



 THE LEAGUE

THE LEAGUE
APARTMENTS

| SIGNAGE | SIGNAGE | SIGNAGE

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



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

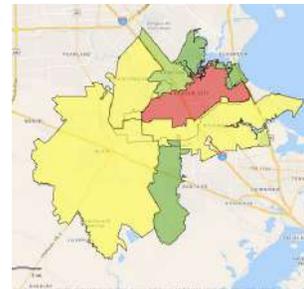
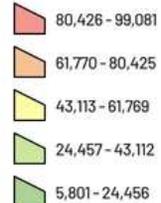


High-income, low-crime profile supports strong tenancy and durable retail spend.

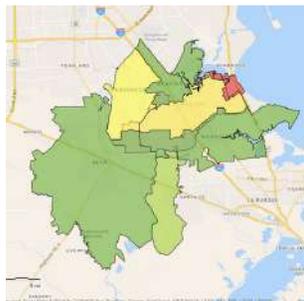
League City combines population scale, household affluence, and low poverty levels. Its strong schools and quality of life metrics have made it a top choice for renters and families alike.

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%

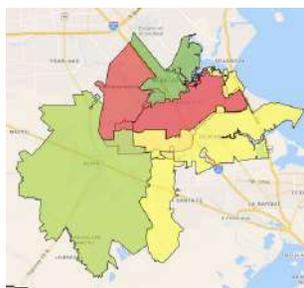
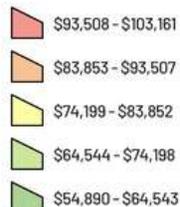
2024 Population (Esri 2025) by ZIP Codes



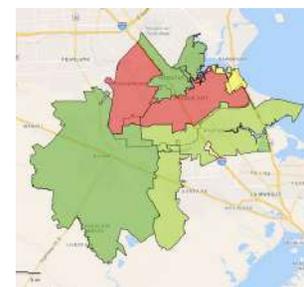
2025 Average Home Value by ZIP Codes



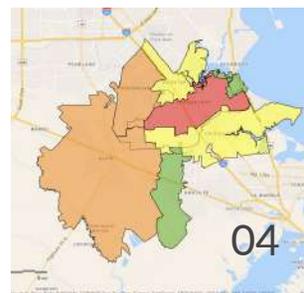
2025 Median Disposable Income by ZIP Codes



2025 Average Household Income by ZIP Codes



2025 Total Daytime Population by ZIP Codes





Two versatile pads fronting FM 518 offer prime visibility for QSR, bank, or freestanding retail users. Delivery targeted as early as Q2 2026.

PAD 1: MULTI-TENANT RETAIL

Estimated Building Size: ~7,000 SF

Estimated Pad Dimensions:

- Frontage: ~230-240 ft
- Depth: ~100-110 ft
- Total Area: ~24,000-26,000 SF (~0.55-0.6 acres)

Building Specifications:

- 18' deck height
- 22' parapet
- 8' glass storefronts with 2' transoms
- 8' side panels
- Four front + four rear doors

PAD 2: DRIVE-THRU OR FREESTANDING

Estimated Building Size: ~2,500 SF

Estimated Pad Dimensions:

- Frontage: ~115-120 ft
- Depth: ~130-140 ft
- Total Area: ~15,000-16,500 SF (~0.35-0.38 acres)

Ideal For:

- QSR
- Bank
- Freestanding retail with wraparound drive-thru

Drive-Thru Compatibility:

- Full circulation supported
- Ample on-site parking

Base Rent	\$34/SF + NNN
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)



