

For Lease or Sale



# 102 E Walker Street

102 E Walker St, League City, TX 77573

**Medical or Office Use**  
**2021 Renovations**

[cbre.com/properties](https://cbre.com/properties)

**CBRE**



## Property Overview

102 E Walker Street is located in League City, Texas, where the current market has limited availability. Situated on 1.02 acres of land, this one-story office building offers 19 private offices, a kitchen, and multiple restrooms. Originally constructed in 1995, the property underwent extensive renovations in 2021, with an estimated investment of \$250,000+.

## Highlights

**Excellent Condition:** Well-maintained and professionally managed property

**Recent Renovations:** Completely renovated in 2021 with updated finishes

**New Roof:** Installed in August 2022 with a 10-year warranty

**Expansion Potential:** Additional land available for expansion or parking

**High Visibility:** Monument signage for maximum exposure

### Sale Price

\$1,400,000 –  
(\$233/SF)

### Lease Price

\$18.00/SF/Annually  
+ NNN's

# 6,000

SF Building Size

# 1.02

Land Area (Acres)

# 1995

Year Built

# 2021

Year Renovated

# For Lease

102 E Walker St is perfect for:

General office use

Psychiatry

Medical Clinic

Day care / Montessori

Autism / Behavioral / Occupational Therapy

- Currently laid out for general office use, but has extensive plumbing capped off for easy conversion to traditional medical use
- Easy access to all of the Clear Lake hospitals from Highway 3
- Minutes from Great Wolf Lodge and NASA Johnson Space Center
- Sits in the heart of League City surrounded by established neighborhoods and businesses
- Covered drop-off/pick-up
- 3/1,000 SF surface parking ratio
- Grassy area that can be utilized for a playground
- Monument signage
- Available for lease March 1, 2026

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2024 Estimate			
Population	8,587	76,173	208,205
Population - 5 Year Projection	8,468	77,099	217,187
Median Age	37	38	37.1
Average Household Income	\$131,755	\$135,832	\$123,753

