

10,000 SF in Gulf South Pointe Retail...

2403 Gulf Fwy S, League City, TX 77573



Presented By:
KW Commercial Metropolitan

**Prime League City Retail/Flex Space for Lease
10,000 SF with I-45 Visibility By FM 646 (Future TX-99)
Ideal for Retail, Office, or Medical**



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Property Details

Discover your ideal business location! This 10,000 SF high-impact retail and flex space, newly built in the heart of League City, offers prime I-45 visibility and strategic future access to SH 99, positioning your business for unparalleled success and easy customer access. Improved regional mobility and access to the greater Houston area are anticipated with the upcoming Grand Parkway (SH 99) Segment B, conveniently located under a mile from a designated access point at I-45 and FM 646. Join major retailers like Bass Pro Shops, HEB, Super Target, and Walmart, and benefit from high traffic counts and League City's desirable demographics. This space is perfect for office, retail, medical, or any business seeking prime freeway visibility. Discover the best of both worlds in League City, TX! This prime location puts your business within a short 25-mile drive of Houston's bustling Downtown and the renowned #1 Medical Center in the World. Yet, you are also just moments from the serene beauty of Galveston Bay and pristine beaches on the Gulf of Mexico. Strategically located with direct access to I-45 and easy connections to major thoroughfares (Hwy 6, Sam Houston Tollway, & TX-35) within a 10-mile radius. Plus, iconic attractions like NASA's Johnson Space Center (Houston's top tourist destination) and the Kemah Boardwalk (ranked #5 nationally in 2025 by USA Today) are just 6 miles away. Hobby Airport and the Texas City Refineries are also within a 15-mile radius, adding to the exceptional convenience. Can be subdivided.

Price: \$24.00 /SF/YR

- 10,000 SF high-impact retail/flex space, newly constructed, in thriving League City with unbeatable I-45 visibility and future SH 99 access.
- Completion of SH 99 Segment B will improve regional mobility & access to the greater Houston area with I-45 & FM 646 entry point only a mile away.
- Join major retailers (Bass Pro Shops, HEB, Super Target, & Walmart), and benefit from high traffic counts & League City's desirable demographics.
- Perfect space for office, retail, medical, or any business seeking prime freeway visibility.
- Direct access to I-45 and easy connections to major thoroughfares (Hwy 6, Sam Houston Tollway, & TX-35) within a 10-mile radius.
- A short 25-mile drive to Downtown Houston, Texas Medical Center, Galveston Bay & pristine beaches on the Gulf of Mexico.

View the full listing here: <https://www.loopnet.com/Listing/2403-Gulf-Fwy-S-League-City-TX/36967765/>

Rental Rate:	\$24.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	16,000 SF
Year Built:	2019
Walk Score ®:	40 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.00 /SF/MO

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Listing space

1st Floor	Space Available:	10,000 SF
	Rental Rate:	\$24.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	3 - 10 Years

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
The Shop Offroad	-	

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Location



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Property Photos



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Property Photos



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10,000 SF in Gulf South Pointe Retail Center

