

# TUSCAN LAKES

## PADS FOR SALE OR GROUND LEASE

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



AM-CRE

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## PROPERTY HIGHLIGHTS

**LOCATION** NWC of League City Pkwy & Tuscan Lakes Blvd, League City, Texas 77573

**AVAILABLE** Tract 1: 1.768 AC (77,035 SF)

Tract 2: 1.829 AC (79,667 SF)

### PROPERTY HIGHLIGHTS

- **Shovel-ready pads** 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

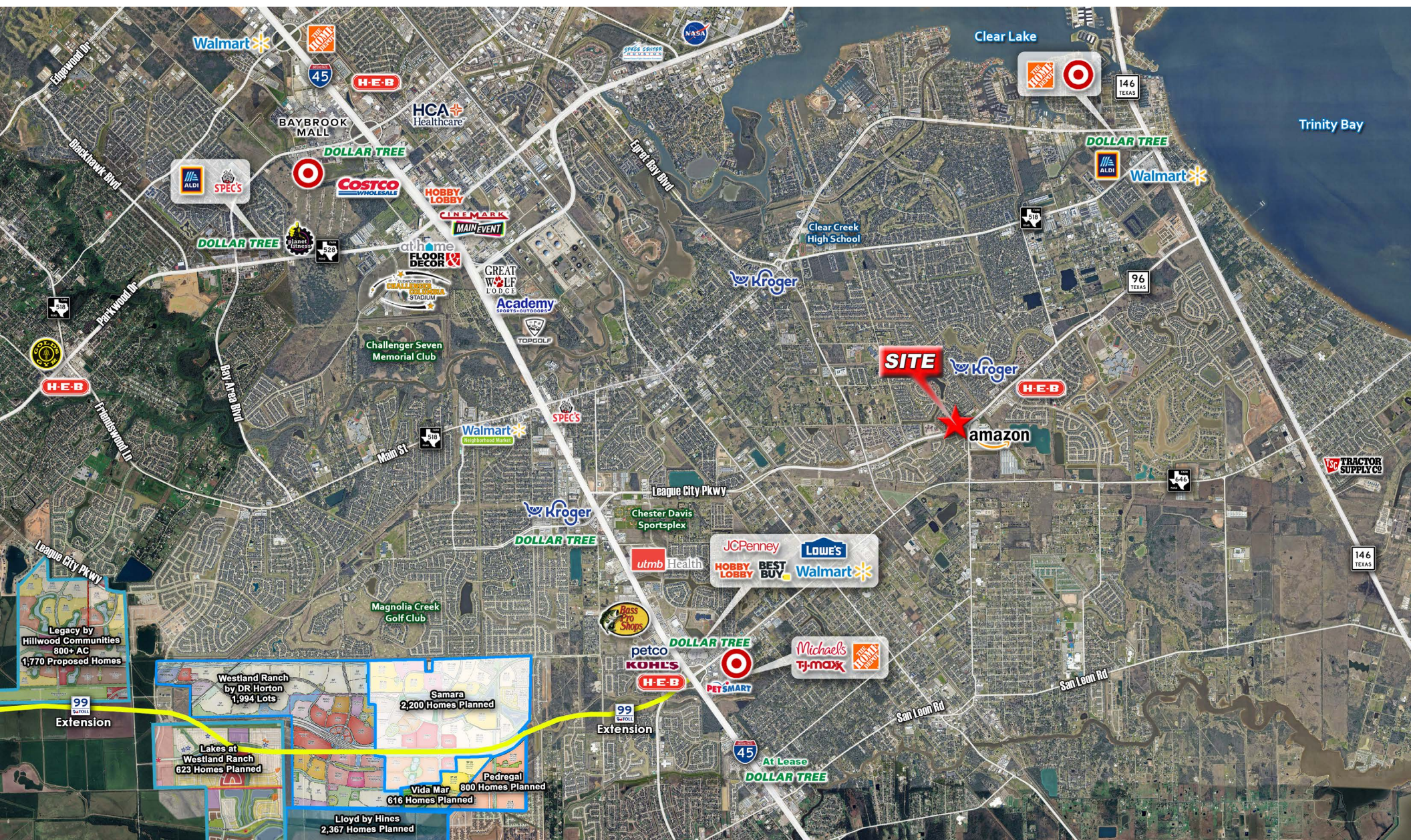
1 MILE	3 MILES	5 MILES
\$183,389	\$138,480	\$125,507

