



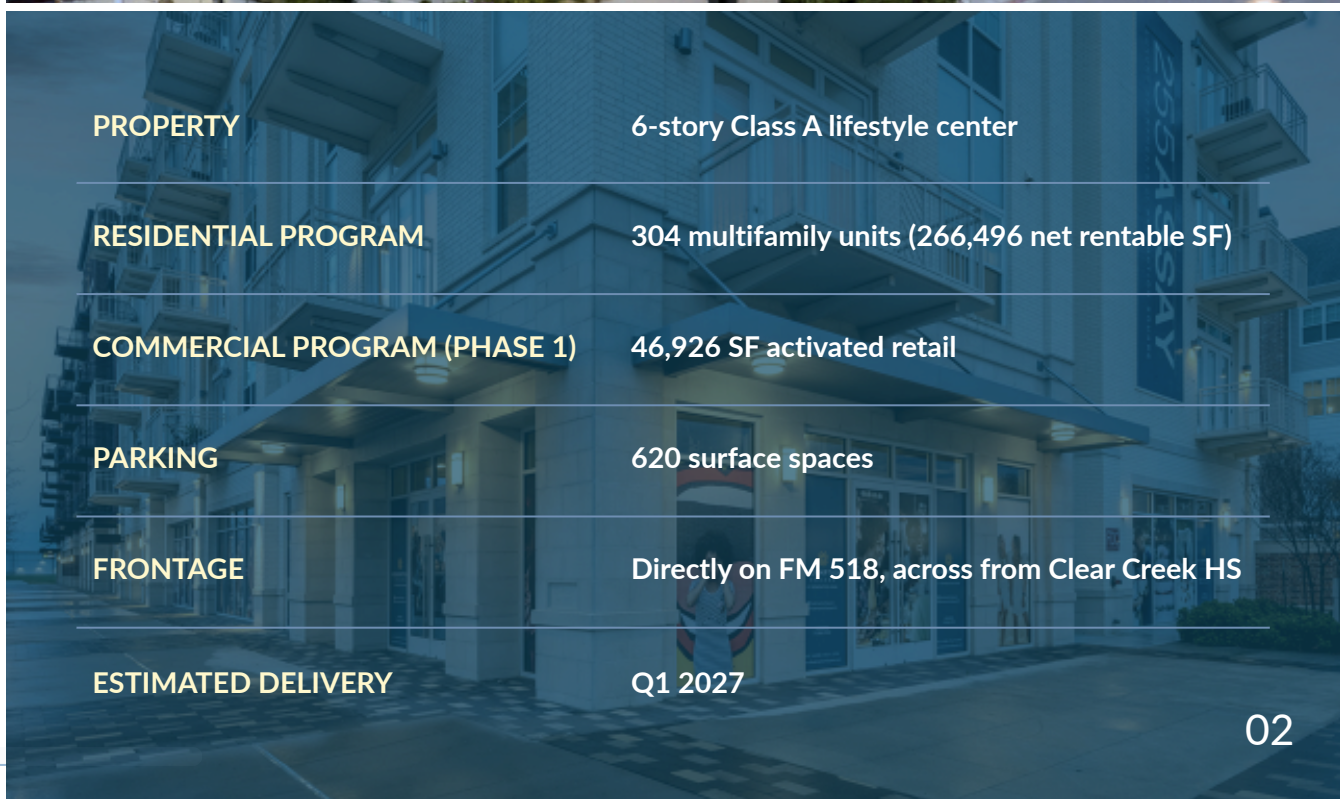
2771 E FM 518, LEAGUE CITY, TX

Class A Open-Air Mixed-Use | Modern Living, Retail & Dining

A mixed-use destination combining high-growth housing demand with resilient retail income

The League is a 6-story lifestyle destination offering 304 multifamily units and 46,926 SF of activated retail in League City—one of Texas’ most livable growth markets.

Direct visibility from FM 518, a walkable open-air layout, and built-in amenities support strong rental fundamentals and long-term income stability.



PROPERTY	6-story Class A lifestyle center
RESIDENTIAL PROGRAM	304 multifamily units (266,496 net rentable SF)
COMMERCIAL PROGRAM (PHASE 1)	46,926 SF activated retail
PARKING	620 surface spaces
FRONTAGE	Directly on FM 518, across from Clear Creek HS
ESTIMATED DELIVERY	Q1 2027



Prime frontage, Flexible retail, Built-in demand



01

Flexible Leasing: Available in ground-floor retail or standalone outlot pad.

