



Brookdale Dr

Countryside
1,567 Homes

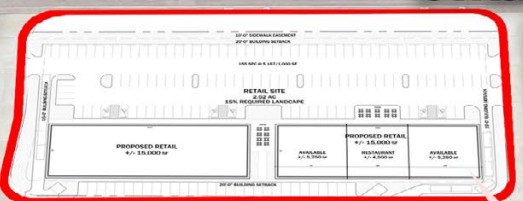
Countryside Dr

Silver Leaf Dr

S Friendswood Dr



25,194 VPD ('25)



Proposed
Fuel Center

SITE



Public Storage

Westover Area Blvd

LEAGUE CITY, TX
LEGENDS
SPORTS GRILL

Westwood
1,324 Homes

C|R

MAPLE LEAF MARKETPLACE

SWC OF FM-518 & MAPLE LEAF DR | LEAGUE CITY, TX

Westover
1,471 Homes

PROPERTY DESCRIPTION:

- Strategically located along FM 518 in the heart of the affluent Friendswood–League City trade area, with ±25,000 vehicles per day passing the site.
- Dense established residential base surrounded by more than 10,000 existing homes within the immediate trade area, providing strong day-one consumer demand.
- Positioned directly in the path of significant residential growth, with thousands of additional homes planned throughout Westland Ranch, Legacy by Hillwood, Samara and other nearby developments.
- Exceptional household incomes of \$160,032 within 2 miles and \$134,051 within 3 miles, with nearly 70,000 residents within a 3-mile radius.
- Convenient regional connectivity to I-45 and the future Grand Parkway, positioning Maple Leaf Marketplace to serve both established neighborhoods and the rapidly expanding western League City/Friendswood growth corridor.
- Delivery Planned for 2027

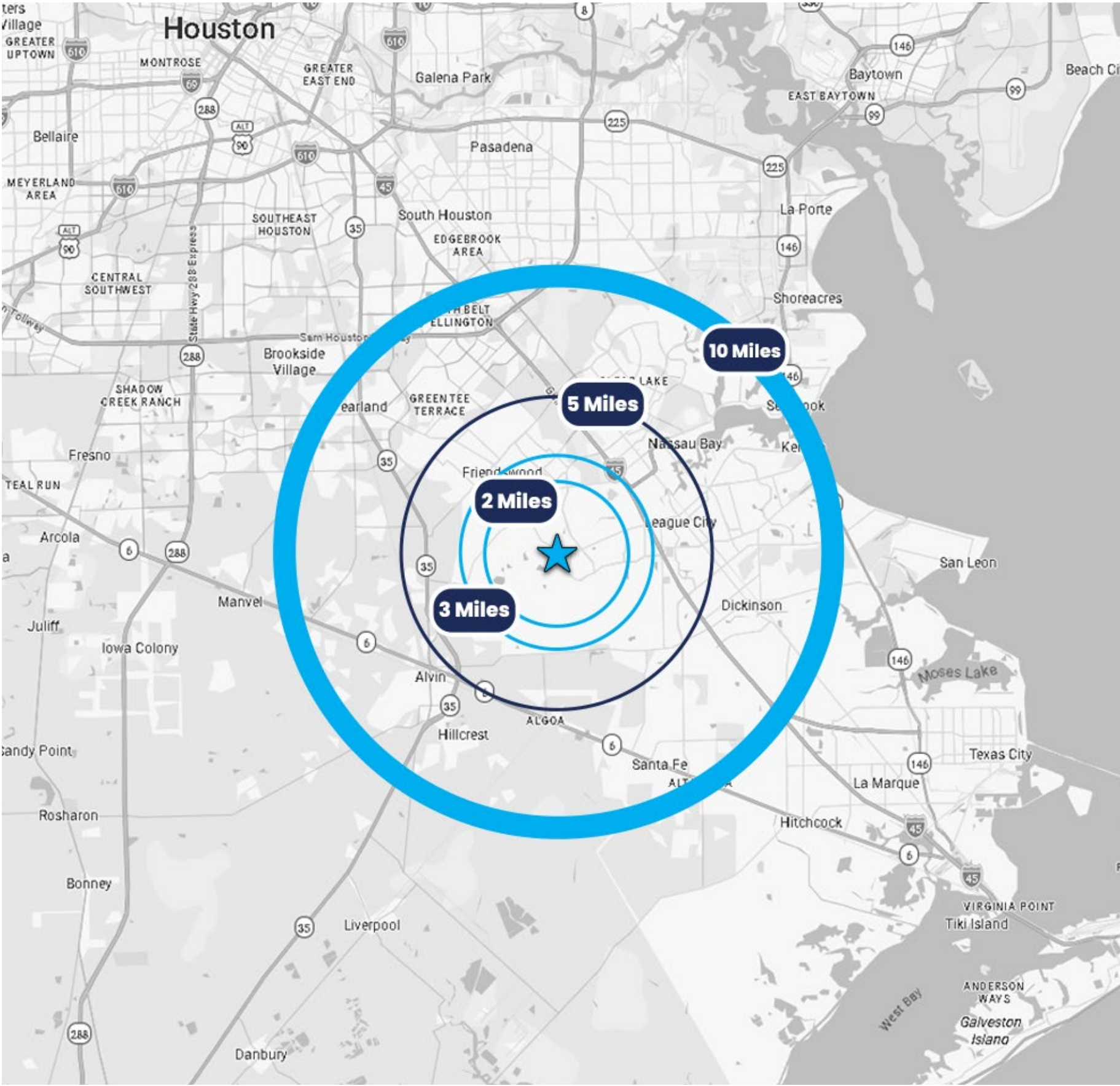
AVAILABLE:

