



PECAN PARK PLAZA

REDEVELOPMENT RECENTLY COMPLETE
NEC I-45@FM 518 | LEAGUE CITY, TX

BAKER | KATZ

THOMAS HOLDSWORTH
tholdsworth@bakerkatz.com • 713.903.4572

KENNEDI VAUGHAN
kvaughan@bakerkatz.com • 713.234.1015

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RETAIL SPACE FOR LEASE

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Location

- NEC I-45 and FM 518
- Located in the heart of League City super regional corridor
- Shopping Center provides direct access and high exposure to I-45, which averages 150,000+ VPD
- Close proximity to mixed-use development Flyway, which includes Great Wolf Lodge, Top Golf, and Chicken N' Pickle

Business

- Region is home to more than 2,200 businesses
- Aerospace Capital - Home to NASA (JSC), Houston Spaceport, over 50 major space companies and a major workforce of over 16,000
- 2M SF of medical facilities within 3 miles

Demographics

| | 1MI | 3MI | 5MI |
|--------------|-----------|-----------|-----------|
| Population | 9,206 | 70,741 | 213,636 |
| Day time Pop | 8,042 | 66,617 | 198,244 |
| Avg AHHI | \$111,210 | \$122,754 | \$120,458 |

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| UNIT | TENANT | SIZE | UNIT | TENANT | SIZE | UNIT | TENANT | SIZE |
|------|---------------|-----------|------|------------------|-----------|------|----------------------|----------|
| 100A | Dollar Tree | 12,500 SF | 116 | Ink & Graphics | 1,225 SF | 148 | AVAILABLE | 2,067 SF |
| 100 | Jumping World | 37,500 SF | 120 | AVAILABLE | 5,851 SF | 150 | Peak Jui Jitsu | 2,905 SF |
| 102 | Hertz | 1,657 SF | 128 | AVAILABLE | 2,500 SF | 300 | Golf Swing Solutions | 3,150 SF |
| 104 | AVAILABLE | 1,560 SF | 130 | The Refuge | 10,000 SF | 304 | AVAILABLE | 2,415 SF |
| 110 | AVAILABLE | 2,774 SF | 132 | HD Nails & Spa | 1,491 SF | 306 | Kolache Factory | 1,995 SF |
| 112 | Crafty Crab | 8,640 SF | 134 | AVAILABLE | 1,486 SF | 308 | AVAILABLE | 887 SF |
| 114 | Glamour Cuts | 1,407 SF | 142 | Armstrong McCall | 2,100 SF | 312 | Wight Diamonds | 2,400 SF |





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.

| | | | |
|--|--------------------|----------------------------------|---------------------|
| BAKER KATZ LLC | 528655 | | 713.621.2900 |
| <i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i> | <i>License No.</i> | <i>Email</i> | <i>Phone</i> |
| KENNETH KATZ | 436766 | | 713.621.2900 |
| <i>Designated Broker of Firm</i> | <i>License No.</i> | <i>Email</i> | <i>Phone</i> |
| KENNETH KATZ | 436766 | | 713.621.2900 |
| <i>Licensed Supervisor of Sales Agent/Associate</i> | <i>License No.</i> | <i>Email</i> | <i>Phone</i> |
| THOMAS HOLDSWORTH | 700615 | THOLDSWORTH@BAKERKATZ.COM | 713.903.4572 |
| <i>Sales Agent/Associate's Name</i> | <i>License No.</i> | <i>Email</i> | <i>Phone</i> |

Buyer/Tenant/Seller/Landlord Initials

Date