- 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



REF NOTE 28 - LANDSCAPE FORMS
Typology Stick Light 10'ht
- TRASH



REF NOTE 6 - DIMOR 290 Bike Rack

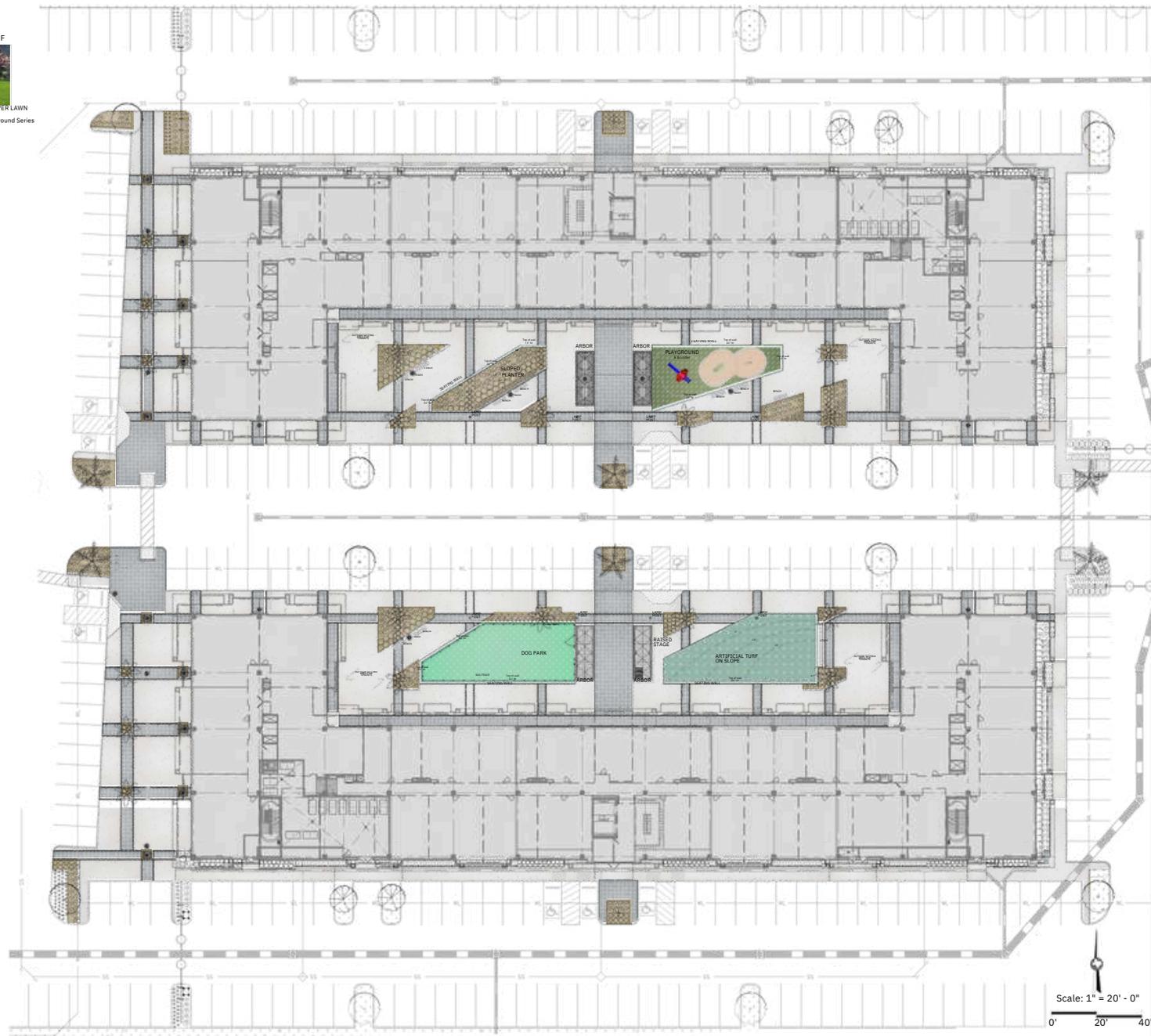
Landscape Forms
Steel Trash Receptacle
- PAVER



REF NOTE 22 - BELGARD
Papyrus Paver - Scandina Gray
- PAVER



REF NOTE 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 APMS 518
League City, TX
Landscape Improvements

Job No.: 2201-24-000
Scale: 1" = 20' - 0"
Date: 04-15-2022
Revised:

