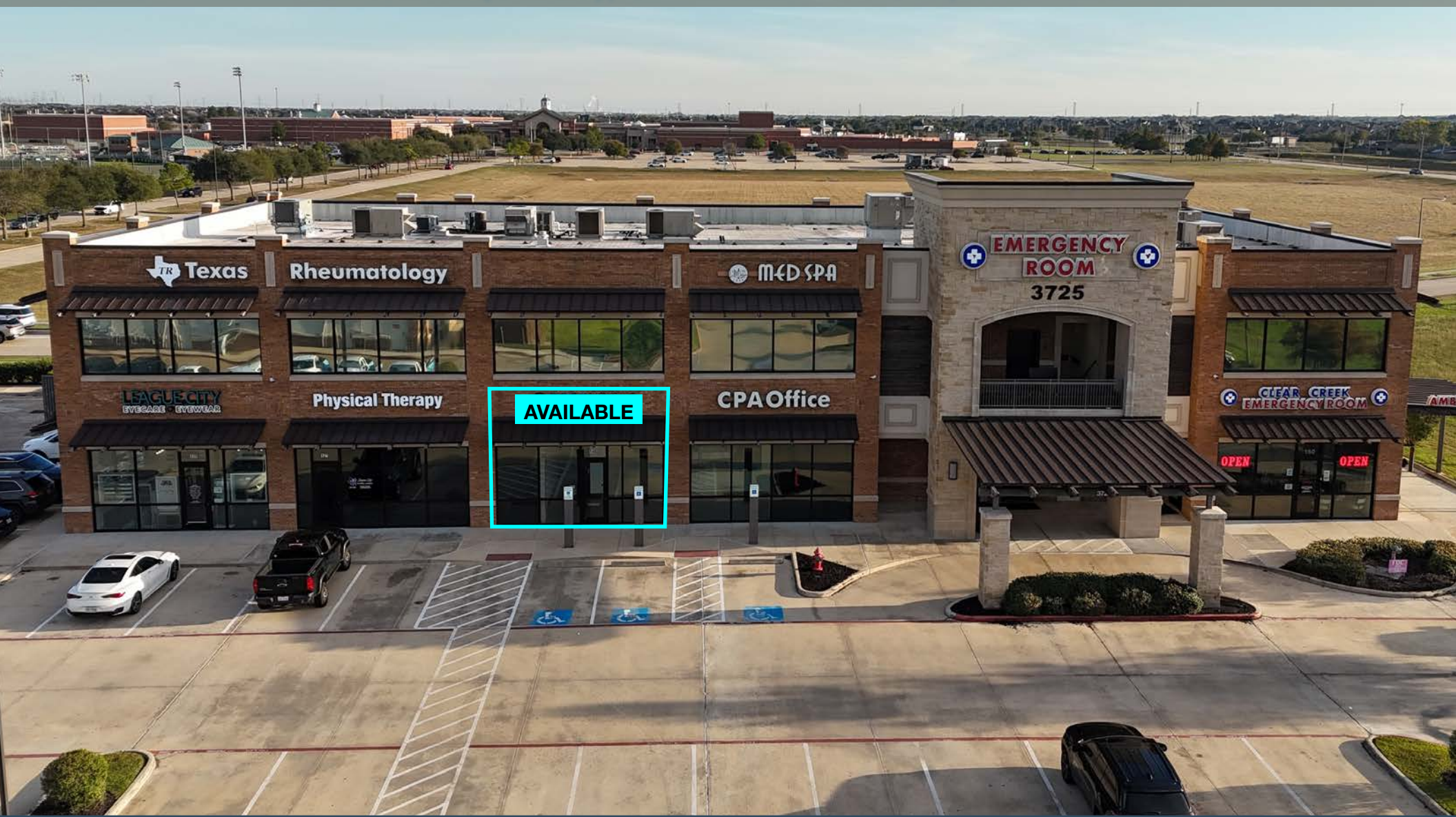


FOR LEASE: ± 2,156 SF | 2ND GEN MULTI-PURPOSE

3725 E. LEAGUE CITY PKWY (SH 96), STE 140 | LEAGUE CITY, TX 77573



S&P INTERESTS

WWW.SPINTERESTS.COM | Main: 713.766.4500
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