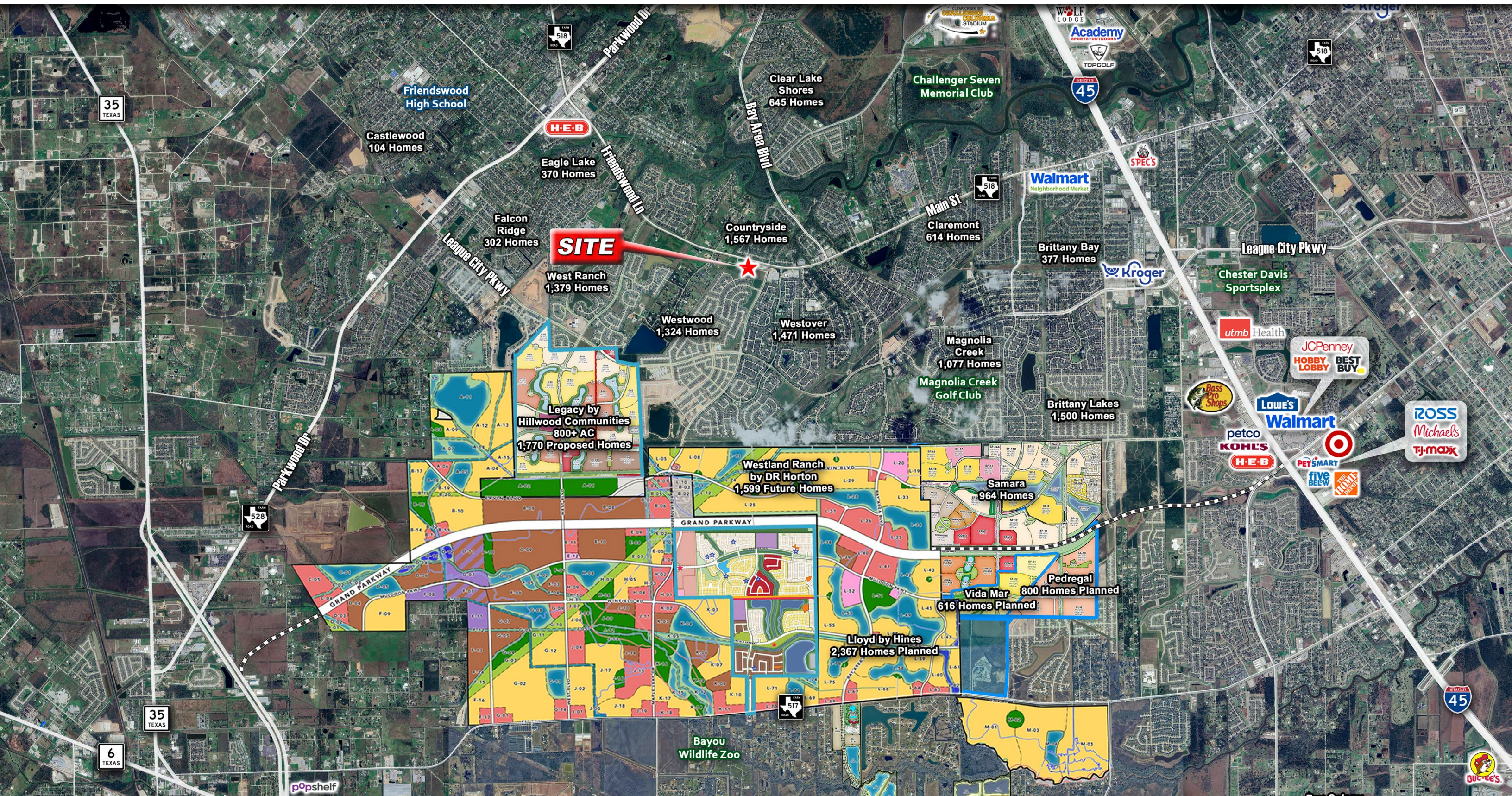
- 1,200 - 7,200 SF Retail/Medical Space Available