02

Outlot Pad: $\pm 0.55-0.60$ acres supporting $\pm 10,000$ SF retail building

03

Divisible Space: 500 – 40,000 SF available for single or multi-tenant users

04

Prime Frontage: Direct visibility and access along FM 518

05

Built-in daily foot traffic from 450+ residents



Ranked as one of the best places to live and invest in the U.S.

League City has earned consistent recognition for safety, livability, and affordability. Its location between Houston and Galveston supports long-term residential and retail demand.

#6 Best Place to Live in the U.S.

#4 Safest & Most Affordable City

#16 Best Mid-Sized City

#2 Best Place to Live in Galveston County



Small-town charm, excellent schools, strong local amenities



Ideally located between Houston & Galveston Island

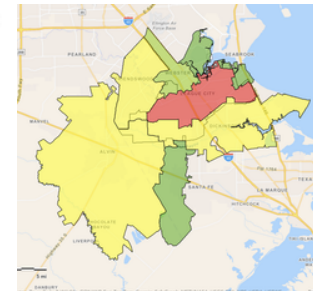
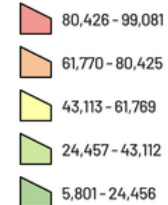


High-income, low-crime profile supports strong tenancy and durable retail spend.

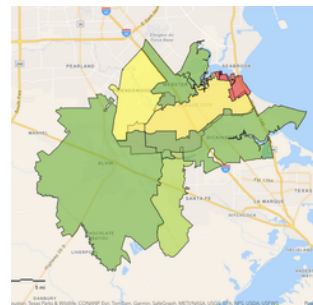
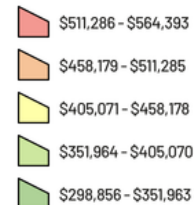
League City combines population scale, household affluence, and low poverty levels. Its strong schools and quality of life metrics have made it a top choice for renters and families alike.

POPULATION	121,993
DAYTIME POPULATION	83,508
– WORKERS	28,587
– RESIDENTS	54,921
MEDIAN HOUSEHOLD INCOME	\$115,650 – \$117,316
MEDIAN MORTGAGE	\$2,216
AVG. MONTHLY COST OF LIVING	\$4,157
POVERTY RATE	1.6%

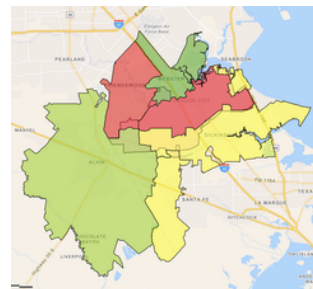
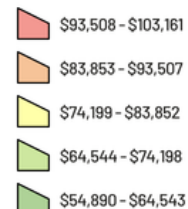
2024 Population (Esri 2025) by ZIP Codes



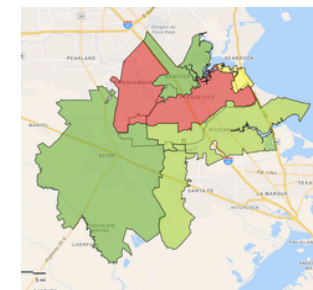
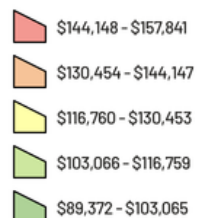
2025 Average Home Value by ZIP Codes



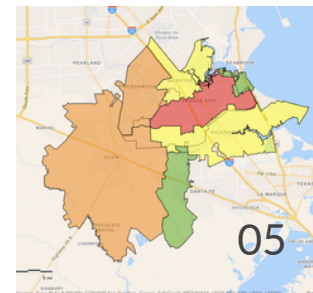
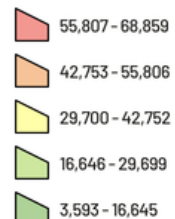
2025 Median Disposable Income by ZIP Codes



