

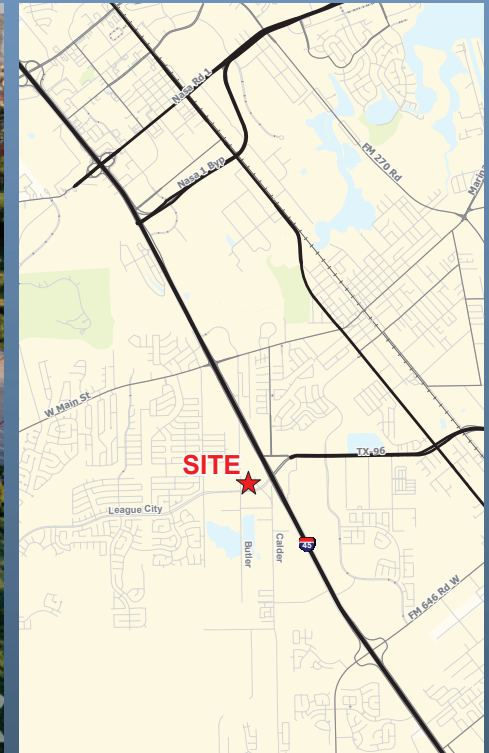


FOR LEASE

Brittany Plaza Shopping Center



30,000 SF
Pad Site
Available



PROPERTY DATA

- Anchored by UTMB
- Located at the northwest quadrant of League City Parkway and I-45
- 30,000 SF pad site available