COURTYARD
Plan

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

THE LEAGUE APARTMENTS

FM 518
League City, TX



SHEET INDEX

Lo.00 Coversheet

Tree Disposition

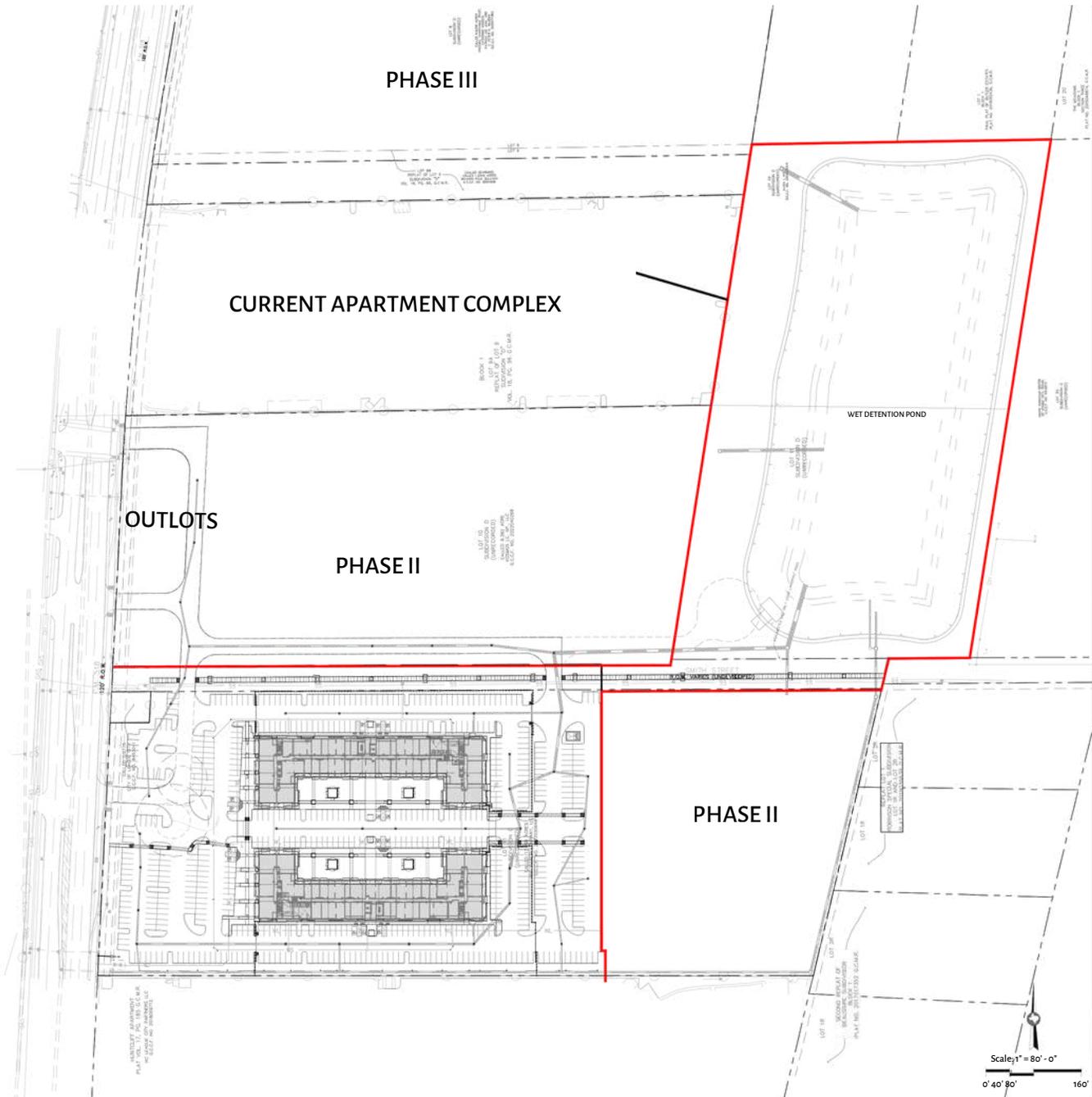
- Lo.01 Tree Disposition Plan
- Lo.02 Tree Disposition Tabulation

Hardscape

- L1.00 Overall Hardscape/Fencing Plan
- L1.01 Building Hardscape Layout

Landscape

- L2.00 Overall Landscape Plan
- L2.01 Site Landscape Plan
- L2.02 Site Landscape Plan
- L2.03 Site Landscape Plan
- L2.04 Site Landscape Plan
- L2.05 Building Landscape Plan
- L2.06 Amenity Walk Landscape Plan



Scale: 1" = 80' - 0"
0' 40' 80' 160'



18135 FM 362
Navasota, TX 77868
832-428-1209

Commercial, Multi-Family, & Residential
Landscape Architects



THE LEAGUE APTS FM 518
League City, TX

Landscape Improvements

Job No.: 221-24-005
Scale: 1" = 80' - 0"
Date: Nov 25, 2024
Revised:

Coversheet

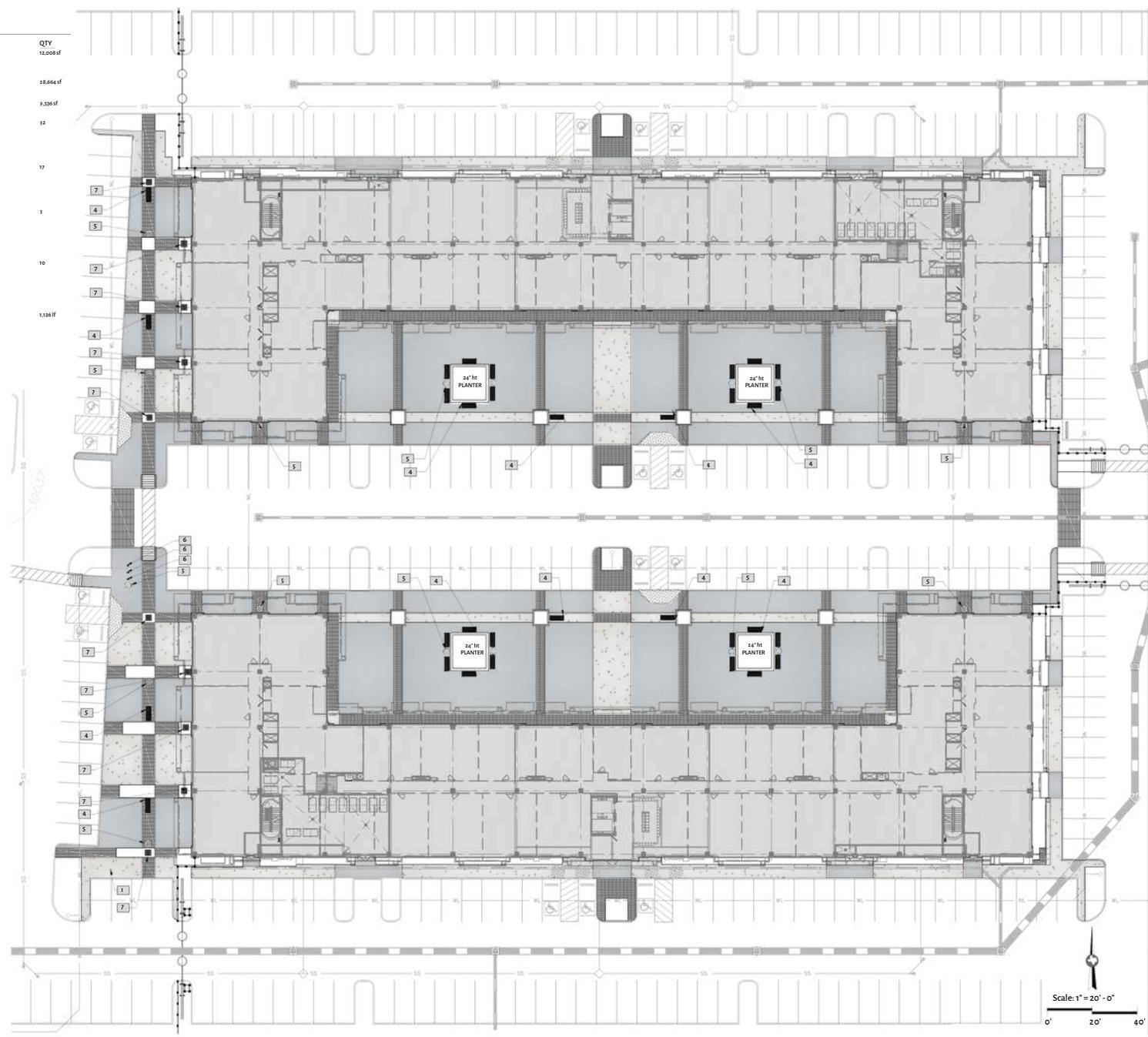
Lo.00



APARTMENTS LANDSCAPING PROGRESS

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	CONCRETE PAVING Med. Broom finish	12,008 sf
	2	CONCRETE PAVING Rock Salt finish	18,664 sf
	3	PAVER AREA	3,096 sf
	4	Dumor 640-60 Bench 160 with cast iron legs and steel seat. 75in. length. Corner armrest option and 96in. length option available, upon request. Frame: Gray Textured Glass	12
	5	Dumor 637-50 32gal steel receptacle, toln. opening. Side door emptying. Bonnet and dome cover options found at dumor.com Receptacle: Gray Textured Glass	17
	6	Dumor 290 Bike rack 290 surface mount. Available in powder coated and hot galvanized finishes. Embedment and subfloor mounts available, upon request. Bike Rack: Gray Textured Glass	3
	7	Sorella Series medium square planter. Recycled plastic base with fabricated steel panels. 30in. L x 30in. W x 30in. H. Planter: Steel Metallic	10
	8	Tubular Steel Fencing	1,326 lf



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THE LEAGUE APTS FM518
League City, TX
Landscape Improvements

Job No.: 221-24-005
Scale: 1" = 20' - 0"
Date: Nov. 25, 2024
Revised:

Building Hardscape
Layout Plan

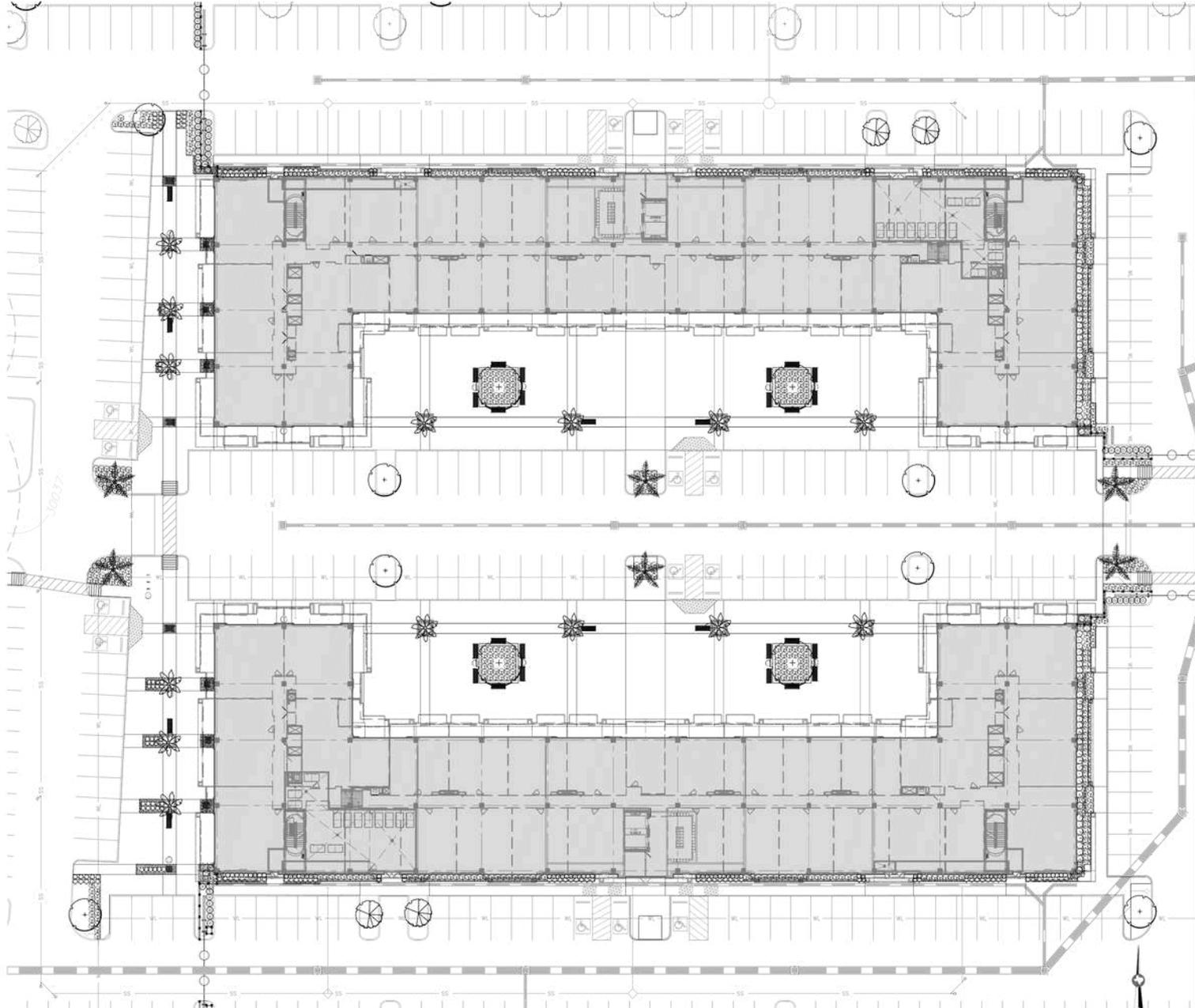
L1.01



APARTMENTS LANDSCAPING PROGRESS

PLANT SCHEDULE SITE

SYMBOL	QTY	BOTANICAL NAME
TREES		
	13	<i>Ilex x attenuata</i> 'Eaglestar'
	12	<i>Lagerstroemia indica</i> 'Basham's Party Pink'
	3	<i>Magnolia grandiflora</i> 'Little Gem'
	19	<i>Quercus virginiana</i> 'SOLN'
	5	<i>Sabal palmetto</i>
	17	<i>Taxodium distichum</i>
	7	<i>Taxodium distichum</i>
SHRUBS		
	76	<i>Dianella tasmanica</i>
	151	<i>Ilex cornuta</i> 'Dwarf Burford'
	100	<i>Muhlenbergia capillaris</i> 'Calf Coat'
	166	<i>Myrica cerifera</i>
	29	<i>Rhaphiolepis indica</i> 'Clara'
	45	<i>Rosa x 'Meisweddom'</i>
	14	<i>Rosa x 'Radkopski'</i>



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

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 LANDSCAPE
 ARCHITECTURE
 18135 FM 362
 Navasota, TX 77868
 832-428-1209

Commercial, Multi-Family, & Residential
 Landscape Architects



THE LEAGUE APTS FM 518
 League City, TX
 Landscape Improvements

Job No.: 221-24-002
 Scale: 1" = 20' - 0"
 Date: Nov 25, 2024
 Revised:

Building
 Landscape Plan

L2.05



Class A open-air retail leasing within a high-density, design-forward mixed-use community – ideal for lifestyle, wellness, food, and services.

Strategically located at the base of 304 residential units, The League offers flexible ground-floor retail opportunities with direct access to a growing League City population.

