

FOR SUBLEASE

# OFFICE- WAREHOUSE AVAILABLE

4807 FM 646

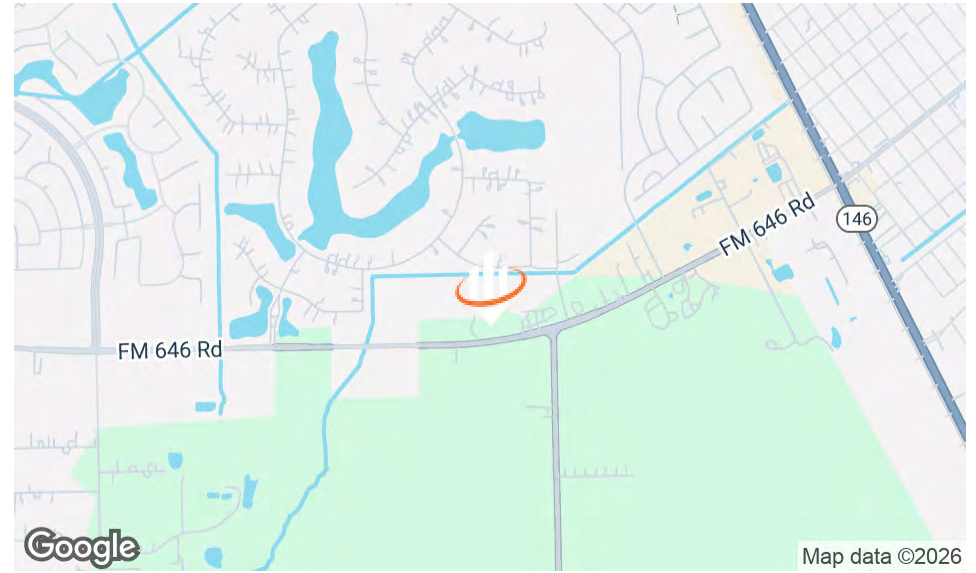
League City, TX 77573

PRESENTED BY:

JEFF BEARD CCIM

O: 281.367.2220 x102





## PROPERTY HIGHLIGHTS

- Office/Warehouse for sublease located on 4807 FM 646 in League City, TX
- 5,400 SF Available
- Sublease expires 09/30/2026 with option to extension term directly with Landlord
- Rate negotiable for the remainder of the sublease term
- Former sports training facility
- 100% HVAC
- Near major roadways, including SH 146 and SH 96
- Substantial residential growth nearby along South Shore Blvd and SH 96
- Adjacent communities include League City, Texas City, Dickinson, Bacliff and Bayview
- Front roll-up doors; individually metered
- Convenient parking

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## SUBLEASE SUMMARY

LEASE RATE:	\$1.08/SF/month
AVAILABLE SF:	5,400 SF
LEASE EXPIRATION:	09/30/2026 [with ability to extend]
FEATURES:	Former sports training facility w/ 100% HVAC

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,179	47,471	99,280
TOTAL DAYTIME POPULATION	1,537	34,162	78,676
AVERAGE HH INCOME	\$155,645	\$117,041	\$121,991