ADDRESS

3725 E. League City Pkwy, Ste. 140
League City, Texas 77573



MIXED-USE DEVELOPMENT

Medical & Retail Development
±35,000 SF



FRONTAGE

300+ feet on SH 96



AVG HH INCOME

\$157,257 within 1 mile



PARKING

168 Spaces



SPACE AVAILABLE

2,156 SF

MARBELLA

Bayside
Intermediate

Mossman
Elementary

Clear Falls High School

SPACE CITY
ORTHODONTICS
cammarata
shisler & taylor
Pediatric Orthodontic Group

2,156 SF
Available



Texas Rheumatology

Kelsey-Seybold Clinic



Clear Falls Donuts

THE TEA LEAGUE

FANTASTIC SAM'S

CUT & COLOR



TOKYGO
BAO

96
TEXAS

16,269 VPD (-24)

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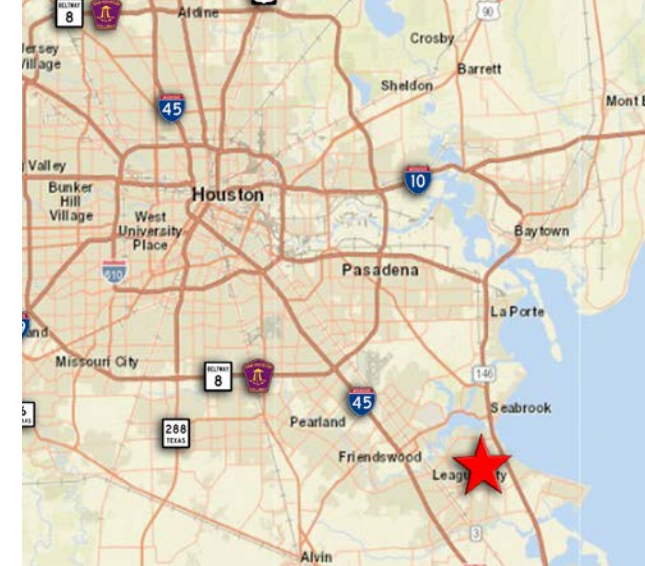
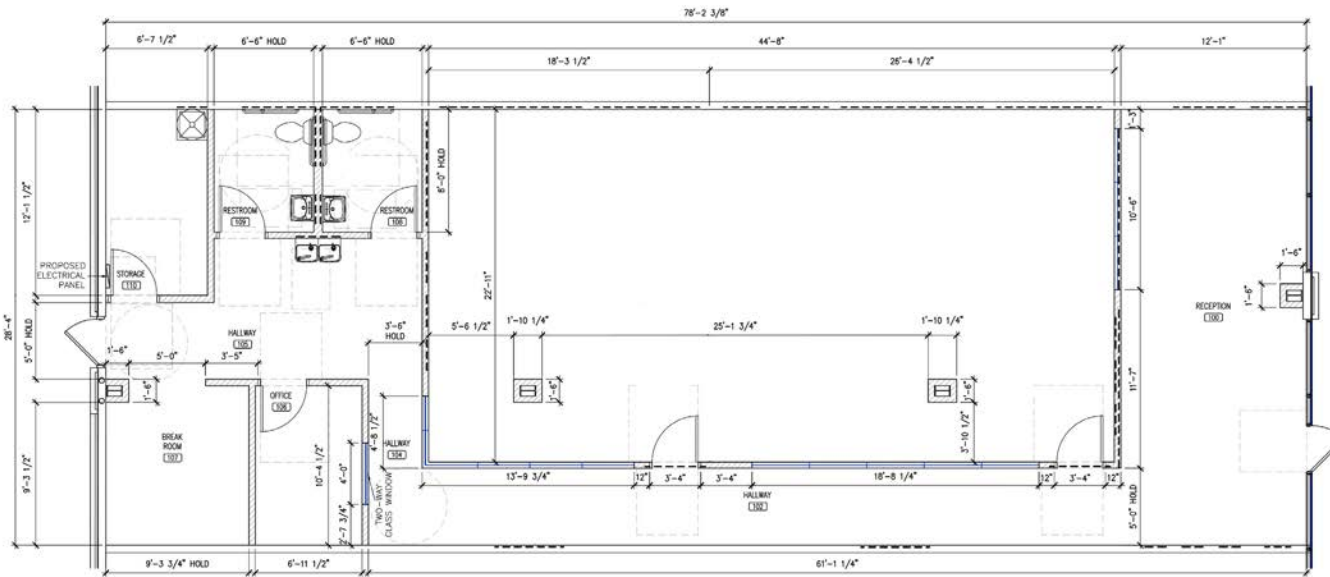
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EXISTING FLOOR PLAN



PROPERTY FEATURES:

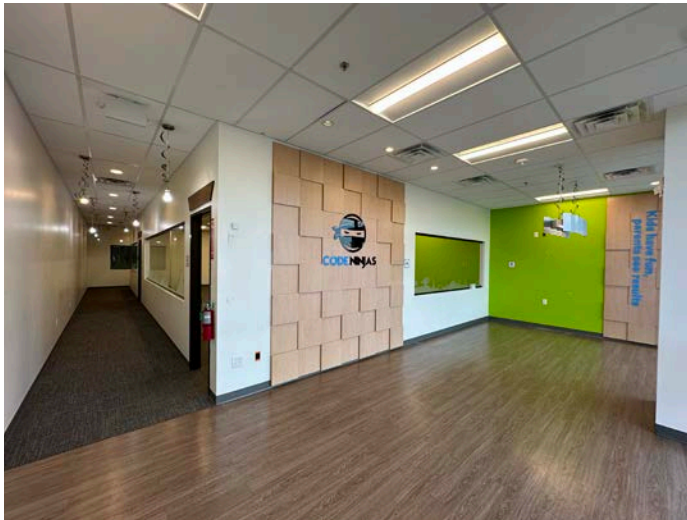
- Mixed Use Building 93% Occupied
- Rental Rate: \$29.00/SF + NNN
- Estimated NNN: \$11.00/SF
- Pylon Signage Available
- Great Tenant Mix in Strong Trade Area
- +300' of frontage along SH 96
- 2nd Gen Multi-purpose Space Available

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	8,493	58,570	125,162
Households	2,913	21,680	48,647
Avg. HH Income	\$157,257	\$128,597	\$117,446

TRAFFIC COUNTS:

SH 96/League City Pkwy: 16,269 VPD



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,811		60,865		130,019	
2024 Estimate	8,493		58,570		125,162	
2020 Census	8,901		60,870		126,434	
Growth 2024 - 2029	3.74%		3.92%		3.88%	
Growth 2020 - 2024	-4.58%		-3.78%		-1.01%	
2024 Population by Age	8,493		58,570		125,162	
Age 0 - 4	492	5.79%	3,409	5.82%	7,176	5.73%
Age 5 - 9	620	7.30%	3,927	6.70%	7,920	6.33%
Age 10 - 14	727	8.56%	4,192	7.16%	8,335	6.66%
Age 15 - 19	725	8.54%	4,207	7.18%	8,398	6.71%
Age 20 - 24	571	6.72%	3,839	6.55%	8,103	6.47%
Age 25 - 29	436	5.13%	3,548	6.06%	8,078	6.45%
Age 30 - 34	469	5.52%	3,737	6.38%	8,485	6.78%
Age 35 - 39	599	7.05%	4,097	7.00%	8,730	6.97%
Age 40 - 44	707	8.32%	4,303	7.35%	8,761	7.00%
Age 45 - 49	718	8.45%	4,190	7.15%	8,424	6.73%
Age 50 - 54	622	7.32%	3,953	6.75%	8,198	6.55%
Age 55 - 59	482	5.68%	3,542	6.05%	7,750	6.19%
Age 60 - 64	409	4.82%	3,459	5.91%	7,671	6.13%
Age 65 - 69	306	3.60%	2,811	4.80%	6,420	5.13%
Age 70 - 74	245	2.88%	2,270	3.88%	5,132	4.10%
Age 75 - 79	164	1.93%	1,485	2.54%	3,498	2.79%
Age 80 - 84	116	1.37%	931	1.59%	2,266	1.81%
Age 85+	85	1.00%	669	1.14%	1,817	1.45%
Age 65+	916	10.79%	8,166	13.94%	19,133	15.29%
Median Age	36.70		38.00		38.50	
Average Age	35.90		37.80		38.60	
2024 Population By Race	8,493		58,570		125,162	
White	5,726	67.42%	37,173	63.47%	78,797	62.96%
Black	542	6.38%	3,525	6.02%	8,784	7.02%
Am. Indian & Alaskan	22	0.26%	207	0.35%	516	0.41%
Asian	498	5.86%	2,362	4.03%	5,159	4.12%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	19	0.02%
Other	1,704	20.06%	15,302	26.13%	31,886	25.48%
Population by Hispanic Origin	8,493		58,570		125,162	
Non-Hispanic Origin	6,807	80.15%	42,464	72.50%	91,784	73.33%
Hispanic Origin	1,685	19.84%	16,106	27.50%	33,378	26.67%
2024 Median Age, Male	35.20		36.70		37.40	
2024 Average Age, Male	34.90		36.90		37.70	
2024 Median Age, Female	38.00		39.10		39.60	
2024 Average Age, Female	36.90		38.70		39.50	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	6,510		46,204		100,057	
Civilian Employed	4,575	70.28%	30,985	67.06%	65,022	64.98%
Civilian Unemployed	266	4.09%	1,106	2.39%	2,361	2.36%
Civilian Non-Labor Force	1,628	25.01%	13,980	30.26%	32,486	32.47%
Armed Forces	41	0.63%	133	0.29%	188	0.19%
Households by Marital Status						
Married	1,754		11,451		23,423	
Married No Children	785		6,349		13,734	
Married w/Children	969		5,102		9,689	
2024 Population by Education	5,458		41,076		89,472	
Some High School, No Diploma	215	3.94%	3,093	7.53%	6,176	6.90%
High School Grad (Incl Equivalency)	871	15.96%	7,471	18.19%	16,246	18.16%
Some College, No Degree	1,971	36.11%	11,881	28.92%	28,372	31.71%
Associate Degree	101	1.85%	2,081	5.07%	4,243	4.74%
Bachelor Degree	1,597	29.26%	11,546	28.11%	23,219	25.95%
Advanced Degree	703	12.88%	5,004	12.18%	11,216	12.54%
2024 Population by Occupation	8,702		57,286		121,588	
Real Estate & Finance	250	2.87%	1,964	3.43%	3,665	3.01%
Professional & Management	3,007	34.56%	19,795	34.55%	41,026	33.74%
Public Administration	223	2.56%	1,284	2.24%	3,036	2.50%
Education & Health	1,464	16.82%	7,315	12.77%	15,457	12.71%
Services	548	6.30%	3,802	6.64%	7,362	6.05%
Information	99	1.14%	357	0.62%	874	0.72%
Sales	682	7.84%	5,555	9.70%	13,661	11.24%
Transportation	41	0.47%	129	0.23%	574	0.47%
Retail	404	4.64%	2,381	4.16%	5,901	4.85%
Wholesale	80	0.92%	760	1.33%	1,866	1.53%
Manufacturing	573	6.58%	3,854	6.73%	7,977	6.56%
Production	406	4.67%	3,453	6.03%	6,960	5.72%
Construction	397	4.56%	2,563	4.47%	4,722	3.88%
Utilities	274	3.15%	2,096	3.66%	4,581	3.77%
Agriculture & Mining	178	2.05%	776	1.35%	1,072	0.88%
Farming, Fishing, Forestry	1	0.01%	133	0.23%	163	0.13%
Other Services	75	0.86%	1,069	1.87%	2,691	2.21%
2024 Worker Travel Time to Job	4,156		28,346		59,507	
<30 Minutes	2,202	52.98%	15,530	54.79%	34,266	57.58%
30-60 Minutes	1,343	32.31%	9,640	34.01%	18,821	31.63%
60+ Minutes	611	14.70%	3,176	11.20%	6,420	10.79%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	3,102	22,748	49,515
1-Person Households	575 18.54%	5,299 23.29%	13,469 27.20%
2-Person Households	869 28.01%	7,163 31.49%	15,761 31.83%
3-Person Households	636 20.50%	4,032 17.72%	8,029 16.22%
4-Person Households	612 19.73%	3,553 15.62%	6,808 13.75%
5-Person Households	265 8.54%	1,654 7.27%	3,199 6.46%
6-Person Households	100 3.22%	691 3.04%	1,405 2.84%
7 or more Person Households	45 1.45%	356 1.56%	844 1.70%
2024 Average Household Size	2.80	2.60	2.50

Households			
2029 Projection	3,024	22,576	50,574
2024 Estimate	2,913	21,680	48,647
2020 Census	3,103	22,747	49,516
Growth 2024 - 2029	3.81%	4.13%	3.96%
Growth 2020 - 2024	-6.12%	-4.69%	-1.75%

2024 Households by HH Income	2,913	21,680	48,650
<\$25,000	189 6.49%	1,698 7.83%	5,055 10.39%
\$25,000 - \$50,000	77 2.64%	2,675 12.34%	7,321 15.05%
\$50,000 - \$75,000	218 7.48%	2,872 13.25%	7,525 15.47%
\$75,000 - \$100,000	239 8.20%	2,863 13.21%	6,328 13.01%
\$100,000 - \$125,000	330 11.33%	2,411 11.12%	5,147 10.58%
\$125,000 - \$150,000	734 25.20%	3,108 14.34%	4,692 9.64%
\$150,000 - \$200,000	515 17.68%	2,515 11.60%	5,768 11.86%
\$200,000+	611 20.97%	3,538 16.32%	6,814 14.01%

