

Property Summary

2227 Gulf Fwy S, League City, TX 77573

FOR LEASE



PROPERTY DESCRIPTION

±9,000 SF warehouse available for lease featuring approximately ±2,400 SF of climate-controlled showroom and office space. The office area includes multiple private offices, restrooms, and a dedicated breakroom, providing a functional layout for both administrative and customer-facing operations. The ±6,600 SF warehouse offers two (2) overhead doors measuring 16' wide by 14' high, with a clear height of approximately 16' and a maximum ceiling height of 19'. The property is ideally located just off the Gulf Freeway (I-45), directly across from UTMB and MD Anderson, between League City Parkway and FM 646, allowing for excellent accessibility. Situated on ±1.97 acres, the site includes a partially stabilized rear yard suitable for truck maneuvering, outdoor storage, or additional yard use.

PROPERTY HIGHLIGHTS

- ±1.97 Acres Total Site
- ±9,000 SF Total Building

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	9,000 SF
Lot Size:	85,988 SF
Building Size:	9,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	463	2,635
Total Population	290	1,347	7,827
Average HH Income	\$142,327	\$150,037	\$144,128

Jason Suchecki

832.956.0547

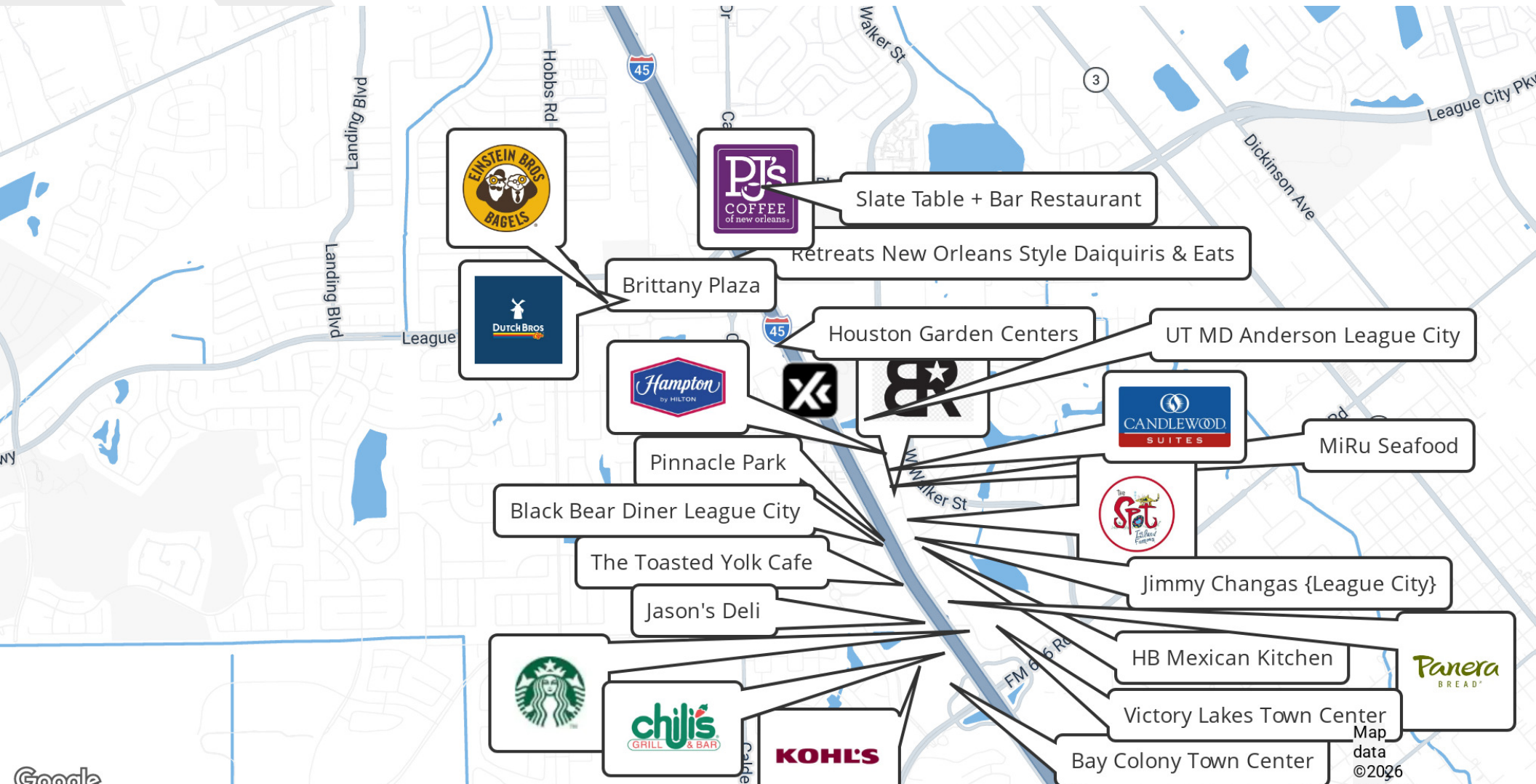
jason.suchecki@expcommercial.com



Retailer Map

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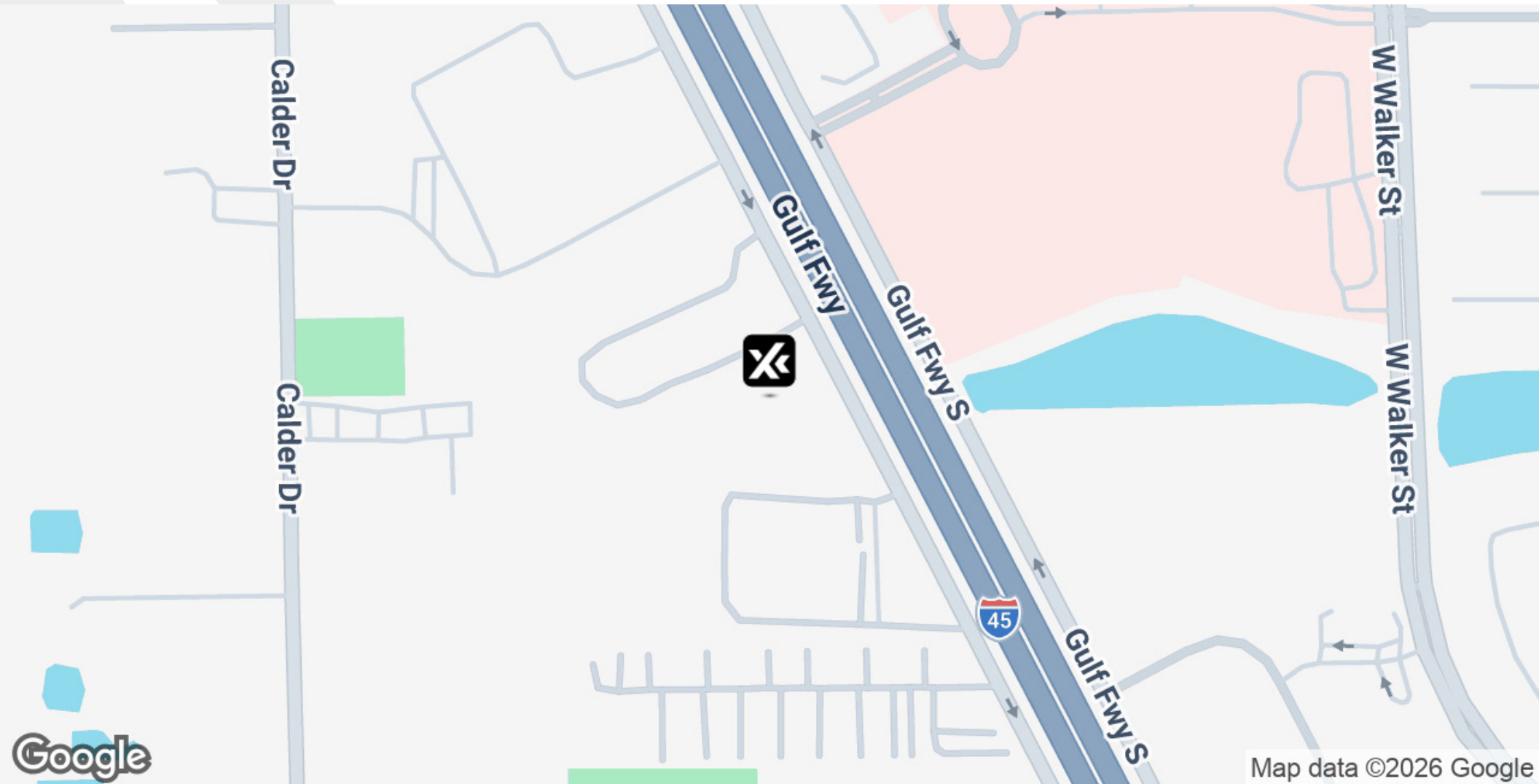


