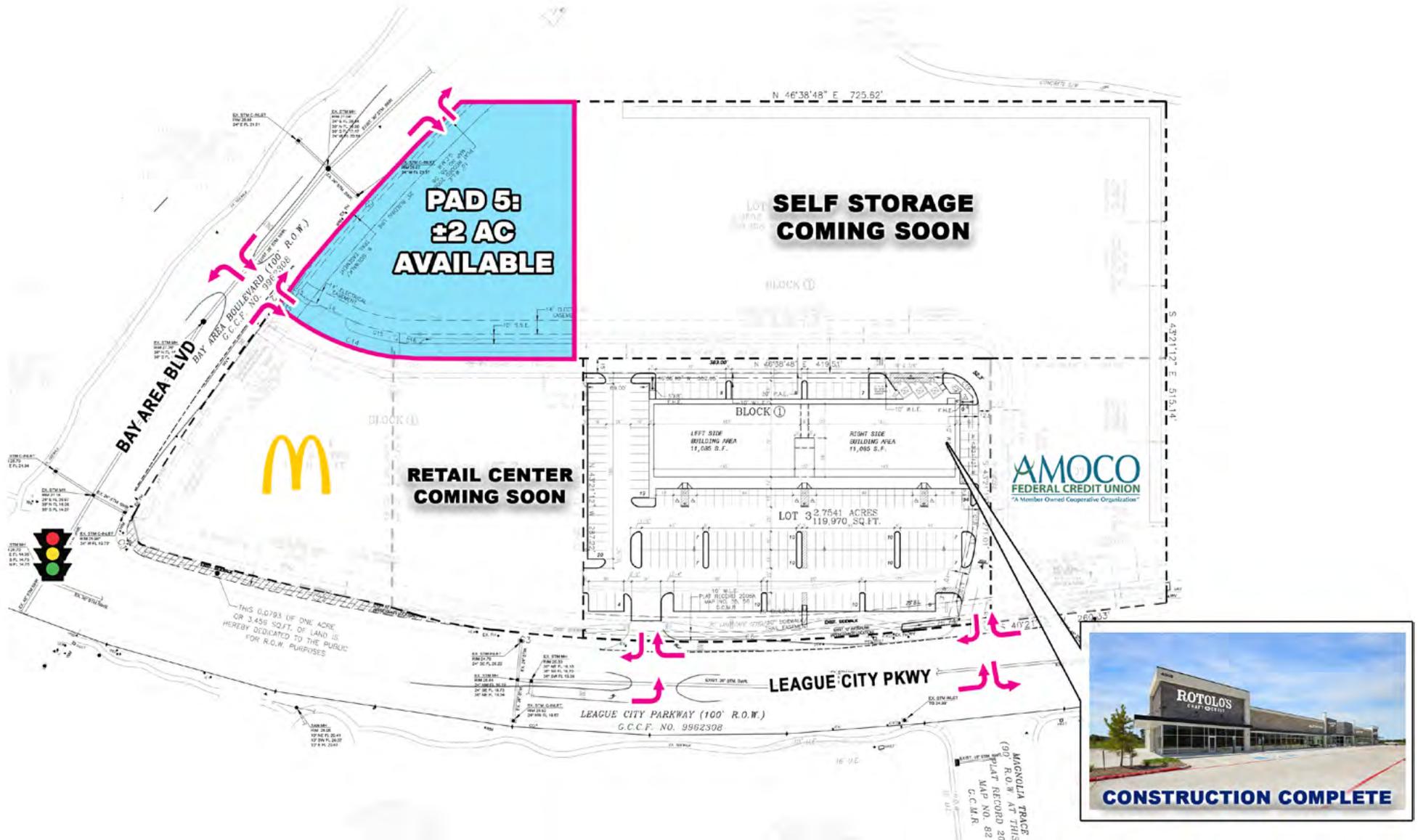
LOCATED IN THE JOHN DICKSON LEAGUE, A-9, CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS
 1 BLOCK 2 LOTS

