



CAPITAL RETAIL
P R O P E R T I E S



Maple Leaf Marketplace

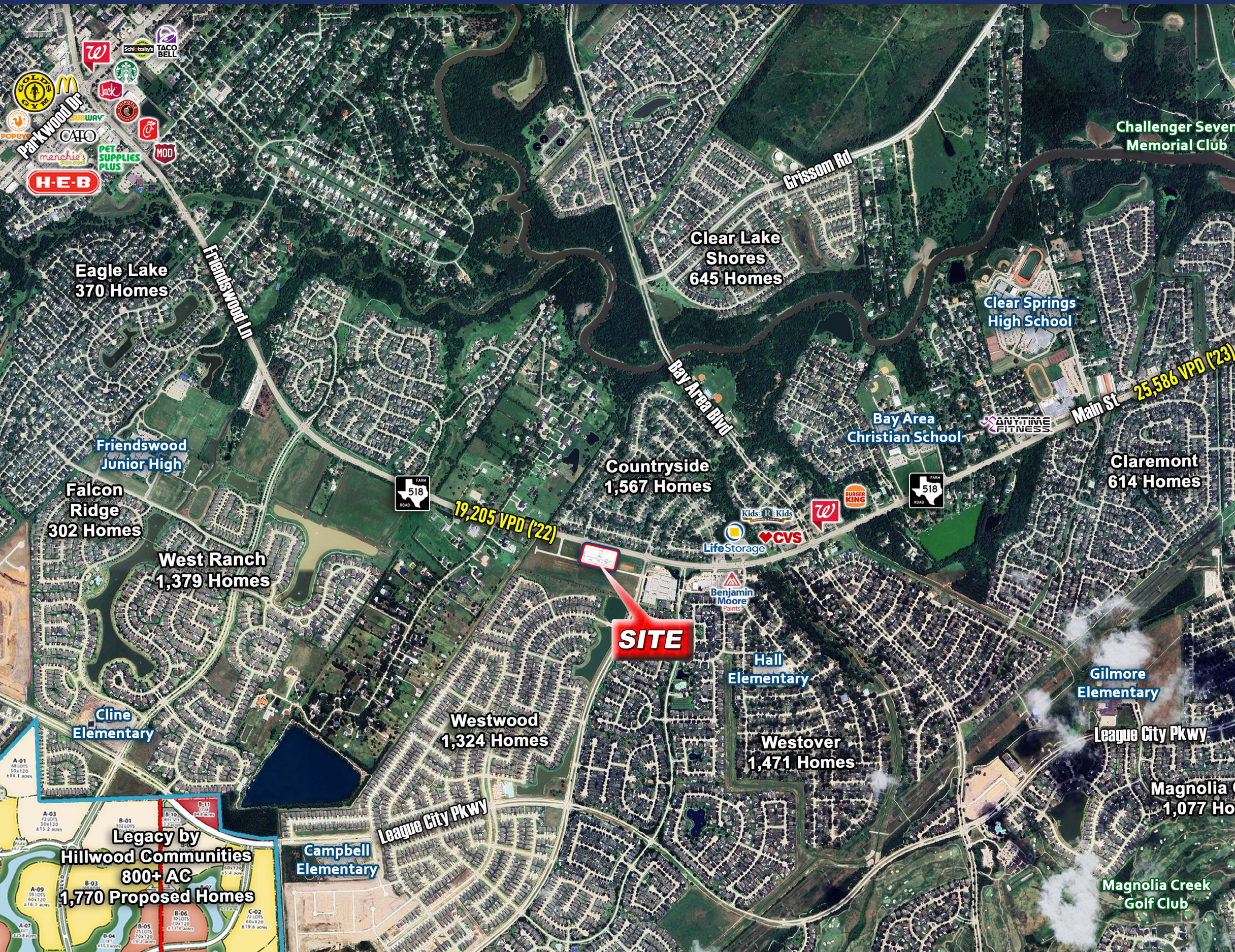
SWC of FM 518 & Maple Leaf Dr, League City, Texas