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Location Map

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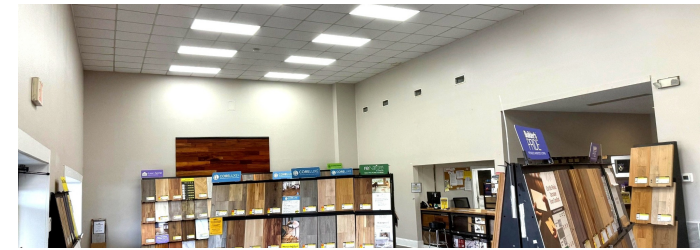
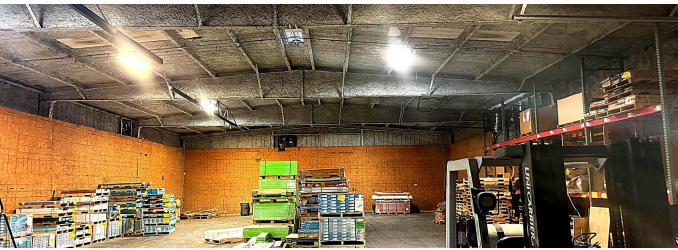
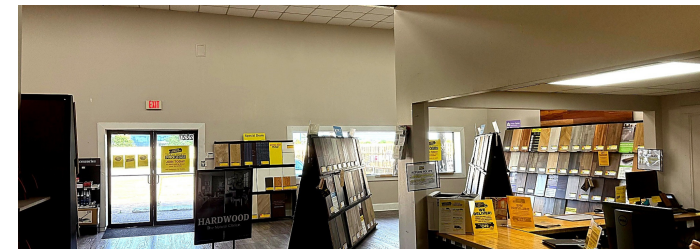
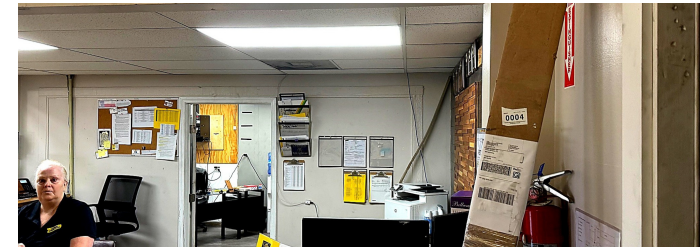