2024 Avg Household Income	\$157,257	\$128,597	\$117,446
2024 Med Household Income	\$138,743	\$107,590	\$92,477

2024 Occupied Housing	2,913	21,680	48,647
Owner Occupied	2,176 74.70%	14,734 67.96%	30,545 62.79%
Renter Occupied	737 25.30%	6,946 32.04%	18,102 37.21%
2020 Housing Units	3,428	23,514	53,487
1 Unit	2,693 78.56%	18,658 79.35%	37,280 69.70%
2 - 4 Units	6 0.18%	404 1.72%	1,589 2.97%
5 - 19 Units	547 15.96%	2,419 10.29%	6,867 12.84%
20+ Units	182 5.31%	2,033 8.65%	7,751 14.49%

2024 Housing Value	2,176	14,736	30,545
<\$100,000	22 1.01%	1,059 7.19%	2,064 6.76%
\$100,000 - \$200,000	207 9.51%	2,681 18.19%	5,663 18.54%
\$200,000 - \$300,000	685 31.48%	4,071 27.63%	8,997 29.45%
\$300,000 - \$400,000	725 33.32%	3,643 24.72%	7,278 23.83%
\$400,000 - \$500,000	309 14.20%	1,442 9.79%	2,673 8.75%
\$500,000 - \$1,000,000	228 10.48%	1,593 10.81%	3,342 10.94%
\$1,000,000+	0 0.00%	247 1.68%	528 1.73%
2024 Median Home Value	\$324,000	\$289,117	\$283,866

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	3,428	25,185	56,250
Built 2010+	1,155 33.69%	5,329 21.16%	10,707 19.03%
Built 2000 - 2010	697 20.33%	5,644 22.41%	10,073 17.91%
Built 1990 - 1999	738 21.53%	5,321 21.13%	9,763 17.36%
Built 1980 - 1989	335 9.77%	4,174 16.57%	9,114 16.20%
Built 1970 - 1979	250 7.29%	2,537 10.07%	7,674 13.64%
Built 1960 - 1969	253 7.38%	1,469 5.83%	6,166 10.96%
Built 1950 - 1959	0 0.00%	389 1.54%	1,461 2.60%
Built <1949	0 0.00%	322 1.28%	1,292 2.30%
2024 Median Year Built	2001	1996	1991

Demographic Trend Data

Radius	1 Mile	3 Mile	5 Mile
Population			
Age 50 - 54	622 7.32%	3,953 6.75%	8,198 6.55%
Age 55 - 59	482 5.68%	3,542 6.05%	7,750 6.19%
Age 60 - 64	409 4.82%	3,459 5.91%	7,671 6.13%
Age 65 - 69	306 3.60%	2,811 4.80%	6,420 5.13%
Age 70 - 74	245 2.88%	2,270 3.88%	5,132 4.10%
Age 75 - 79	164 1.93%	1,485 2.54%	3,498 2.79%
Age 80 - 84	116 1.37%	931 1.59%	2,266 1.81%
Age 85+	85 1.00%	669 1.14%	1,817 1.45%
Age 65+	916 10.79%	8,166 13.94%	19,133 15.29%

Median Age	36.70	38.00	38.50
Average Age	35.90	37.80	38.60

2024 Population By Race	8,493	58,570	125,162
White	5,726 67.42%	37,173 63.47%	78,797 62.96%
Black	542 6.38%	3,525 6.02%	8,784 7.02%
Am. Indian & Alaskan	22 0.26%	207 0.35%	516 0.41%
Asian	498 5.86%	2,362 4.03%	5,159 4.12%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	19 0.02%
Other	1,704 20.06%	15,302 26.13%	31,886 25.48%

Population by Hispanic Origin	8,493	58,570	125,162
Non-Hispanic Origin	6,807 80.15%	42,464 72.50%	91,784 73.33%
Hispanic Origin	1,685 19.84%	16,106 27.50%	33,378 26.67%

2024 Median Age, Male	35.20	36.70	37.40
2024 Average Age, Male	34.90	36.90	37.70

2024 Median Age, Female	38.00	39.10	39.60
2024 Average Age, Female	36.90	38.70	39.50

2024 Population by Occupation Classification	6,510	46,204	100,057
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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.

11-2-2015

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:
 - 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.

S&P Interests, LLC	9003291	info@spinterests.com	713.766.4500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Sebesta	591067	jsebesta@spinterests.com	832.455.7355
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jacob Nguyen		jacob@spinterests.com	832.768.1296
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 1-0