

FOR SALE: Tucked away feel but in a prime-demand location

414 Washington St, League City, X 775732

\$315,000 | .88 ACRES Fully Fenced



Limited Commercial/Industrial land available in League City. This property is cleared and fully fenced. Features a commercial-grade 6' fence with barbed wire and a motorized rolling gate for secure access. Utilities include water, gas, and city drainage already on site. Electricity is available—the line just needs to be brought in underground per current power company requirements. The site is built-up, level, and ready for development, ideal for contractors, service businesses, storage yards, or light industrial users. This location delivers strong accessibility while maintaining a secluded environment.



- Fully fenced with secure gated access
- Built-up site ready for operations
- Ideal for contractors, service businesses, storage, or yard use
- Strong surrounding residential and commercial growth
- Rare mix of privacy + prime location

James Brockway, Broker | CPA

281-684-6482

jbrockway@brockwaycommercial.com

Yolanda Whitlock, Agent

281-386-2201

ywhitlock@brockwaycommercial.com

Brockway Commercial

2951 Marina Bay Dr, Ste 130-125, League City, TX 77573

www.brockwaycommercial.com