IDEAL USE CATEGORIES

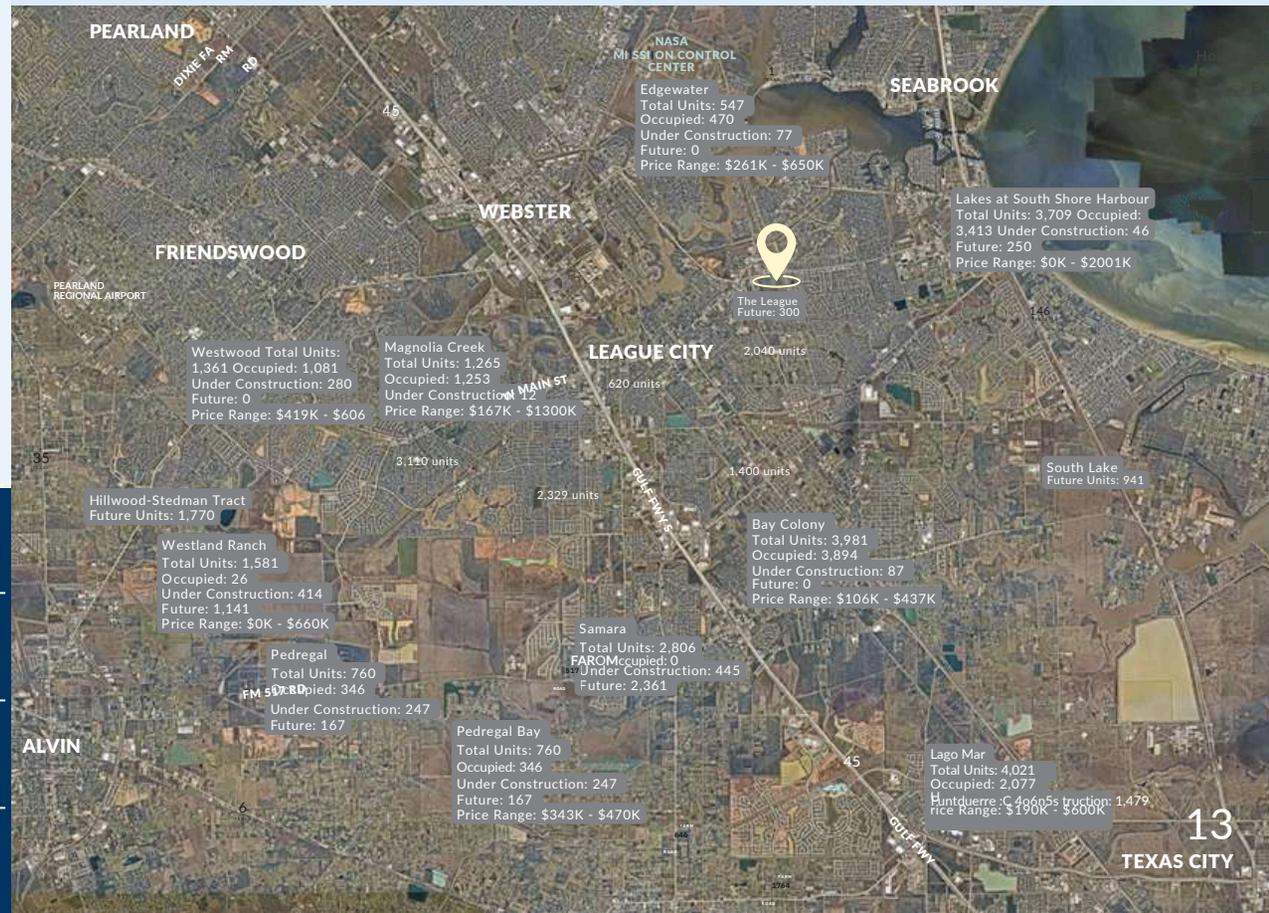
- Food & Beverage
- Health, Wellness & Fitness
- Educational & Youth Services
- Retail & Lifestyle
- Professional & Family Services
- Entertainment & Social Concepts
- Childcare & Early Education
- Community & Flex Use

AVAILABILITY

Total Available	46,926 SF
Divisible Range	800 sqft - 46,926 sqft
Estimated Delivery	Q1 2027
Ceiling Height	18' deck height

LOCATION ADVANTAGE

- Street-level access with high residential foot traffic
- Premium glass storefronts with outdoor activation zones
- Located along FM 518 across from Clear Creek High School
- Site visibility from one of League City's busiest arterials



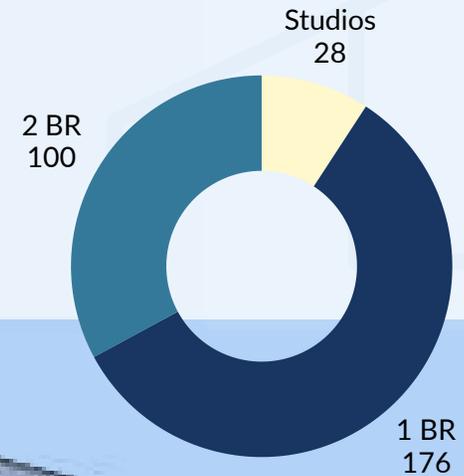
Balanced unit mix and efficient layouts for workforce and lifestyle renters.