REASON FOR REPLAT: TO CREATE TWO COMMERCIAL LOTS

DATE: JANUARY, 2026 JOB NO. 24229

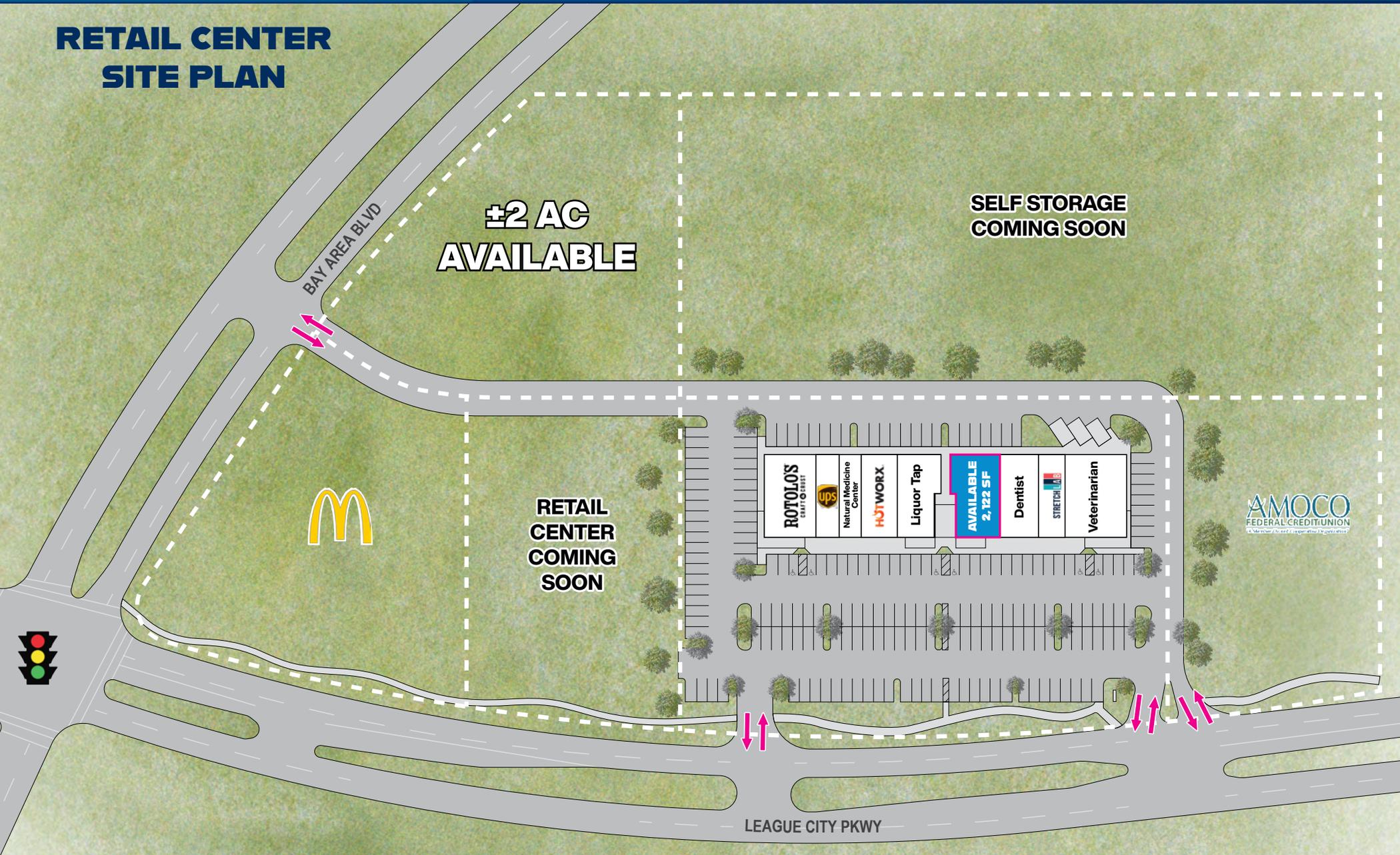
SHEET 1 OF 1

WEST LEAGUE CITY CROSSING



WEST LEAGUE CITY CROSSING

RETAIL CENTER SITE PLAN





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.

Blue Ox Brokerage, LLC

9009549

jj@theblueoxgroup.com

713.804.7777

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Joshua Jacobs

448255

jj@theblueoxgroup.com

713.230.8882

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Claire Salazar

764131

cs@theblueoxgroup.com

713.574.6281

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

IABS 1-0