

TUSCAN LAKES

PAD FOR SALE OR GROUND LEASE

LEAGUE CITY PKWY & TUSCAN LAKES BLVD | LEAGUE CITY, TEXAS



AM-CRE

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PROPERTY HIGHLIGHTS

LOCATION 2020 E. League City Pkwy
League City, Texas 77573

AVAILABLE 0.78 Acre Pad Site

PROPERTY HIGHLIGHTS

- **Shovel-ready pad** with full infrastructure in place — utilities, access road, and off-site detention.
- **Prime, lighted hard-corner** offering excellent access, visibility and strong traffic counts.
- **Positioned within the area's primary retail corridor**, surrounded by top national and regional brands, including **HEB and Kroger**.
- **Outstanding demographics** with high household incomes, strong daytime population, and consistent area growth.
- **Directly across from Amazon**, providing exceptional exposure to additional daytime population and employment traffic.

RATES Call for Pricing

TRAFFIC COUNTS (TXDOT '24)

35,555 VPD
League City Pkwy east of site

33,064 VPD
League City Pkwy west of site

10,177 VPD
Tuscan Lakes Blvd, south of 96



LEAGUE CITY DEMOGRAPHICS

2025 TOTAL POPULATION

1 MILE	3 MILES	5 MILES
9,939	76,734	157,600

2030 PROJECTED POPULATION

1 MILE	3 MILES	5 MILES
10,171	52,882	137,669

AVERAGE HH INCOME

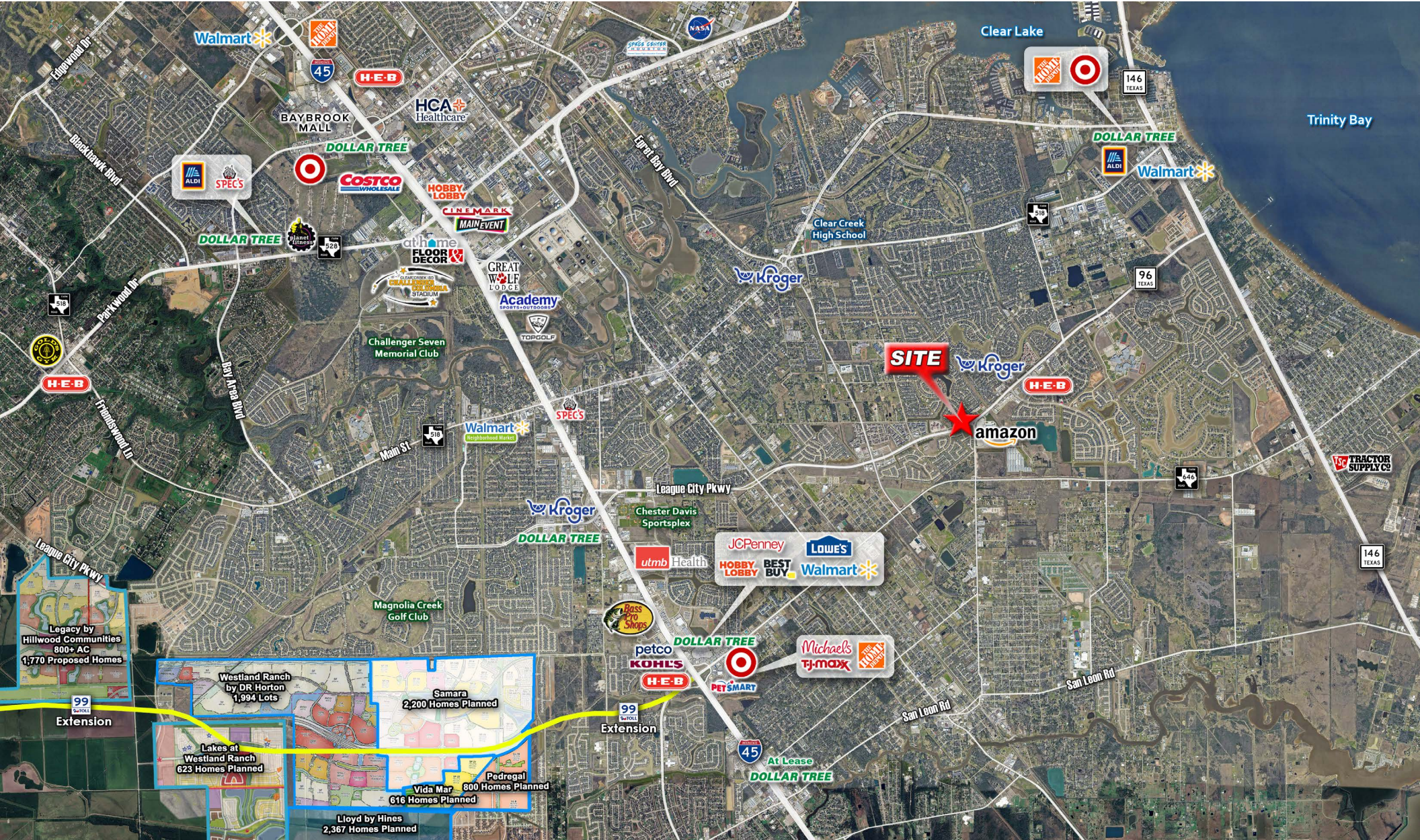
1 MILE	3 MILES	5 MILES
\$183,389	\$138,480	\$125,507