For Sale

102 E Walker St, League City, TX 77573

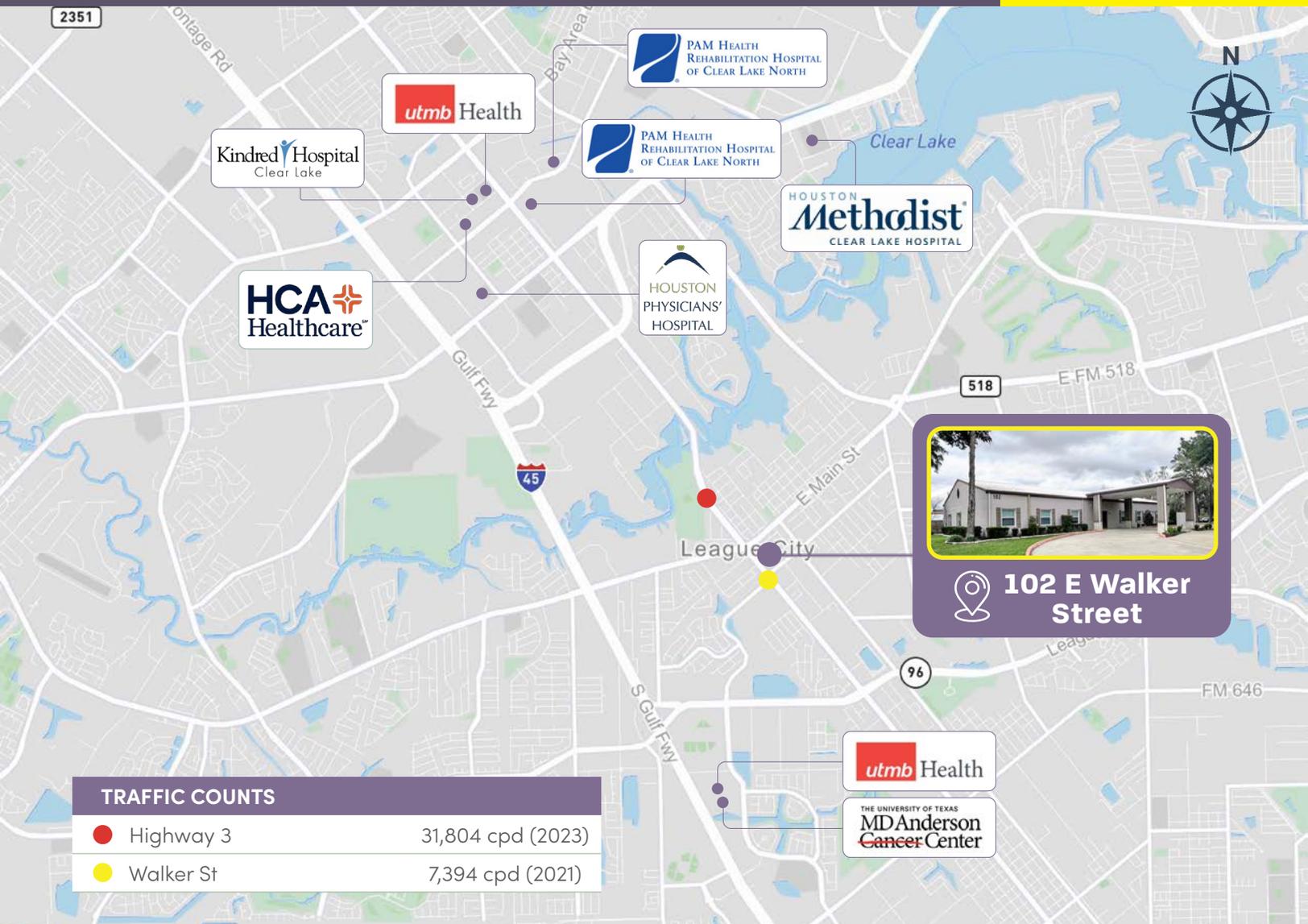
## Investment Opportunity

Whether you're an owner-user looking for a turnkey office space or an investor seeking potential upside, 102 E Walker Street presents a compelling opportunity in a high-demand submarket. With strong market fundamentals, a desirable location, and flexible leasing options, this property is well-positioned for long-term value.

Don't miss out on securing a high-quality asset in one of Houston's most rapidly growing markets!



# Prime Location



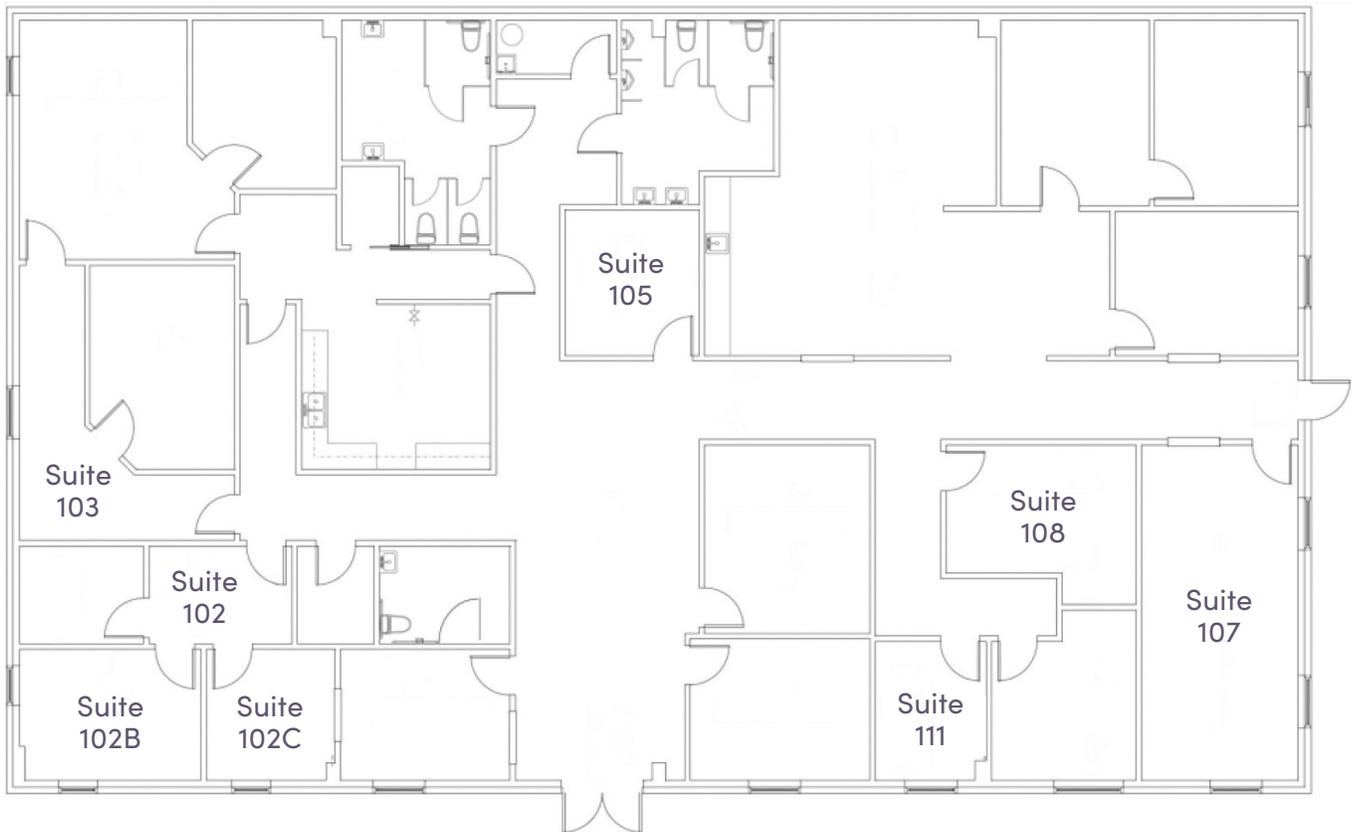
The property sits within a 3-mile radius of four major healthcare facilities, including:

- UTMB Health League City Campus Hospital
- Houston Methodist Emergency Care Center
- Memorial Hermann Convenient Care Center
- HCA Houston Healthcare Clear Lake

This strategic location makes the property highly suitable for medical office use or professional office space, providing close proximity to major healthcare campuses and a strong surrounding demand for medical services.

# Floor Plan

6,000 SF



## Site Map



# 102 E Walker Street

League City, TX 77573



## CONTACTS

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