2403 Gulf Fwy S, League City, TX 77573

Property Photos



IMG_2222



IMG_2223

10,000 SF in Gulf South Pointe Retail Center

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Property Photos



IMG_2224



IMG_4383

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Property Photos



Building Photo



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Property Photos



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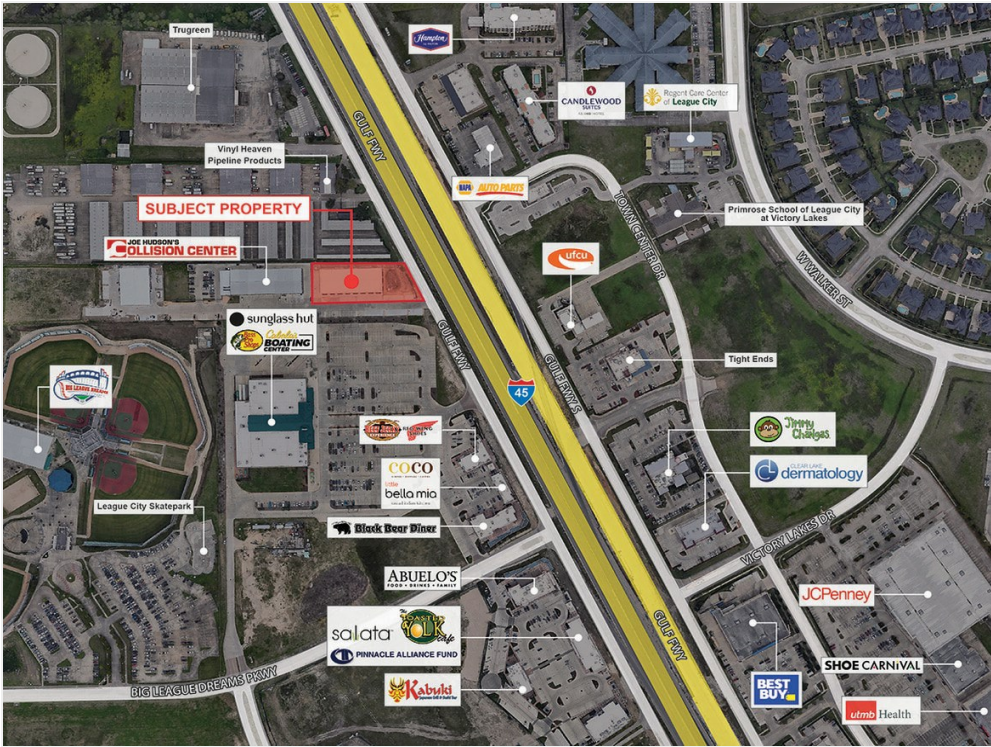