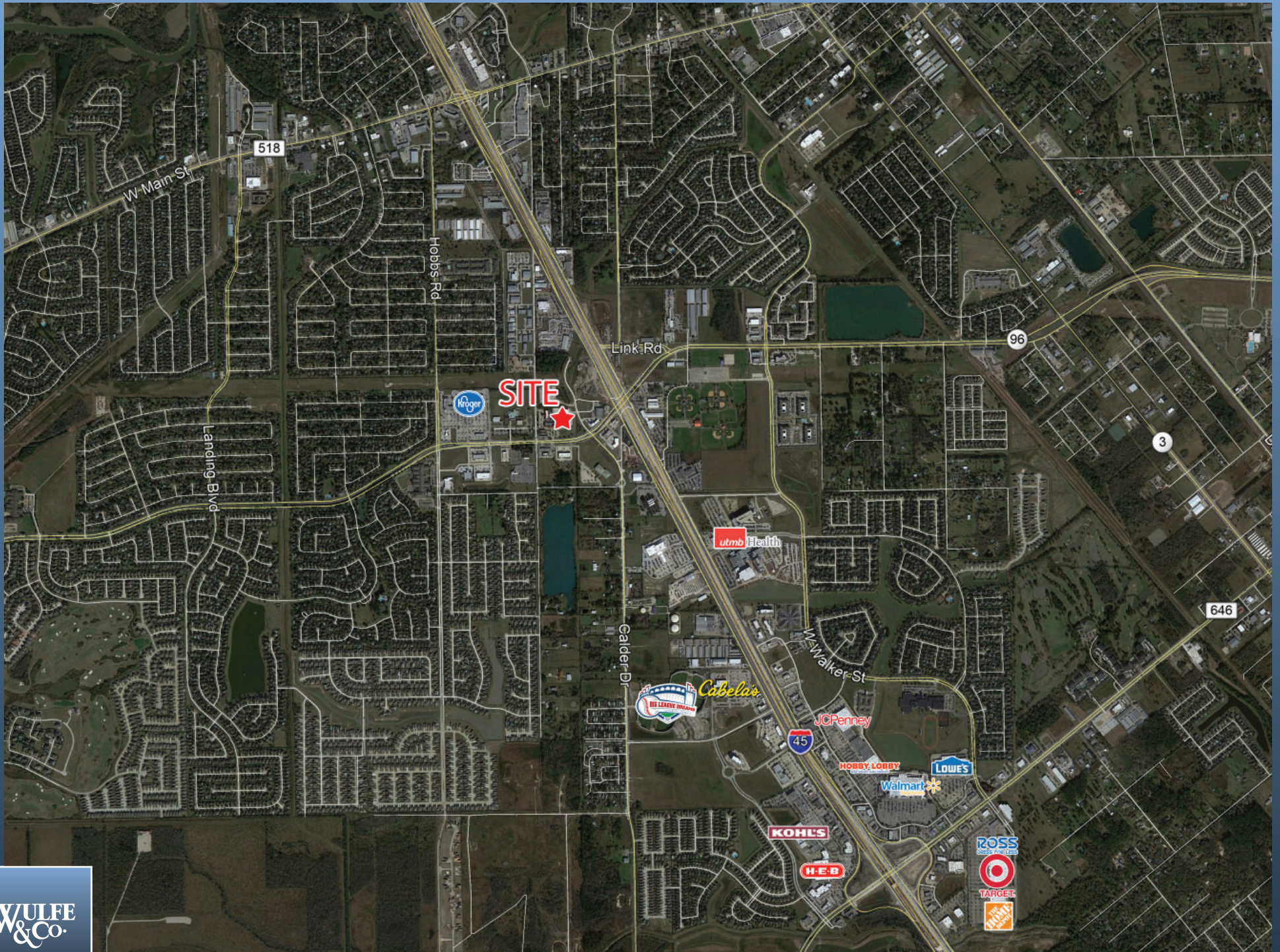
DEMOGRAPHICS

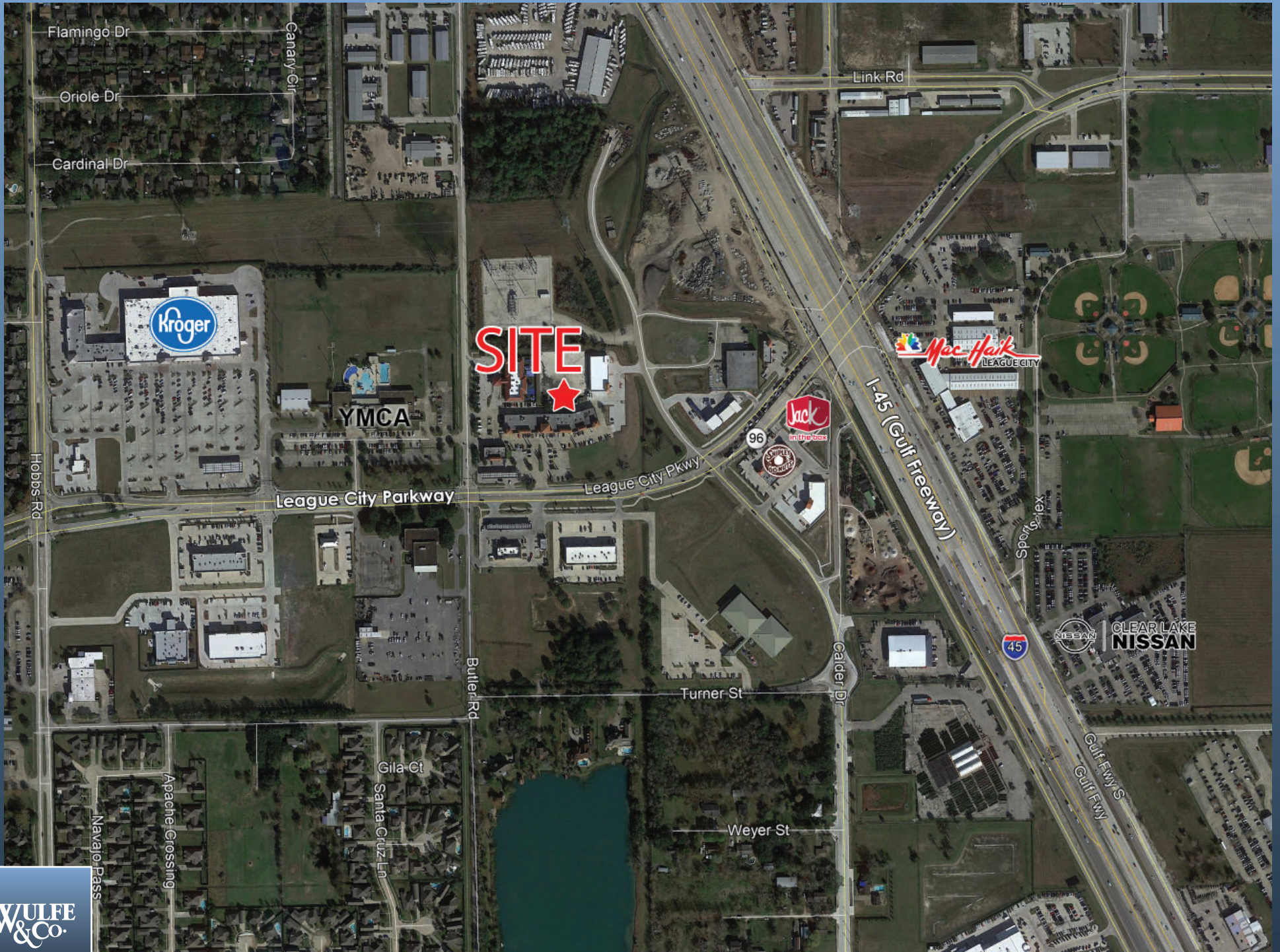
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2024 Estimate	10,130	61,999	172,152
Ave HH Income			
2024 Estimate	\$151,680	\$140,890	\$134,057
Traffic Counts			
Interstate 45	100,095 cars per day		
League City Pkwy	26,792 cars per day		