Modern layouts for broad tenant appeal for young professionals, families, and downsizers alike

- **Units:** 304
- **Net Rentable SF:** 266,496 SF
- **Average Net Unit Size:** 876 SF
- **Gross Unit Size:** 1,051 SF

UNIT MIX:

- Studios: 9.2% (28 units)
- 1-BR: 57.9% (176 units)
- 2-BR: 32.9% (100 units)



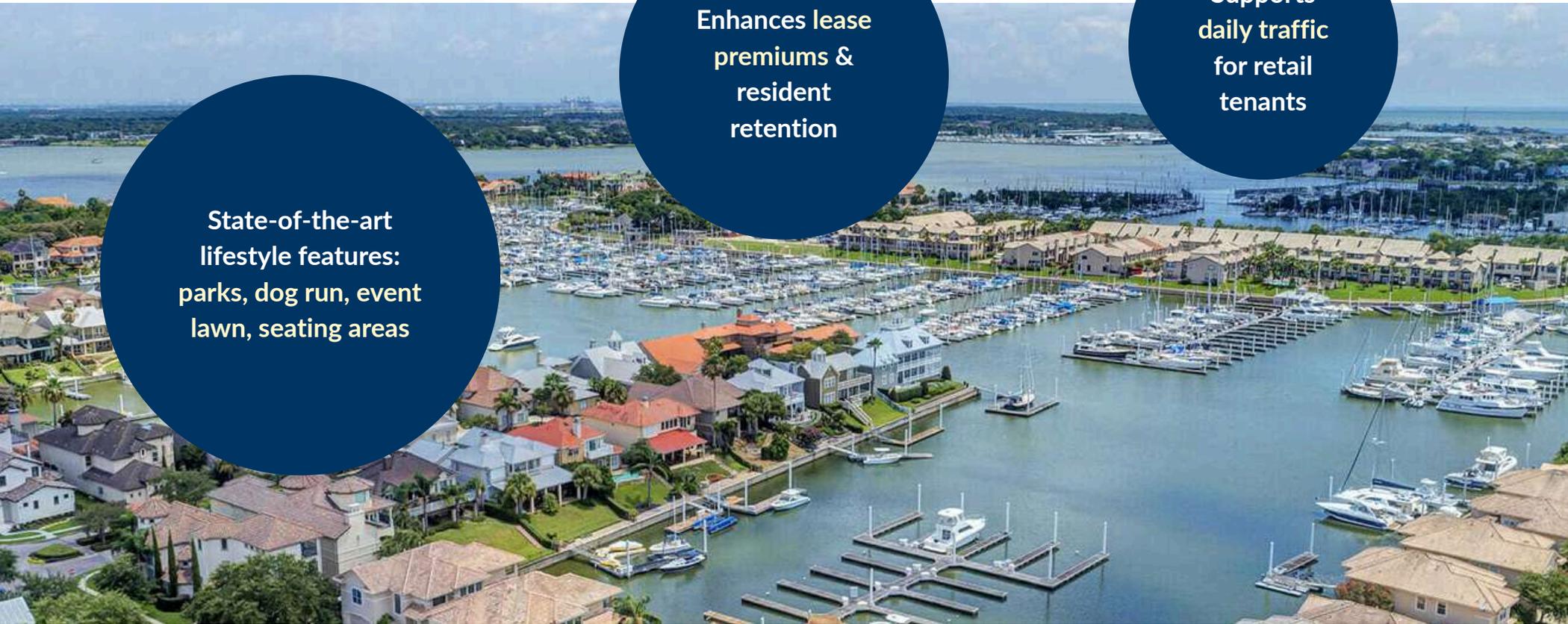
Thoughtful lifestyle features to maximize long-term value & stability

An amenity-rich environment fosters tenant loyalty and enhances appeal for both residents and retailers.

State-of-the-art lifestyle features: parks, dog run, event lawn, seating areas

Enhances lease premiums & resident retention

Supports daily traffic for retail tenants



Flexible commercial tenancy with expansion upside

The commercial program balances near-term NOI with long-term upside through expansion and brand-targeted outlots. Positioning supports daily goods, dining, and convenience categories.