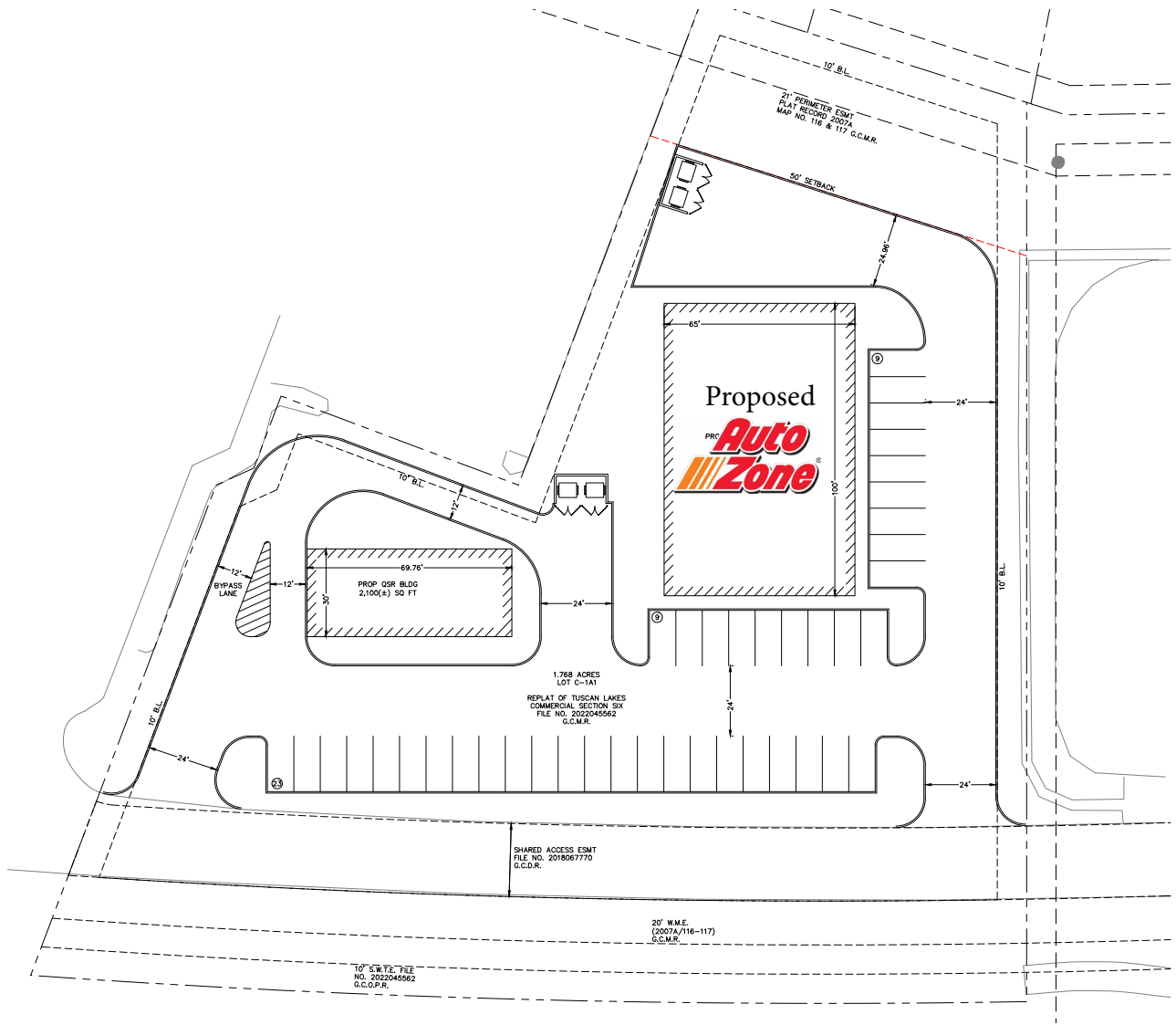
SITE AERIAL



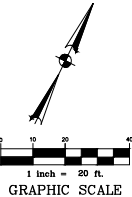
MARKET AERIAL



CONCEPT PLAN



CONCEPTUAL SITE PLAN NOTE
 THIS SITE PLAN IS CONCEPTUAL IN NATURE. THE FINAL SITE PLAN MAY VARY. THIS DOCUMENT IS NOT INTENDED FOR PERMIT, PRICING, OR CONSTRUCTION.



LEGEND	
⊙	PARKING SPACE COUNT
	EXISTING FIRE LANE (RED STRIPING)
	PROPOSED FIRE LANE (RED STRIPING)
	PROPOSED BUILDING PERIMETER SIDEWALK
	PROPOSED CURB RAMP
●	EX. MANHOLE
---	EX. STORM SEWER
---	EX. WATER LINE
---	EX. SANITARY SEWER LINE
---	EX. OVERHEAD POWER LINE
---	EX. UNDERGROUND GAS LINE
---	EX. MAJOR CONTOUR
---	EX. MINOR CONTOUR