CONTACT

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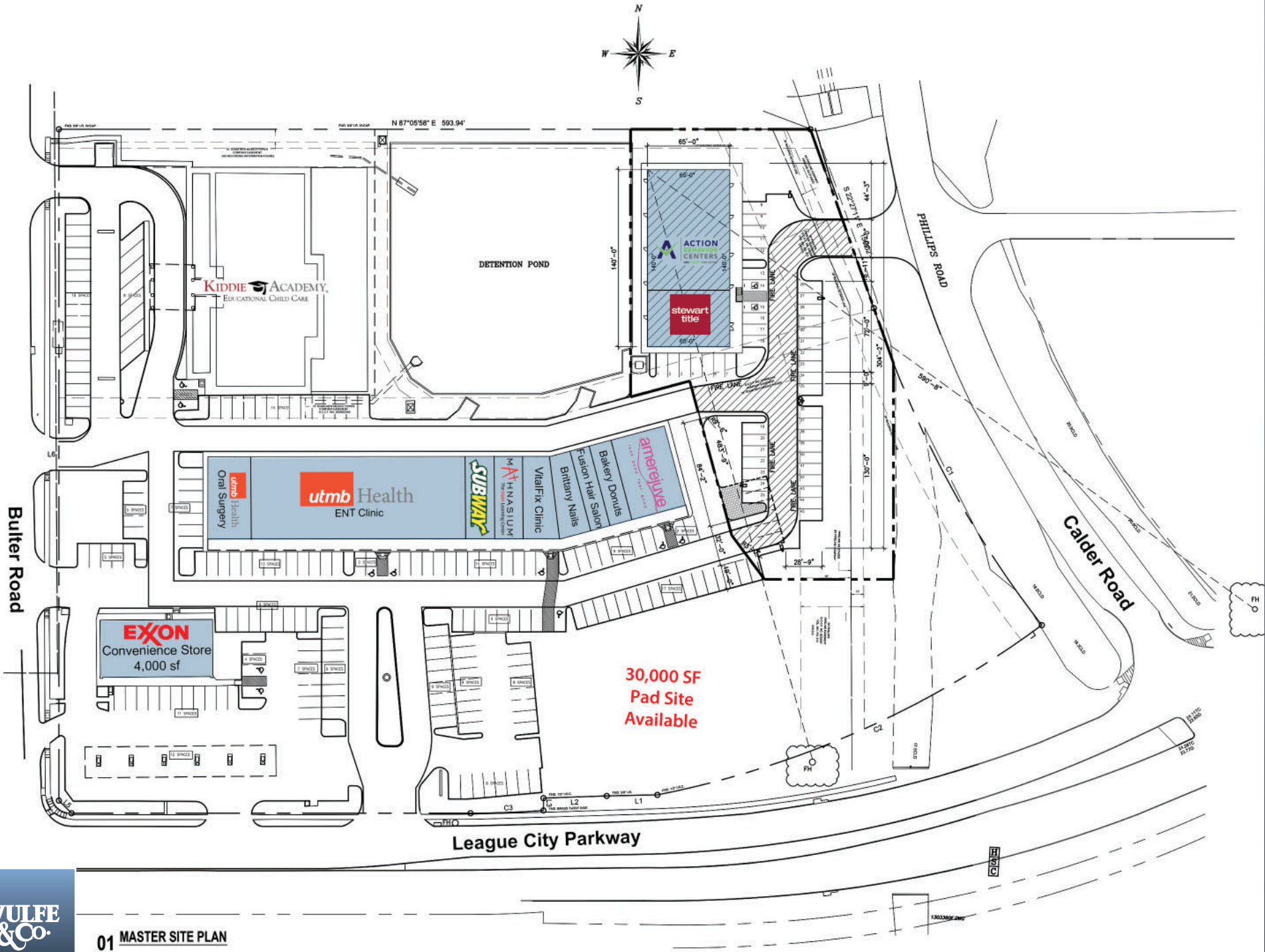


