

16,746 sf Standalone Building For Sale or Lease



1255 E League City Pkwy, League City, TX 77573

For Sale at \$7,995,000 (Vacant)

For Lease \$35.00 PSF/YR Absolute NNN (Whole Building)

DISCLAIMER NOTICE

Disclaimer

information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All rights reserved.

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Spaeth-Cook is pleased to present 1255 E League City Parkway for sale or lease.

The Property is a 16,746 sf (per GCAD) standalone retail building situated on 1.71 Acres. Attached to the building is an enclosed outdoor area totaling 15,850 sf. The property is adjacent to a CVS pharmacy and is located near numerous residential and commercial developments. Demographics in the area are strong with median household income over \$109,512 within a 1-mile radius.

PURCHASE PRICE (vacant): \$7,995,000

LEASE RATE (Full Building): \$35.00 PSF/YR Absolute NNN

Availability: 180-Days



Demographics

	1 mile	3 miles
Population	6,723	70,519
Households	2,914	25,640
Median Age	39.60	37.50
Median HH Income	\$109,512	\$102,555
Daytime Employees	875	22,258
Population Growth '25 - '30	2.37%	2.58%
Household Growth '25 - '30	2.33%	2.41%



League City, Texas | Market Overview

League City is a rapidly growing community in Galveston County within the Greater Houston metropolitan area. Strategically located between Houston and Galveston along the south shore of Clear Lake, the city combines convenient access to major employment centers with an attractive suburban and waterfront lifestyle.

League City is known for its highly regarded schools, established neighborhoods, parks, recreational amenities, and extensive boating and marina facilities. Its proximity to Clear Lake, NASA's Johnson Space Center, the Bay Area, and the broader Houston economy makes the community particularly attractive to families and professionals.

The city has experienced significant growth over the past several decades, becoming one of Galveston County's largest population and economic centers. League City also benefits from the Greater Houston area's relatively affordable cost of living and housing compared with many other major U.S. metropolitan markets.

With strong demographics, regional connectivity, quality schools, recreational amenities, and proximity to major employment centers, League City remains an attractive market for residential and commercial development, business investment, and corporate relocation.





PRESENTED BY

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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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

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