

**FOR LEASE**

SWQ OF HWY 96 AND HWY 146, LEAGUE CITY, TX



# New Retail Development in League City

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**partners**

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## PROPERTY HIGHLIGHTS

- 9 Acres Fronting Hwy 96, Out Of A 24 Acre Development
- Building 1 (16,875 sf) Delivery Date Q4 of 2026
- End Caps, Patio, And Drive Thru Available
- Shipley Do-Nuts Coming Q2 2026
- 2 Curb Cuts Directly On Hwy 96
- Situated In League City
- Signalized Intersection
- Multiple Small Shop Space Available
- Dedicated Medical Space Available
- Pads Available For Bank And QSR Users
- All Utilities To Site
- Common Detention

## RENTAL RATE:

Base Rate: \$36.00/sf  
 NNN: \$10.00/sf  
 TIA: Negotiable

## AREA TRAFFIC GENERATORS





# Aerial



# Demographics

<b>POPULATION</b>	1 Mile	3 Miles	5 Miles
2020 Population	5,578	49,745	114,226
2024 Population	5,978	48,959	114,552
2029 Projected Population	6,311	50,560	118,367
Annual Growth (2024-2029)	1.1%	0.7%	0.7%

<b>HOUSEHOLDS</b>	1 Mile	3 Miles	5 Miles
2020 Households	1,806	18,489	44,633
2024 Households	1,951	18,103	44,465
2029 Projected Households	2,071	18,724	45,953
Annual Growth 2020-2024	3.8%	1.0%	1.5%
Annual Growth (2024-2029)	1.2%	0.7%	0.7%

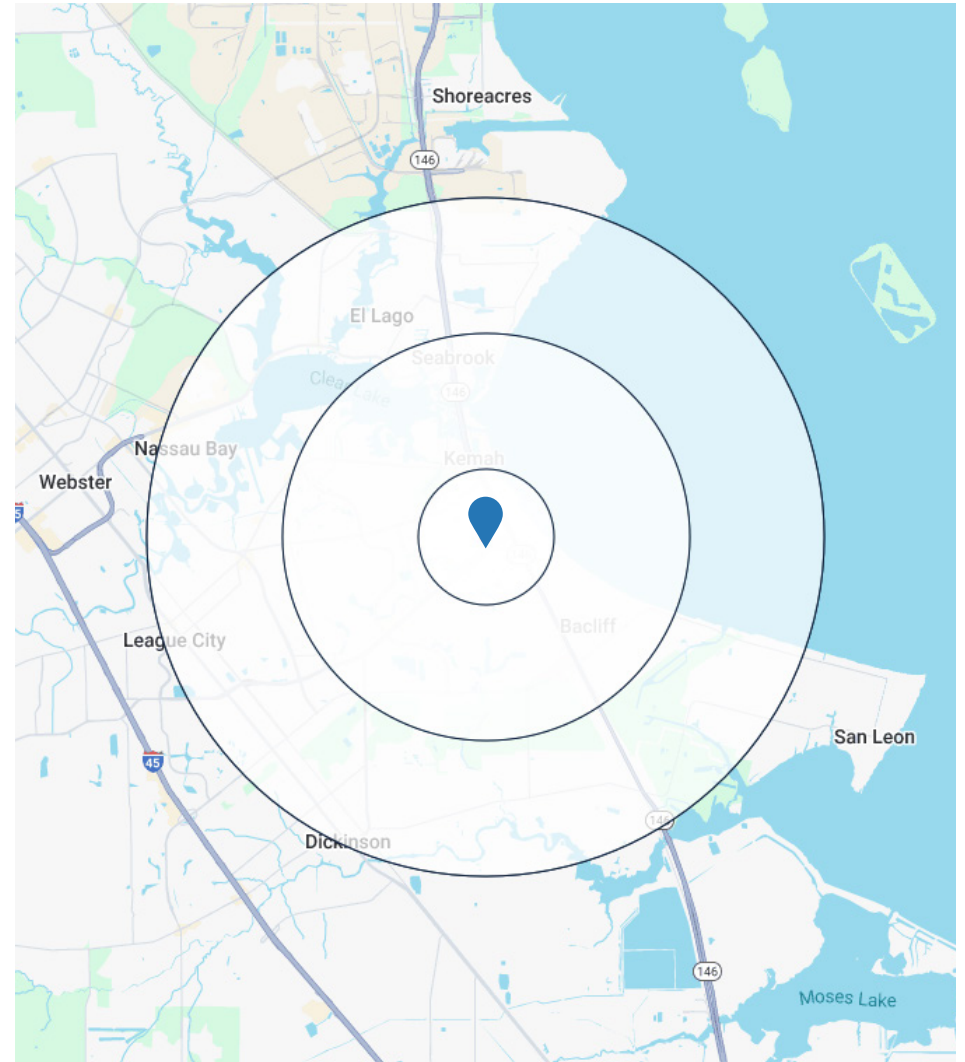
<b>HOUSEHOLD INCOME</b>	1 Mile	3 Miles	5 Miles
Average Household Income	\$153,310	\$132,906	\$119,536
Median Household Income	\$136,887	\$114,135	\$95,049

<b>DAYTIME EMPLOYMENT</b>	1 Mile	3 Miles	5 Miles
Total Employees	1,580	14,899	46,695
Total Businesses	248	1,692	4,676

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

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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. **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

PCR Brokerage Houston, LLC dba Partners	<b>9003949</b>	licensing@partnersrealestate.com	<b>713-629-0500</b>
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date