4807 FM 646 - SUITE A, 5,400 SF SUBLEASE 4807 FM 646 League City, TX 77573





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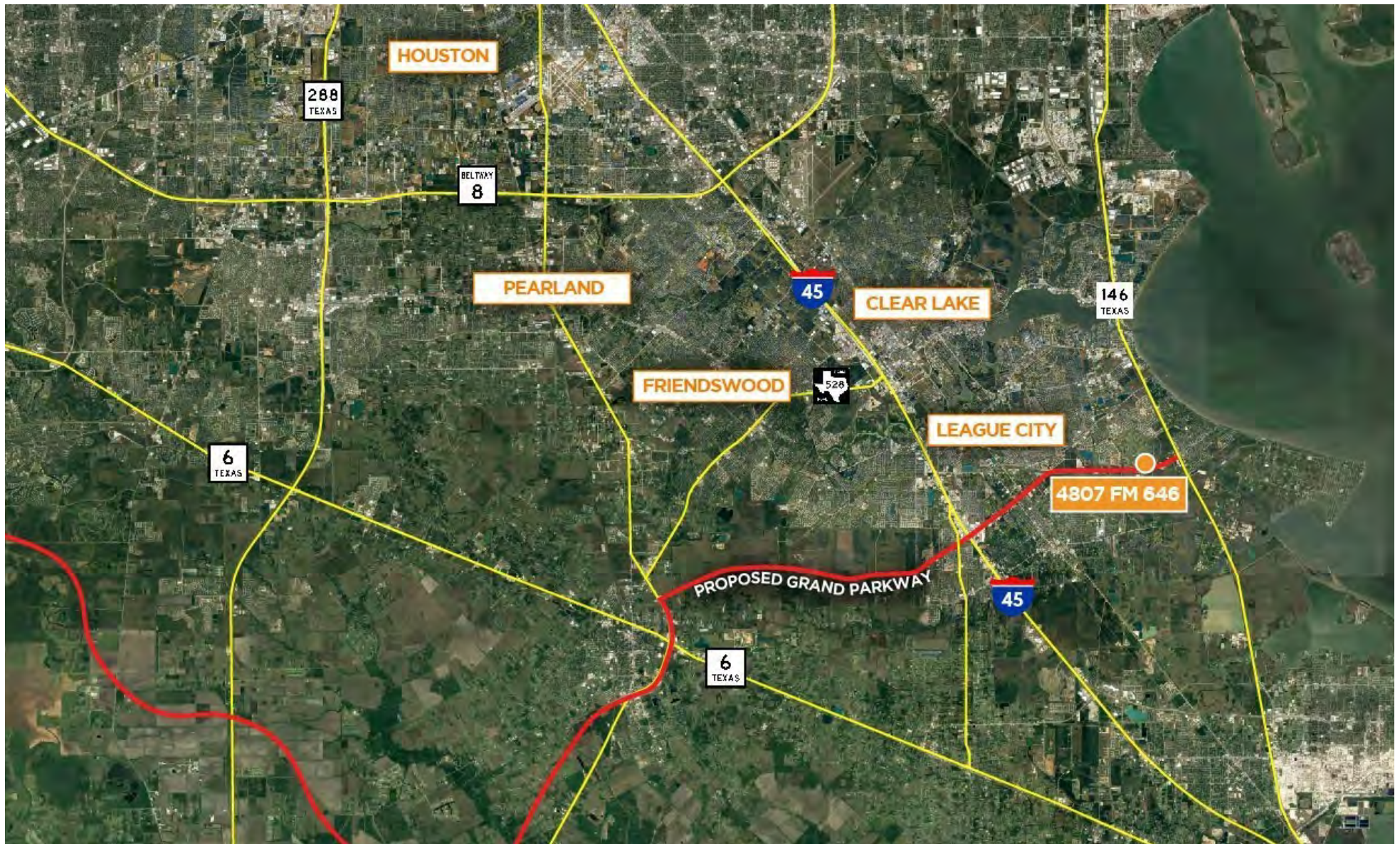




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## LEAGUE CITY MARKET HIGHLIGHTS:

League City is continually ranked as one of the fastest growing and most desired communities in which to live in both Texas and the USA. 1 million highly educated professionals choose to live in and around League City because of our nationally-acclaimed school system, affordable master planned communities, family-centric values, 100-year old oak trees, recreational lifestyle, and love for the water.

Conveniently located on Interstate 45, midway between Houston and Galveston, League City's residents and businesses enjoy easy access to all regional attractions and destinations including Galveston Island, the NASA Johnson Space Center, South Shore Harbor Resort & Conference Center, Clear Lake, University of Texas Medical Branch, Baybrook Mall, Kemah Boardwalk, Hobby International Airport, Downtown Houston, Texas Medical Center, Houston Spaceport, four major shipping ports, and the second largest petrochemical cluster in the world!

Two concentric traffic loops surrounding Greater Houston, Loop 610 and Beltway 8, intersect I-45 within 20 miles and 10 miles, respectively. The Grand Parkway, which will be the third concentric traffic loop surrounding Greater Houston, will extend League City's full length from State Highway 35 to State Highway 146. William P. Hobby International Airport, a major hub for Southwest Airlines, and Ellington Field, which is utilized by both NASA and private operators, are each less than twenty miles north of League City. George Bush Intercontinental Airport, which offers nonstop domestic and international service to more than 170 destinations, is located approximately 45 minutes north of League City

League City is within a 50-mile radius of the busy Ports of Houston [20 miles], Texas City [20 miles], Galveston [30 miles] and Freeport [50 miles]. The Union Pacific Railway operates one main line through League City, running parallel to I-45, and transports goods to the Midwest, southeast and west coast.

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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.*



11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date