2025 Average Household Income by ZIP Codes



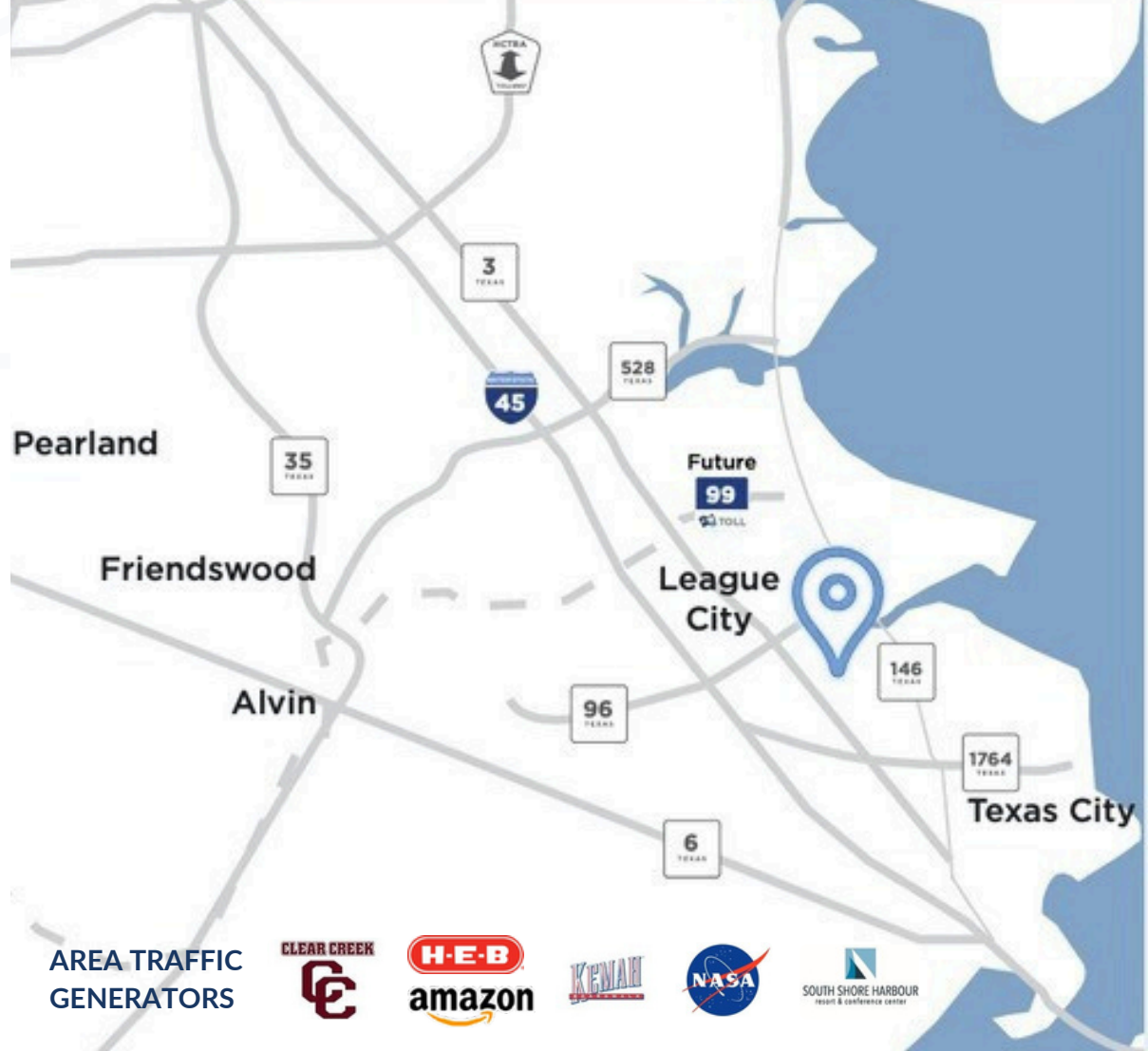
2025 Total Daytime Population by ZIP Codes



LOCATION HIGHLIGHTS

Positioned on FM 518 with direct school access and regional traffic exposure.

The League sits at the heart of League City with direct frontage on FM 518 and adjacency to Clear Creek High School. It benefits from both neighborhood foot traffic and regional drive-by visibility.



Directly on FM 518 with high traffic counts and visibility- 23,389-24,957 AADT



Across from Clear Creek High School & established residential neighborhoods

NEARBY ATTRACTIONS



KEMAH BOARDWALK

MOODY GARDENS



SPACE CENTER HOUSTON

GALVESTON BEACHES







Versatile pads fronting FM 518 offer prime visibility for QSRs or retail users. Delivery targeted as early as Q2 2026.

