



TUSCAN LAKES | NWC SH-96 & FM 270, LEAGUE CITY, TX 77573

Features

- Located at the center of Tuscan Lakes, an 870-acre master-planned community with 1,800 single-family homes; 1,300 units of multi-family housing
- 3 miles from IH-45, minutes from Clear Lake

- Surrounding communities boast strong incomes
- 1.39 Acres available on S Egret Bay Blvd

tuscan-lakes.com

PAD SITE FOR SALE OR GROUND LEASE

TOTAL SF: 59,646

CONTACT FOR MORE INFORMATION

Traffic Counts

League City Pkwy east	31,780 VPD
League City Pkwy west	26,265 VPD
S. Egret Bay Blvd	14,839 VPD

Demographics

	YEAR: 2025	1 MILE	3 MILE	5 MILE
Population		7,897	72,528	172,480
Households		3,569	27,640	67,734
Average HH Income		\$150,855	\$135,266	\$126,859
Average Daytime Population		4,187	55,529	156,667

Area Retailers & Businesses



Caleb Reed

Associate

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Sarah Thobae, CCIM

Assistant Vice President

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weitzman®





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Available Space

Outparcel 2 1.39 acres

Current Tenants

100	Tune Up The Manly Salon	1,796 sf
200	Goodwill	1,200 sf
300	Smoothie Depot Cafe	1,200 sf
400	Apollo Men's Health	1,470 sf
500	Tuscan Nails	1,400 sf
600	Abliss Beauty Studio	1,200 sf
700	League City Florist	1,500 sf
800	Airrosti	1,598 sf
1000	Egret Bay Veterinary Hospital	3,282 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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