Jacob Weersing

281-816-6550 | www.capitalretailproperties.com

Maple Leaf Marketplace

SWC of FM-518 & Maple Leaf Dr | League City, Texas



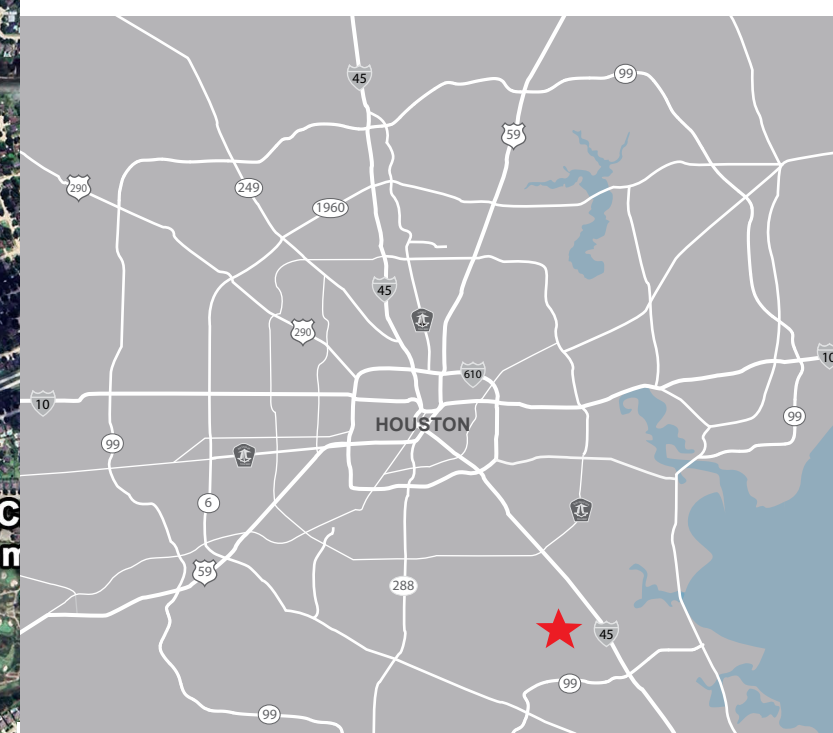
PROPERTY DESCRIPTION:

- New construction along FM 518 at the heart of the Friendswood trade area.
- Over 10k homes within 1 mile with another 6,000 planned.
- Easy access to I-45 and the future Grand Parkway.
- Delivery planned for 2025/early 2026.

AVAILABLE:

- ±25,500 SF Retail/Restaurant Space

AREA RETAILERS:

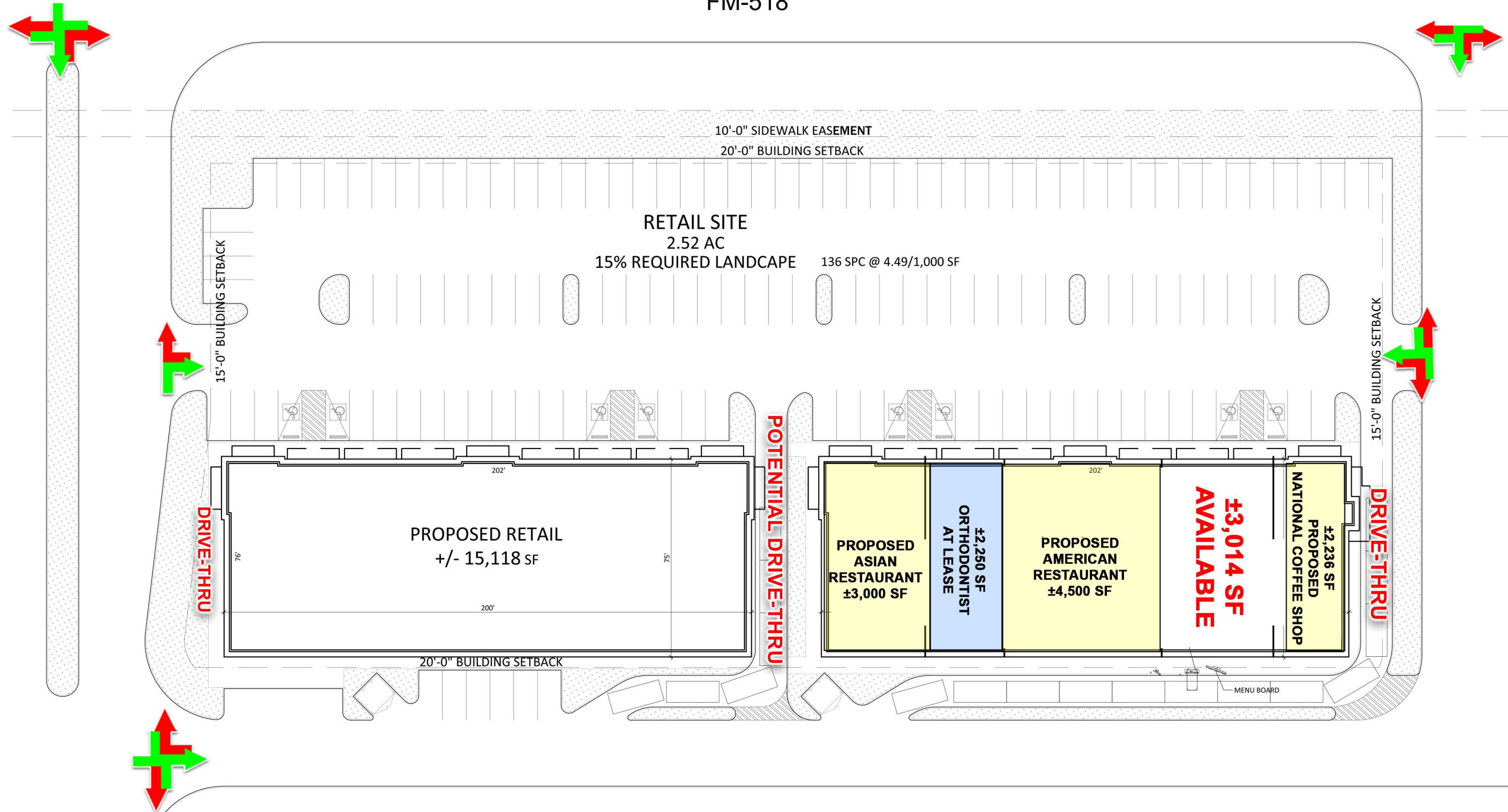


Contacts: **Jacob Weersing**





FM-518



Summary Profile



POPULATION
(3 mi Radius, 2024)

67,123

HOUSEHOLDS
(3 mi Radius, 2024)

22,640

INCOME
(3 mi Radius)

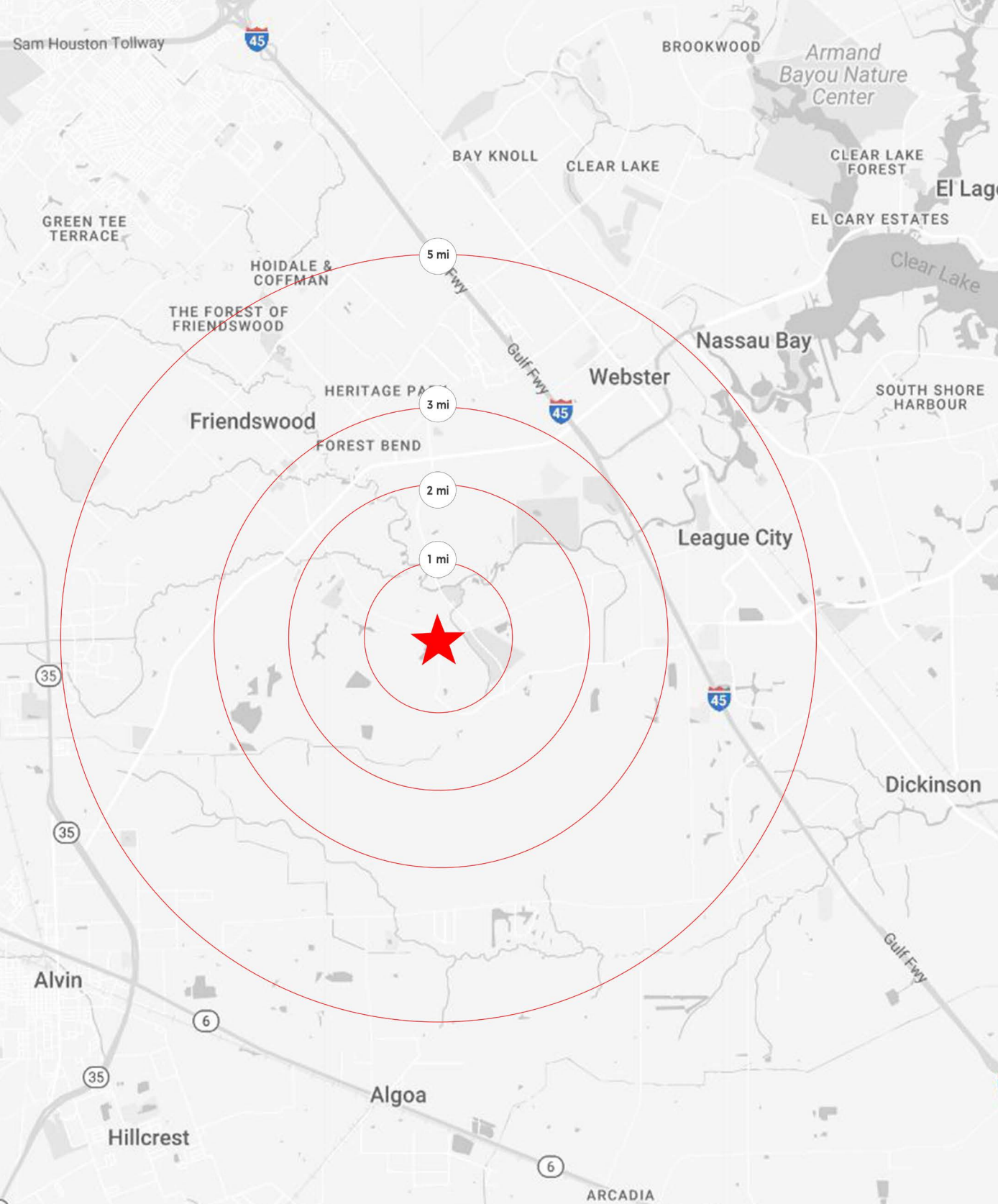
2024 Average:

\$154,276

TOTAL DAYTIME
POPULATION
(3 mi Radius, 2024)

45,390

Population Summary				
2010 Total Population	8,638	23,771	51,068	116,746
2020 Total Population	12,859	32,974	65,175	143,216
2020 Group Quarters	0	0	294	937
2024 Total Population	14,323	34,580	67,123	149,372
2024 Group Quarters	0	0	297	945
2029 Total Population	14,471	34,440	66,574	159,988
2024-2029 Annual Rate	0.21%	-0.08%	-0.16%	1.38%
2024 Total Daytime Population	8,566	21,257	45,390	131,055
Workers	1,651	4,434	12,936	59,007
Residents	6,915	16,823	32,454	72,048
Household Summary				
2024 Households	4,505	10,859	22,640	54,420
2024 Average Household Size	3.18	3.18	2.95	2.73
2029 Households	4,574	10,924	22,730	59,345
2029 Average Household Size	3.16	3.15	2.92	2.68
2024-2029 Annual Rate	0.30%	0.12%	0.08%	1.75%
2024 Families	3,700	9,235	17,703	38,346
2024 Average Family Size	3.53	3.46	3.40	3.31
2029 Families	3,737	9,243	17,664	41,754
2029 Average Family Size	3.52	3.44	3.37	3.26
2024-2029 Annual Rate	0.20%	0.02%	-0.04%	1.72%
Housing Unit Summary				
2024 Housing Units	4,602	11,100	23,395	57,424
Owner Occupied Housing Units	89.1%	91.0%	78.5%	64.6%
Renter Occupied Housing Units	8.8%	6.8%	18.3%	30.1%
Vacant Housing Units	2.1%	2.2%	3.2%	5.2%
2029 Housing Units	4,741	11,320	23,746	62,980
Owner Occupied Housing Units	88.5%	90.2%	78.6%	65.5%
Renter Occupied Housing Units	8.0%	6.3%	17.1%	28.7%
Vacant Housing Units	3.5%	3.5%	4.3%	5.8%
2024 Households by Income				
Household Income Base	4,505	10,859	22,640	54,420
<\$15,000	5.5%	5.1%	5.3%	5.1%
\$15,000 - \$24,999	2.6%	1.5%	3.2%	3.9%
\$25,000 - \$34,999	1.8%	1.5%	3.4%	5.0%
\$35,000 - \$49,999	3.3%	5.7%	6.4%	7.5%
\$50,000 - \$74,999	9.4%	9.2%	12.6%	15.5%
\$75,000 - \$99,999	11.7%	10.0%	11.2%	13.6%
\$100,000 - \$149,999	26.1%	22.5%	20.8%	20.1%
\$150,000 - \$199,999	13.6%	13.3%	13.0%	11.6%
\$200,000+	26.0%	31.3%	24.2%	17.7%
Average Household Income	\$163,973	\$177,467	\$154,276	\$133,084
2029 Households by Income				
Household Income Base	4,574	10,924	22,730	59,345
<\$15,000	4.6%	4.4%	4.6%	4.4%
\$15,000 - \$24,999	1.7%	1.0%	2.4%	2.8%
\$25,000 - \$34,999	1.3%	1.2%	2.8%	4.2%
\$35,000 - \$49,999	2.6%	4.5%	5.2%	6.3%
\$50,000 - \$74,999	7.5%	7.6%	11.2%	14.2%
\$75,000 - \$99,999	10.1%	8.8%	10.4%	13.1%
\$100,000 - \$149,999	24.9%	21.5%	20.2%	20.1%
\$150,000 - \$199,999	16.8%	15.5%	15.5%	14.1%
\$200,000+	30.5%	35.6%	27.8%	20.8%
Average Household Income	\$186,826	\$199,575	\$174,292	\$151,016
2024 Population 25+ by Educational Attainment				
Total	9,189	22,187	43,896	100,197
Less than 9th Grade	2.8%	2.6%	2.7%	2.7%
9th - 12th Grade, No Diploma	0.9%	0.9%	1.4%	2.4%
High School Graduate	14.9%	12.5%	14.5%	15.0%
GED/Alternative Credential	1.4%	1.7%	2.9%	3.6%
Some College, No Degree	14.2%	15.1%	18.3%	19.8%
Associate Degree	10.8%	10.2%	11.2%	11.8%
Bachelor's Degree	34.7%	36.6%	31.1%	29.2%
Graduate/Professional Degree	20.2%	20.4%	17.8%	15.6%





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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date