PAD 1: MULTI-TENANT RETAIL

Estimated Building Size: ~10,000 SF

Estimated Pad Dimensions:

- Frontage: ~120-130 ft
- Depth: ~180-200 ft
- Total Area: ~22,000-26,000 SF (~0.55-0.6 acres)

Building Specifications:

- Width: ±59 feet
- Depth: ±170 feet

Ideal Use:


- Quick-service restaurants (QSR)
- Coffee shop or café
- Fast casual dining concepts
- Medical clinic or urgent care
- Dental or orthodontic office
- Boutique retail shops
- Salon, spa, or personal care services
- Fitness or wellness studio (yoga, pilates, training)
- Educational or tutoring center
- Specialty food or dessert shop

Total Available	10,000 sqft
TI Allowance	\$30/SF
Build-To-Suit	With pre-construction lease
Landlord Scope	Includes demising wall
Groundbreaking	Within 90 days of lease signing
Delivery	Est. Q3 2026 (or as early as Q2)




SITE PLAN | THE LEAGUE COURTYARD


- BENCH**




REF NOTE 4 - LANDSCAPE FORMS
Parc Vue Backless Bench
- ARTIFICIAL TURF**




REF NOTES 35, 36, 37 - FOREVER LAWN
Artificial Turf
K9 Grass, Landscapes & Playground Series
- PLANTER**




REF NOTE 7 - LANDSCAPE FORMS
30" Square Sorella Planter
Steel Metallic
- ARBOR**



REF NOTE 13
WOOD & METAL
Arbor
- LIGHT POST**




REFNOTE 28 - LANDSCAPE FORMS
Typology Stick Light 10'ht
- TRASH**




REF NOTE 6 - DIMOR 290 Bike Rack

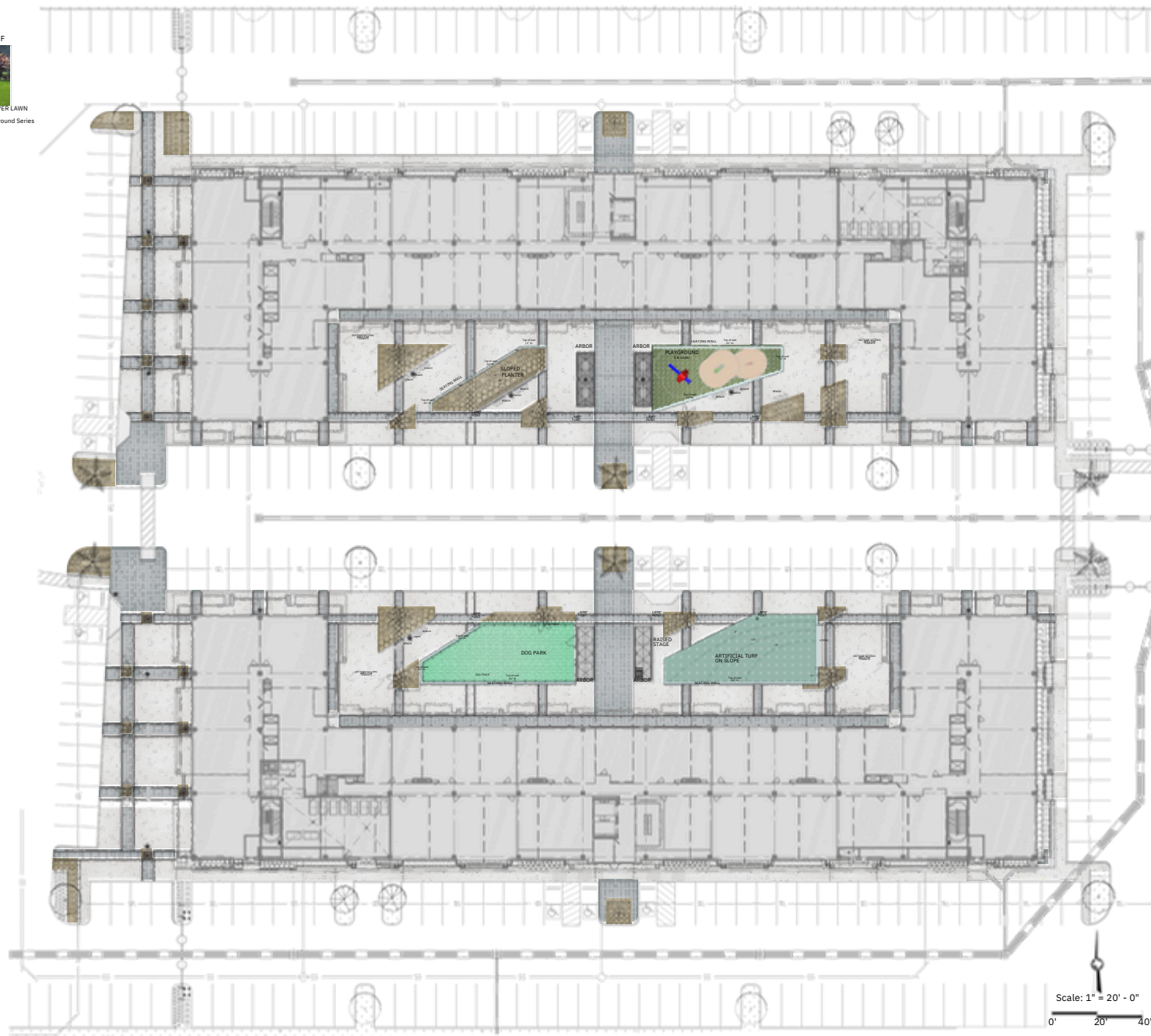
Landscape Forms
Steel Trash Receptacle
- PAVER**