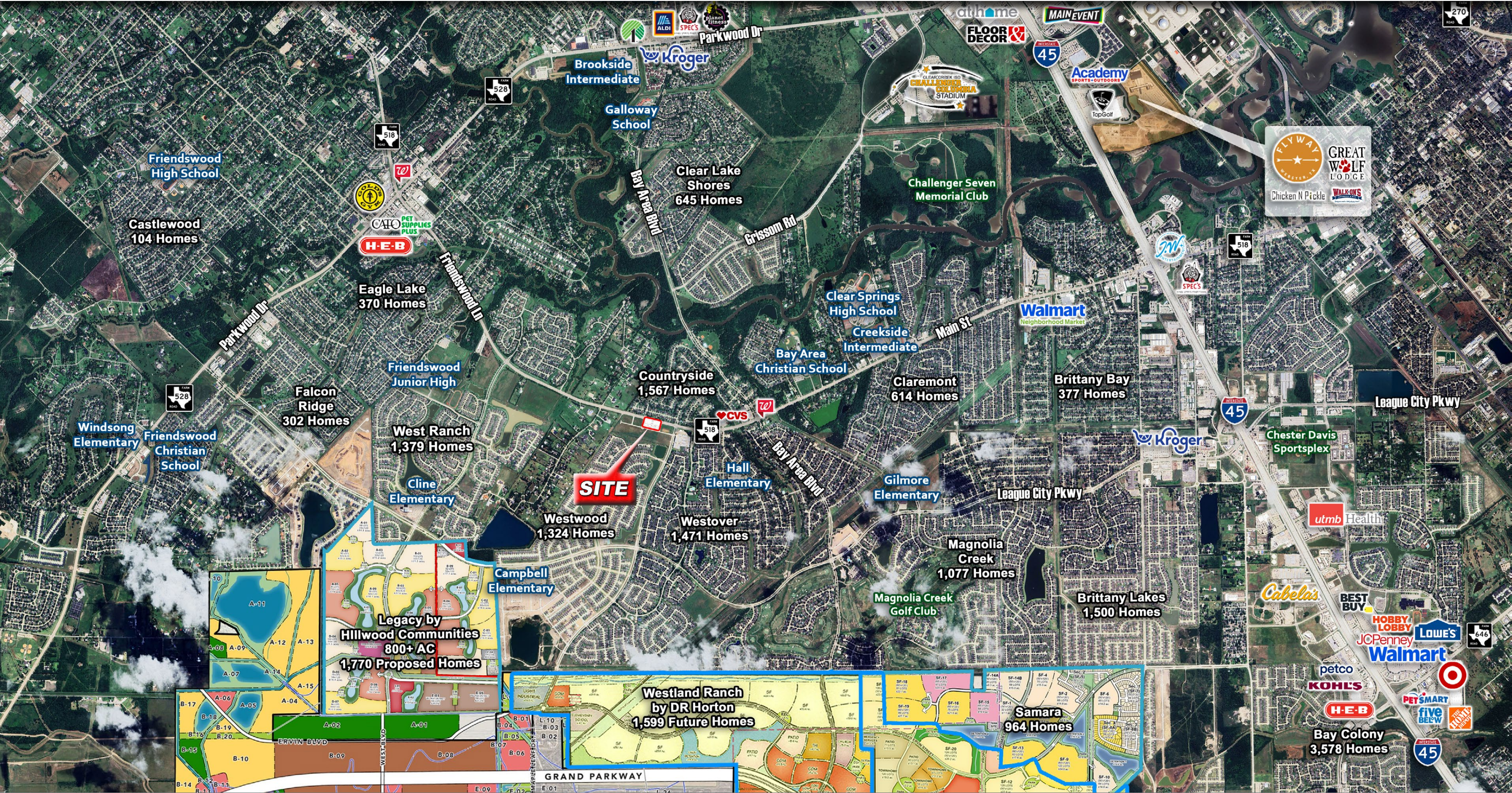
AREA RETAILERS:

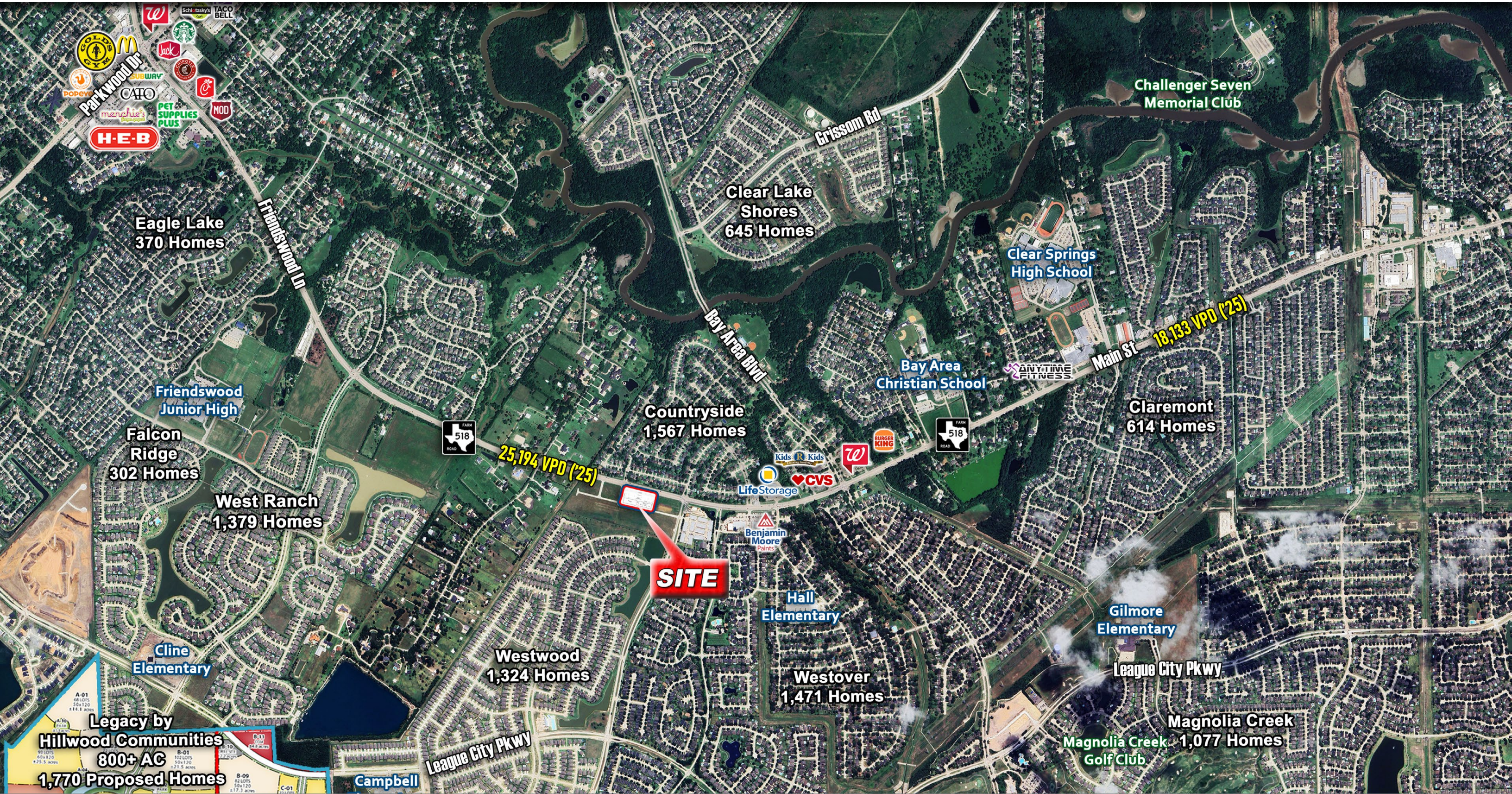




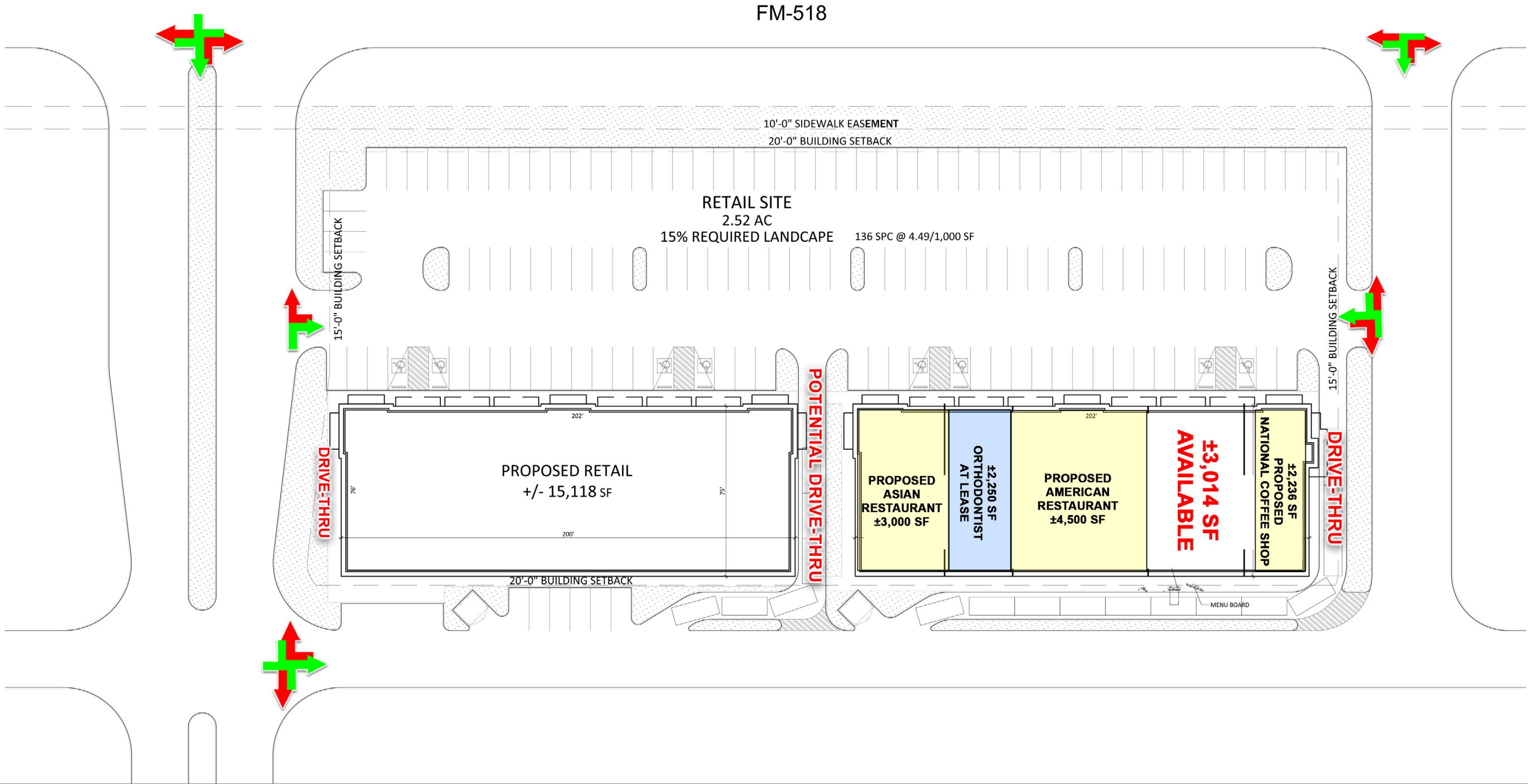












POPULATION
(3 mi Radius, 2026)
69,319

HOUSEHOLDS
(3 mi Radius, 2026)
23,976

INCOME
(3 mi Radius, 2026)
\$134,051

TOTAL DAYTIME
POPULATION
(3 mi Radius, 2026)
46,703

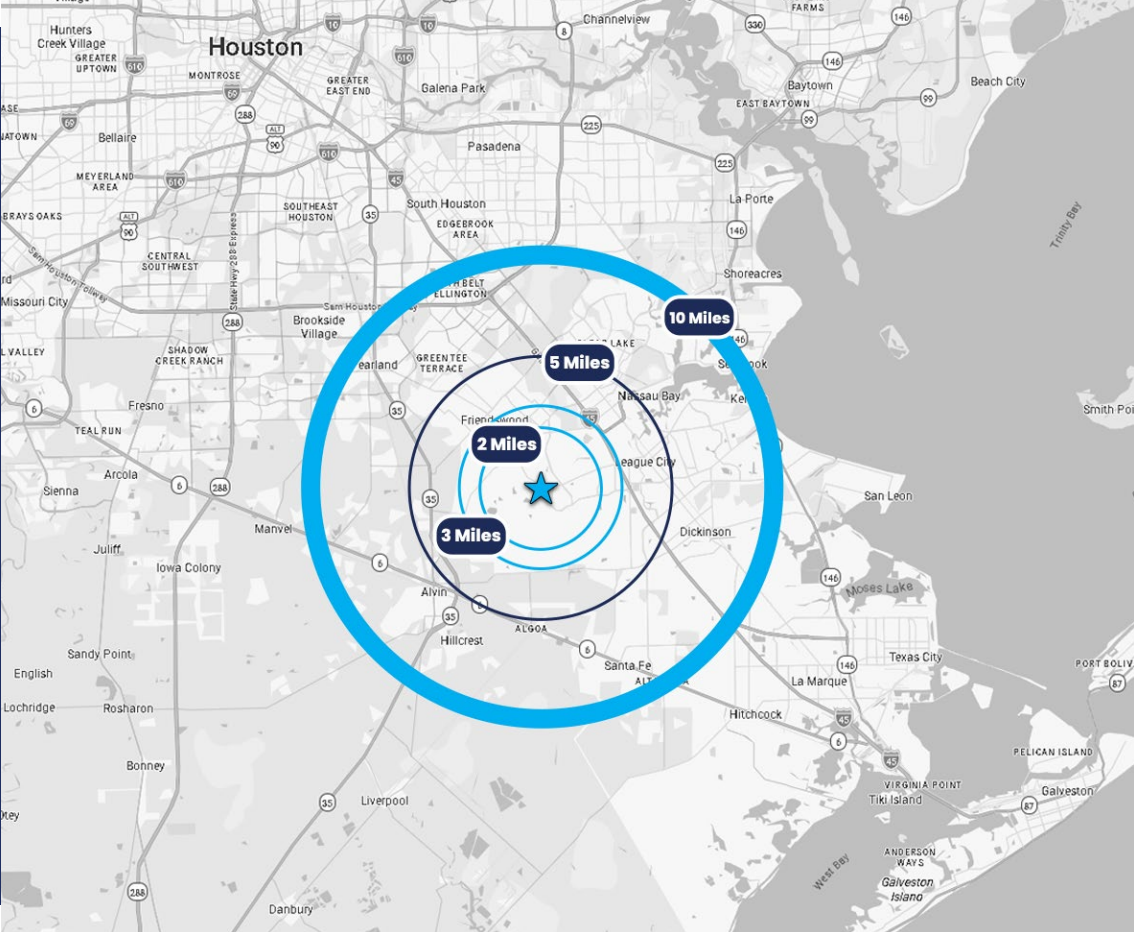
1 mi
Ring

2 mi
Ring

3 mi
Ring

5 mi
Ring

	1 Mile	2 Miles	3 Miles	5 Miles
POPULATION SUMMARY				
2010 Total Population	6,171	22,639	52,258	113,037
2020 Total Population	9,824	32,449	65,843	139,003
2020 Group Quarters	0	0	306	915
2026 Total Population	12,226	35,336	69,319	149,149
2026 Group Quarters	0	0	317	956