- ✓ 46,926 SF activated retail, restaurant, and service space
- ✓ High-exposure outlets for national brands, banks, QSRs
- ✓ Flexible build-to-suit opportunities
- 🎯 Lease Rate: \$30/SF + NNN

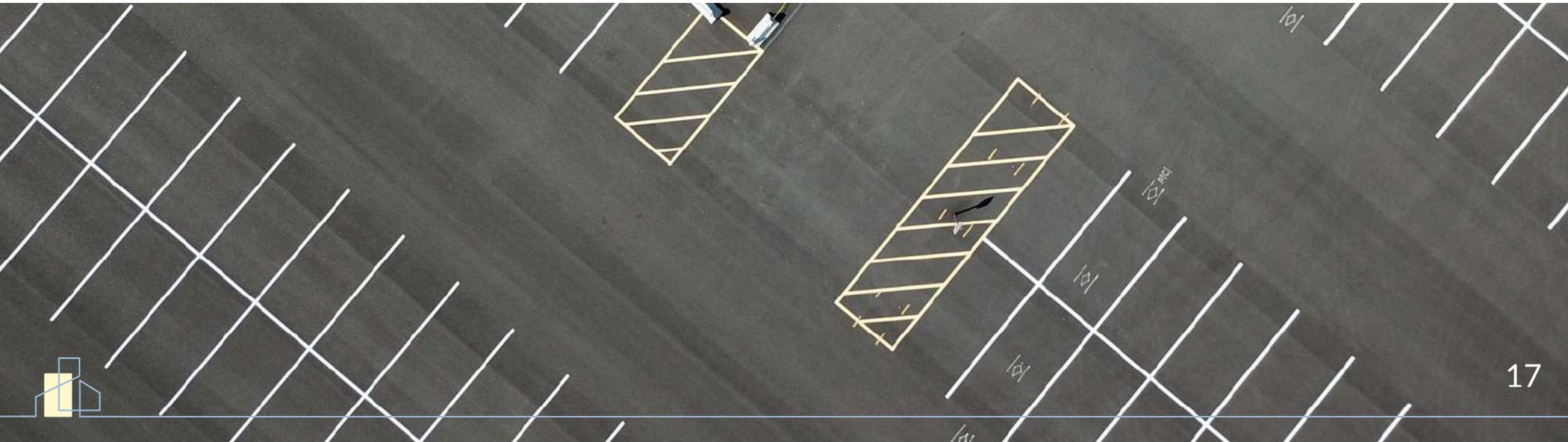


Code-exceeding supply to meet mixed-use demand

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



Durable income, top-tier submarket, dual revenue.

01

Dual revenue streams: stable apartments + high-demand retail

02

Built-in daily foot traffic from 450+ residents

03

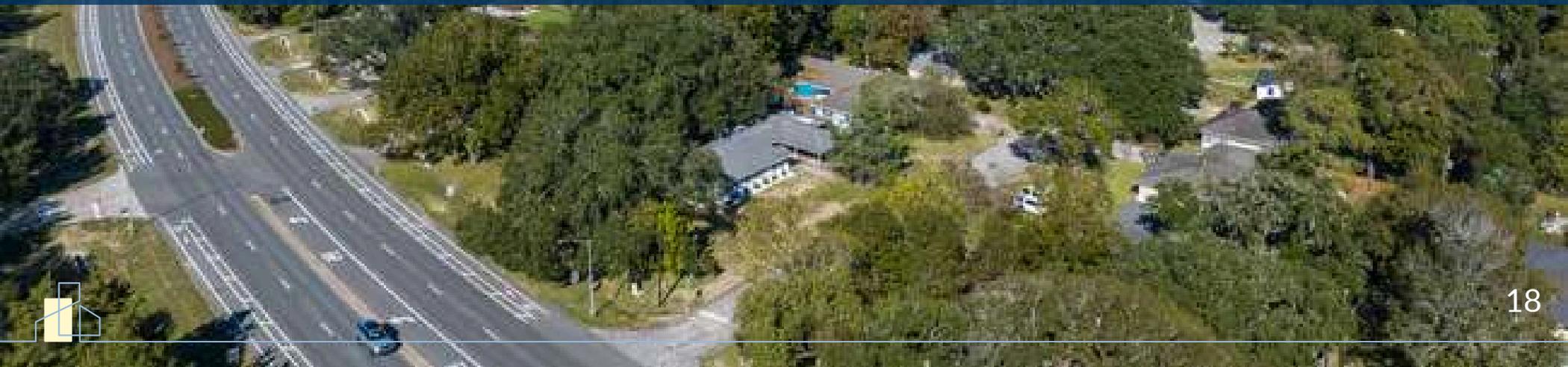
Strong rent growth & high occupancy submarket

04

Top safety, income & lifestyle rankings

05

Expansion potential for future commercial phase



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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PROPERTIESWITHNICOLE@GMAIL.COM