



H-E-B ANCHORED RETAIL CENTER WITH MAJOR NATIONAL TENANTS IN LEAGUE CITY, TX



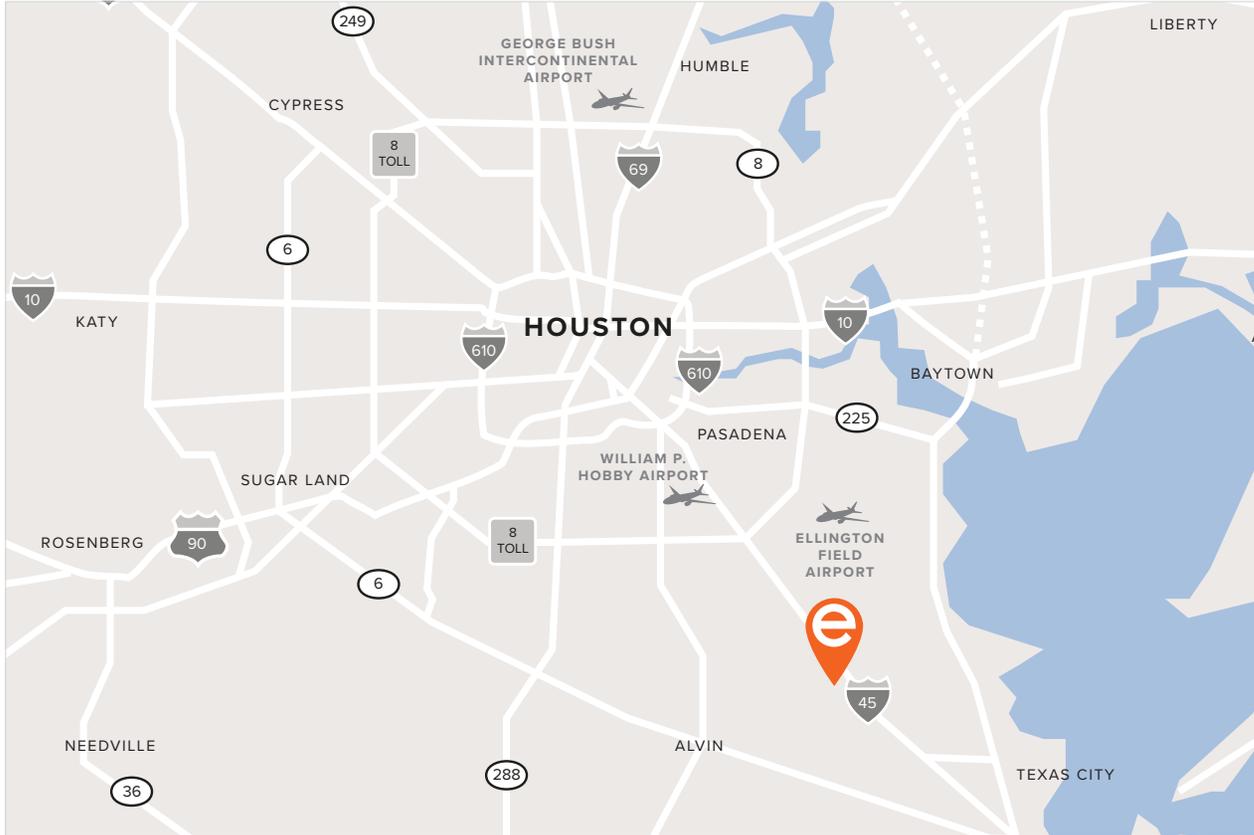
# Bay Colony Town Center

2995 Gulf Freeway, League City, TX 77573-6750

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**LOCATION**

**2995 Gulf Freeway**  
**League City, Texas 77573**



**SIZE**

**See Site Plan For Availability**



**RATE**

**Please Call For Pricing**



**TRAFFIC COUNTS (KALIBRATE 2025)**

**125,339 CPD**      **28,912 CPD**  
 Gulf Freeway (I-45)      FM 646



**2025 DEMOGRAPHIC SNAPSHOT**

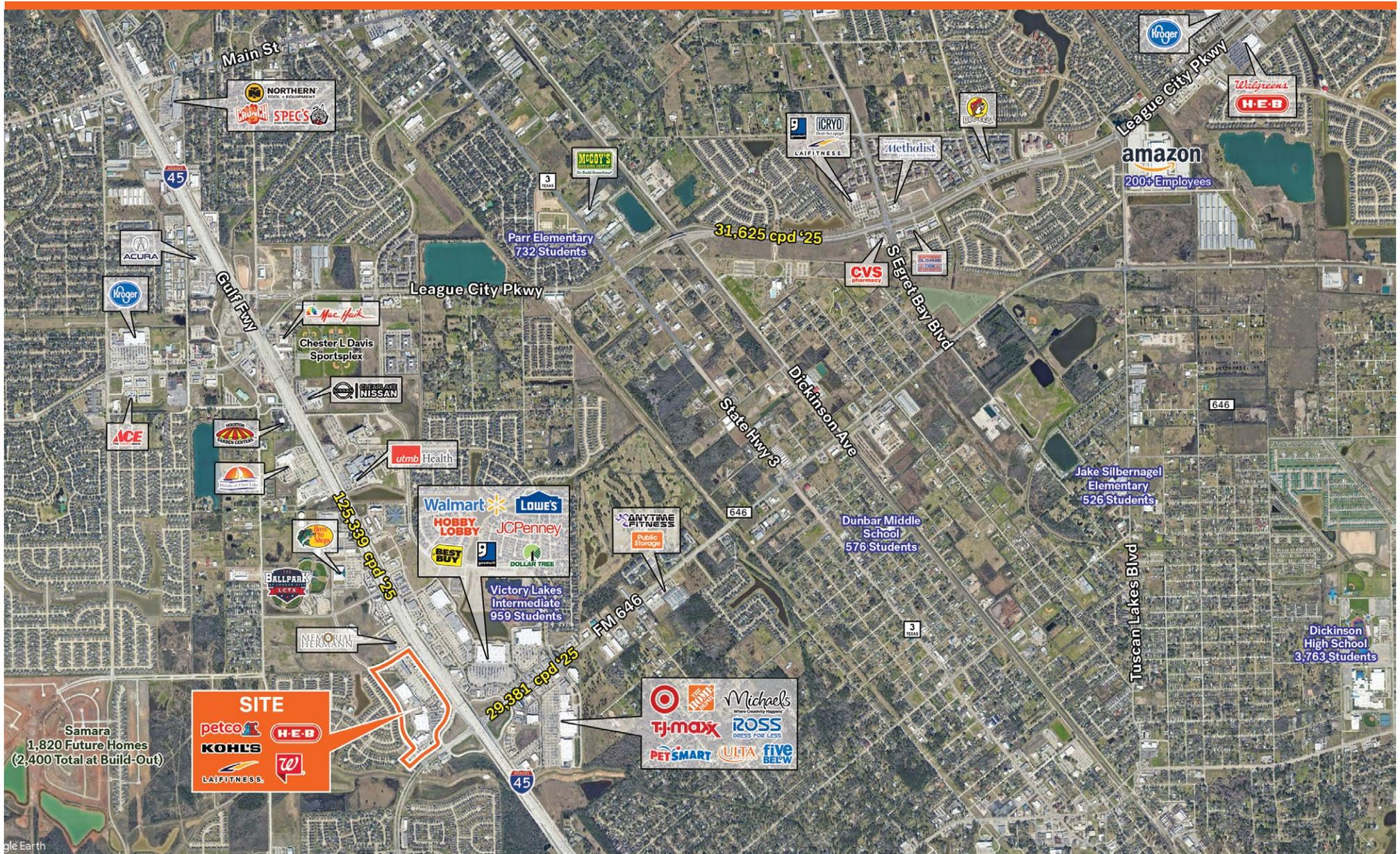
	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	7,269	66,991	146,388
<b>DAYTIME POPULATION</b>	6,098	49,500	105,924
<b>AVG HH INCOME</b>	\$119,108	\$107,828	\$111,779

**AREA RETAILERS**

H-E-B + Fuel, Kohl's, Petco, Walmart, Lowe's, JC Penny, Target, TJ Maxx, Ross Dress for Less, The Home Depot, LA Fitness, Walgreens, Chili's, Jason's Deli, MOD Pizza, Freddy's Frozen Custard, Massage Envy, Baskin Robbins, Bank of America, Hallmark, AT&T, Cost Cutters, The UPS Store

**PROPERTY INFORMATION**

- Bay Colony Town Center Receives 5.4M Visits Annually \*Placer.ai
- Surrounded by a Rapidly Growing Residential Communities, Including Tuscan Lakes, Hidden Lakes, Sedona with an Average Home Price of \$415,598 \*Zonda Estimates Q4 2024
- 1-Mile From 72,000 SF Bass Pro Shops/Cabelas
- Closest Grocery-Anchored Center Along the Southbound Route to Galveston
- Pylon Signage Available