REFNOTE 22 - BELGARD
Papyrus Paver-Scandina Gray
- PAVER**



REFNOTE 23 - BELGARD
Cambridge Paver Border
Charcoal Gray



CMB
LANDSCAPE
ARCHITECTURE
18135 FM 362
Navasota, TX 77868
832-428-1209
Commercial, Multi-Family, & Residential
Landscape Architects

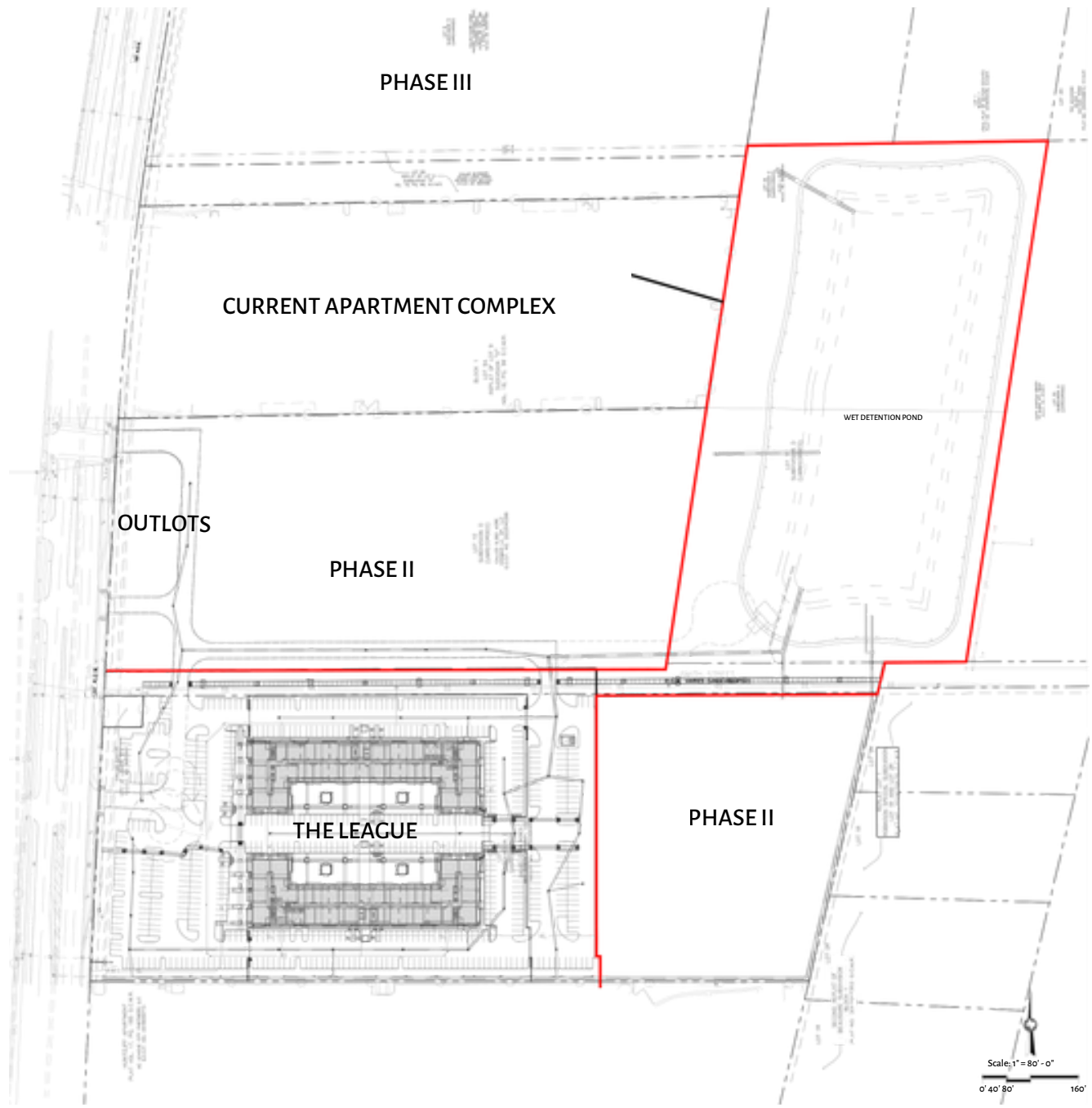


THE LEAGUE APARTMENTS League City, TX Landscape Improvements

Job No.:	
Scale:	
Date:	
Revised:	

Scale: 1" = 20' - 0"
0' 20' 40'

COURTYARD
Plan

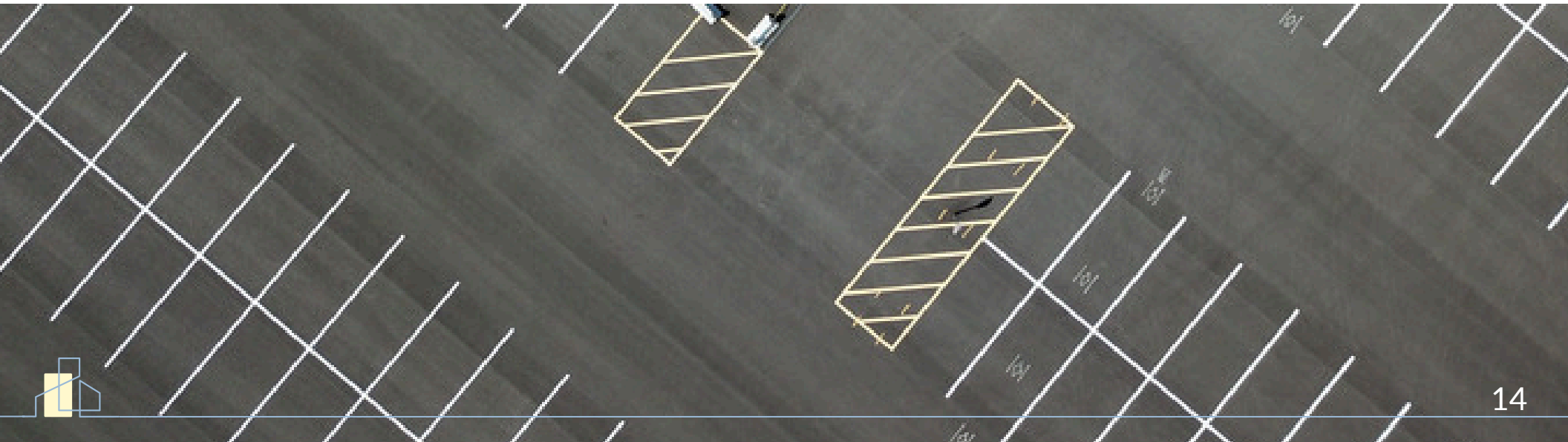


Code-exceeding supply to meet mixed-use demand

Abundant surface parking and offsite inventory ensure seamless access and turnover for both residents and visitors. EV and ADA compliance future-proof the project.

PARKING SPACES 620

- Includes EV, accessible, van-accessible spaces
- Parking ratio: 0.868 (exceeds code)
- Sufficient for residential + commercial tenants



For more market data:

[Most Livable Cities in the USA](#)

[Safest & Most Affordable Cities](#)

[League City News & Rankings](#)

[Niche – League City](#)

[City of League City Official](#)

[League City EDC GIS & Demographics](#)

[SmartAsset Livability Ranking](#)

[League City Recent Rankings](#)





BE PART OF LEAGUE CITY'S FUTURE

Now Preleasing Retail Space



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