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Map location

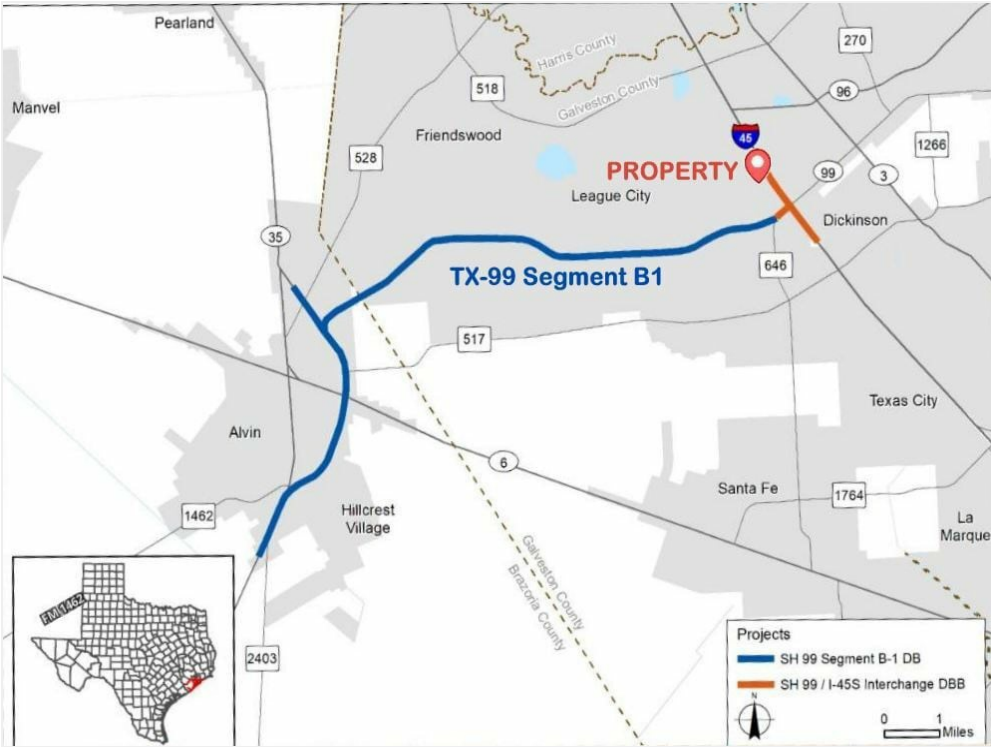


site plan

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Property Photos



mapped

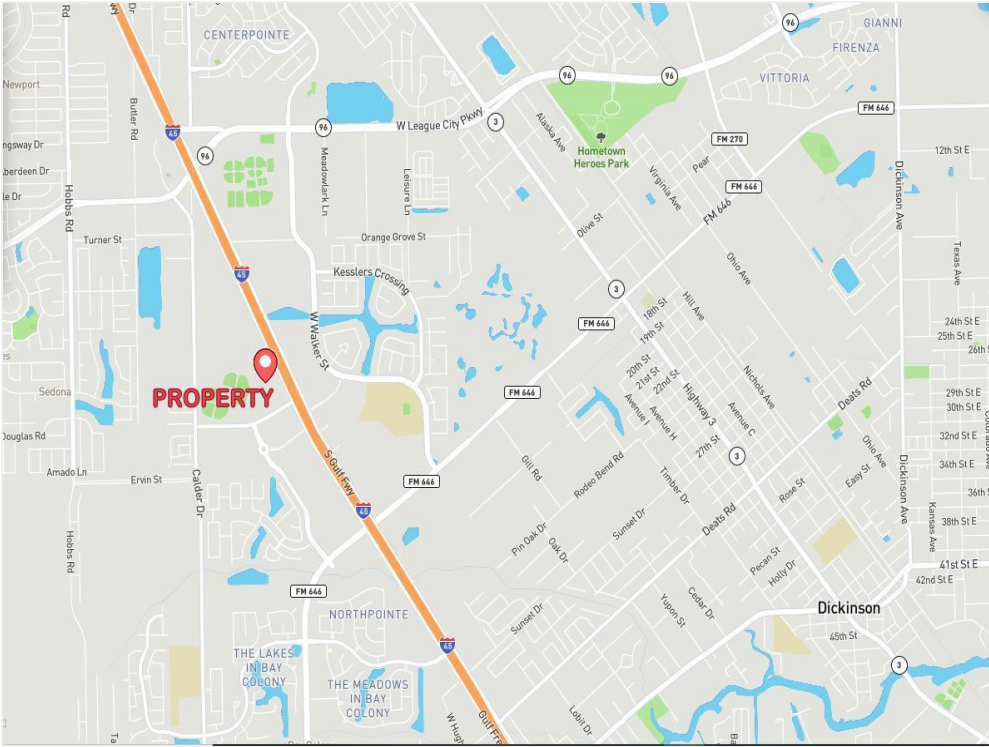


TX 99 mapped

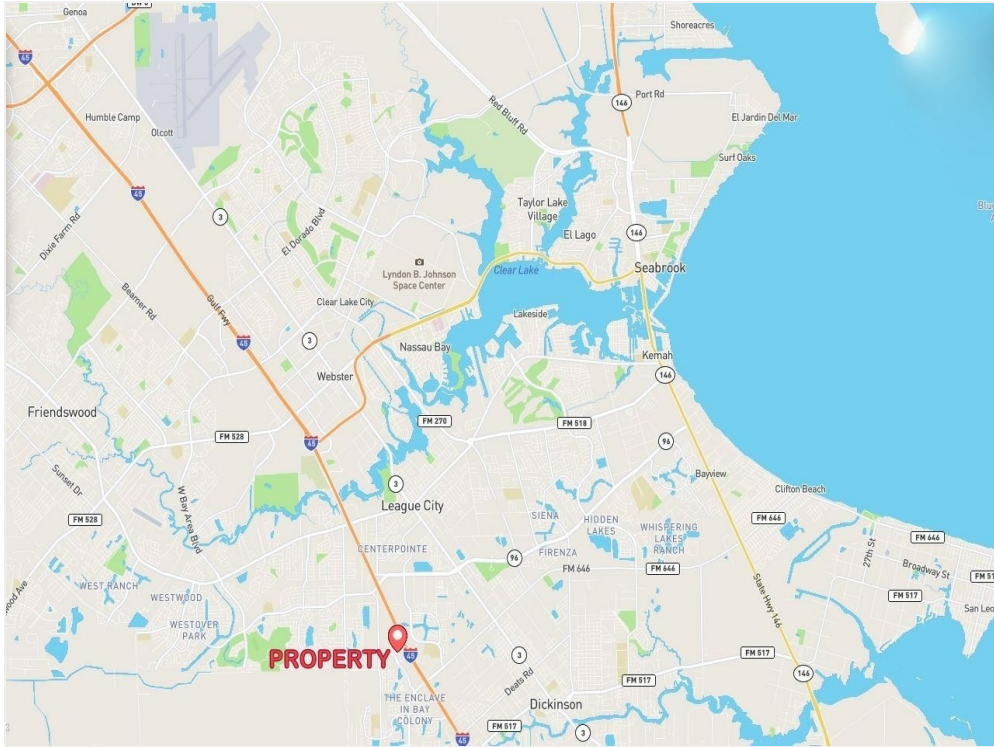