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Additional Photos

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Demographics Map & Report

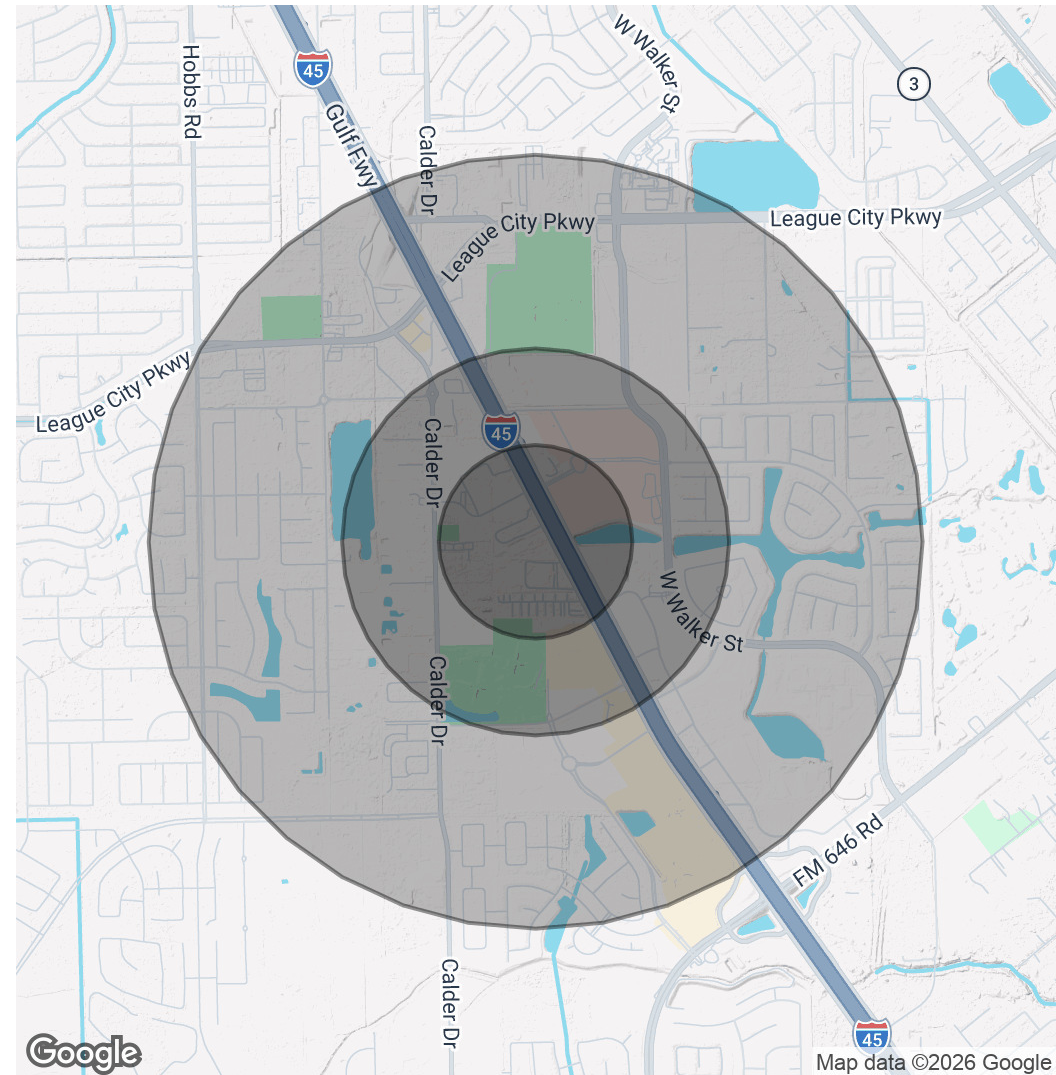
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	290	1,347	7,827
Average Age	40.7	41.4	35.6
Average Age (Male)	39.9	39.3	32.6
Average Age (Female)	40.6	42.1	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	463	2,635
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$142,327	\$150,037	\$144,128
Average House Value	\$385,970	\$432,733	\$404,189

2023 American Community Survey (ACS)



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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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

eXp Commercial	9010202	tx.broker@expcommercial.com	855.450.0324
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford Bogart-	313043	-tx.broker@expcommercial.com	855.450.0324-
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jason Suchecki	747765	jason.suchecki@expcommercial.com	832.956.0547
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date