2031 Total Population	13,057	38,170	72,721	159,320
2026-2031 Annual Rate	1.32%	1.55%	0.96%	1.33%
2026 Total Daytime Population	7,531	23,079	46,703	131,140
Workers	1,269	5,474	13,137	60,194
Residents	6,262	17,605	33,566	70,946
HOUSEHOLD SUMMARY				
2010 Total Households	1,992	7,220	18,074	41,101
2010 Average Household Size	3.10	3.14	2.88	2.73
2020 Total Households	3,095	10,134	22,170	50,198
2020 Average Household Size	3.17	3.20	2.96	2.75
2026 Total Households	3,868	11,301	23,976	55,741
2026 Average Household Size	3.16	3.13	2.88	2.66
2031 Total Households	4,195	12,384	25,541	60,648
2031 Average Household Size	3.11	3.08	2.83	2.61
2026-2031 Annual Rate	1.64%	1.85%	1.27%	1.70%
2026 Families	3,197	9,655	18,776	39,654
2026 Average Family Size	3.50	3.39	3.31	3.22
2031 Families	3,466	10,572	19,953	43,087
2031 Average Family Size	3.45	3.34	3.27	3.16
2026-2031 Growth Rate	1.63%	1.83%	1.22%	1.67%
MEDIAN HOUSEHOLD INCOME				
2026	\$149,207	\$160,032	\$134,051	\$115,628
2031	\$167,855	\$183,165	\$153,461	\$131,896
MEDIAN HOME VALUE				
2026	\$390,558	\$414,161	\$379,923	\$359,668
2031	\$458,719	\$473,396	\$441,841	\$435,387
MEDIAN AGE				
2010	34.8	35.6	35.3	34.8
2020	36.7	37.8	37.6	36.8
2026	37.3	38.4	38.5	38.1
2031	37.6	38.5	39.1	39.2



TRADE AREA DEMOGRAPHICS

TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2026	35,336	69,319	149,149	538,281

FUTURE TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2031	38,170	72,721	159,320	561,068

MEDIAN HOUSEHOLD INCOME

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2026	\$160,032	\$134,051	\$115,628	\$105,919



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 written 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 written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	Regulated by the Texas Real Estate Commission	Information available at www.trec.texas.gov

IABS 1-2