Unit	Tenant	Square Footage
1	Walgreens	14,820
2	Bank of America	4,500
3	888 Chinese Restaurant	3,000
4	Baskin Robbins	1,500
5	The UPS Store	1,460
6	Massage Envy	3,440
7	Castle Dental	4,197
8	TX Crawfish & Seafood Restaurant	2,787
9	Waxxed Sports	2,513
11	CAVA Grill	3,950
12	MOD Pizza	2,966
13	Hawaii Fluid Art	1,849
14	Dental, Etc.	1,853
15	Optimal Eye Care PC	2,051
16	AT&T Mobility	1,131
17	Pride Liquor & Wine	1,995
18	HEB	97,500
19	Subway	1,495
20	Cost Cutters	1,400
21	Masa Sushi	2,640
22	The University of Texas Medical	3,733
23	Available	3,640
24	Nails II	2,148
25	Adriatic Café Italian Grill	4,805
26	Available	1,400
27	Houston Physicians Hospital	2,620
29	Manchester Cleaners	3,000
30	Bada Bing Pizzeria	2,682
32	Planet Beach (Available May 1)	1,600
33	Trudy's Hallmark	4,191
41	Available	6,187
001B	Petco	15,000
002B	Technic Salon	2,070
003B	Potentially Available	10,922
004B	Kohl's	88,743
005B	The University of Texas Medical	8,383
007B	aQua Dialysis	5,971
008B	Hope Rehab Physical Therapy	2,604
009B	Augustine Healthcare	2,768
011B	Available	2,722
013B	LA Fitness	36,390
014B	The University of Texas Medical	19,764
015B	Gotcha Boba	974
016B	Verizon Wireless	4,562
017B	Citrus Nail Spa	2,849
018B	Available	5,057
019B	Tropical Smoothie Cafe	1,113
020B	Chill's Bar & Grill	5,955
021B	Comcast	3,576
022B	Taco Cabana	3,636





## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### 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.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809