PHASE I



PHASE II





01 MASTER SITE PLAN

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.4875/-95.109

1600 W League City Pkwy	1 mi	3 mi	5 mi
League City, TX 77573	radius	radius	radius
Population			
2024 Estimated Population	10,130	61,999	172,152
2029 Projected Population	10,423	64,064	178,690
2020 Census Population	10,766	63,735	176,133
2010 Census Population	8,619	50,493	138,227
Projected Annual Growth 2024 to 2029	0.6%	0.7%	0.8%
Historical Annual Growth 2010 to 2024	1.3%	1.6%	1.8%
2024 Median Age	35.7	36.2	36.0
Households			
2024 Estimated Households	3,489	21,628	65,243
2029 Projected Households	3,583	22,269	67,773
2020 Census Households	3,669	22,247	65,855
2010 Census Households	2,955	17,444	51,760
Projected Annual Growth 2024 to 2029	0.5%	0.6%	0.8%
Historical Annual Growth 2010 to 2024	1.3%	1.7%	1.9%
Race and Ethnicity			
2024 Estimated White	63.8%	63.3%	61.2%
2024 Estimated Black or African American	9.6%	10.3%	11.4%
2024 Estimated Asian or Pacific Islander	6.3%	6.1%	6.5%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2024 Estimated Other Races	19.8%	19.8%	20.3%
2024 Estimated Hispanic	25.7%	25.9%	27.3%
Income			
2024 Estimated Average Household Income	\$150,680	\$140,890	\$134,057
2024 Estimated Median Household Income	\$116,634	\$111,496	\$105,472
2024 Estimated Per Capita Income	\$51,920	\$49,191	\$50,831
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.0%	4.2%
2024 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.8%	3.6%
2024 Estimated High School Graduate	20.3%	20.3%	19.3%
2024 Estimated Some College	27.0%	22.9%	22.3%
2024 Estimated Associates Degree Only	9.5%	10.0%	9.5%
2024 Estimated Bachelors Degree Only	23.3%	27.4%	27.5%
2024 Estimated Graduate Degree	14.9%	13.6%	13.7%
Business			
2024 Estimated Total Businesses	537	2,476	8,750
2024 Estimated Total Employees	3,362	15,651	71,024
2024 Estimated Employee Population per Business	6.3	6.3	8.1
2024 Estimated Residential Population per Business	18.9	25.0	19.7

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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.

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.

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Designated Broker of Firm	License No.		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date