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Property Photos



FM 646 map

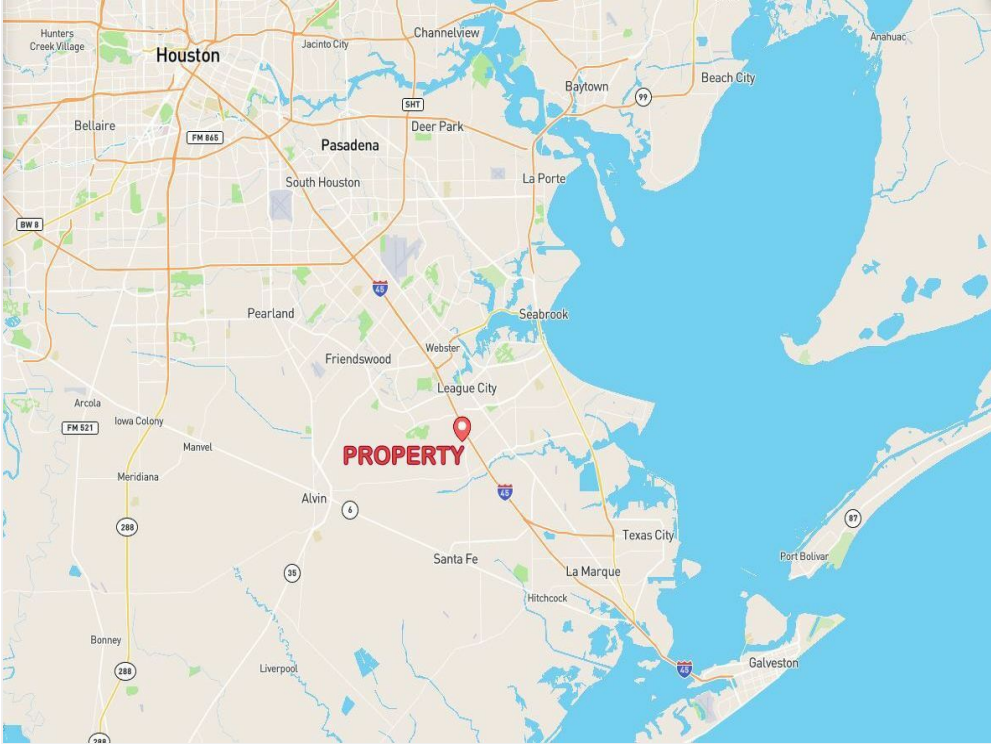


kemah map

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Property Photos



houston map

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