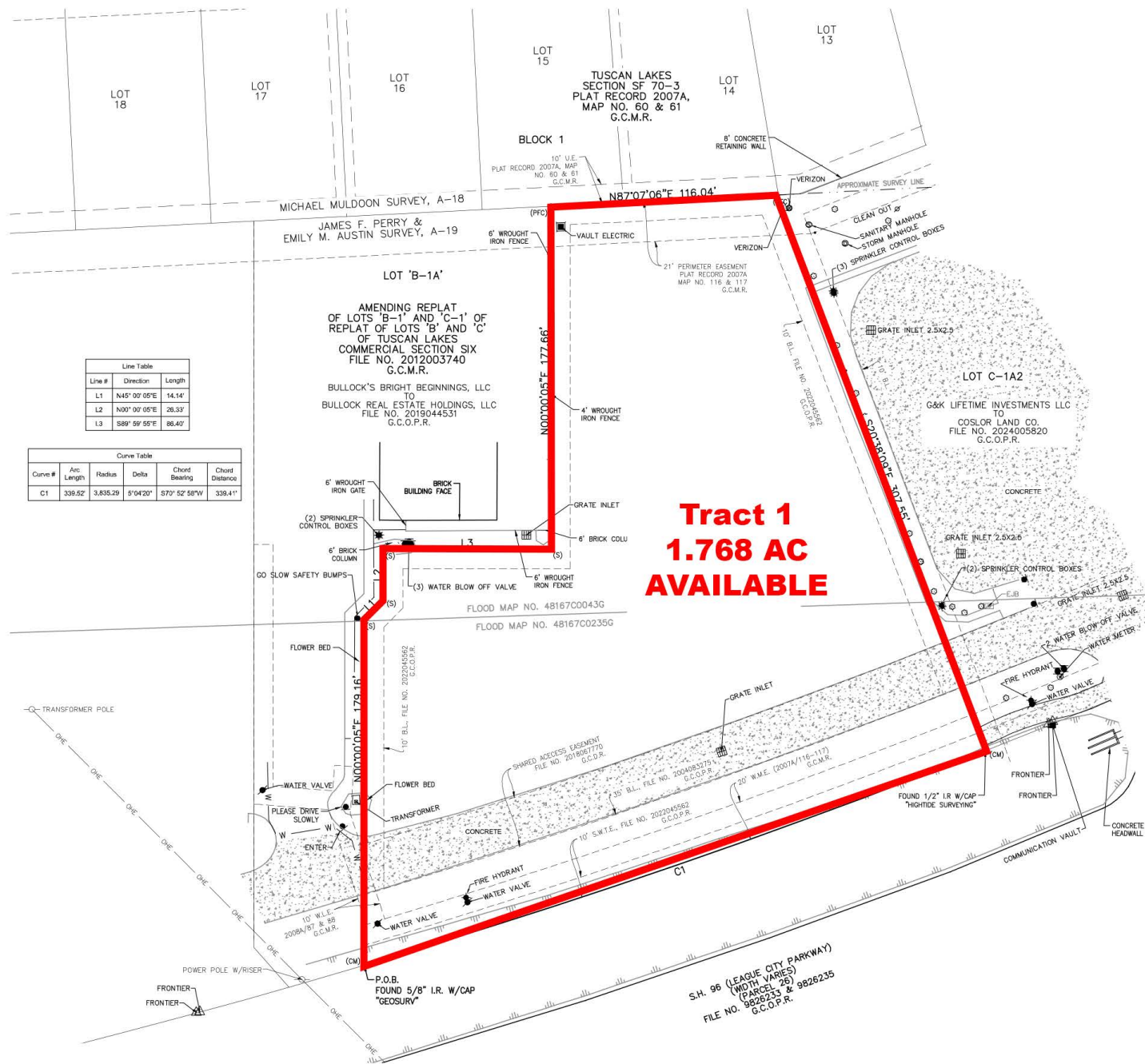


SITE AERIAL

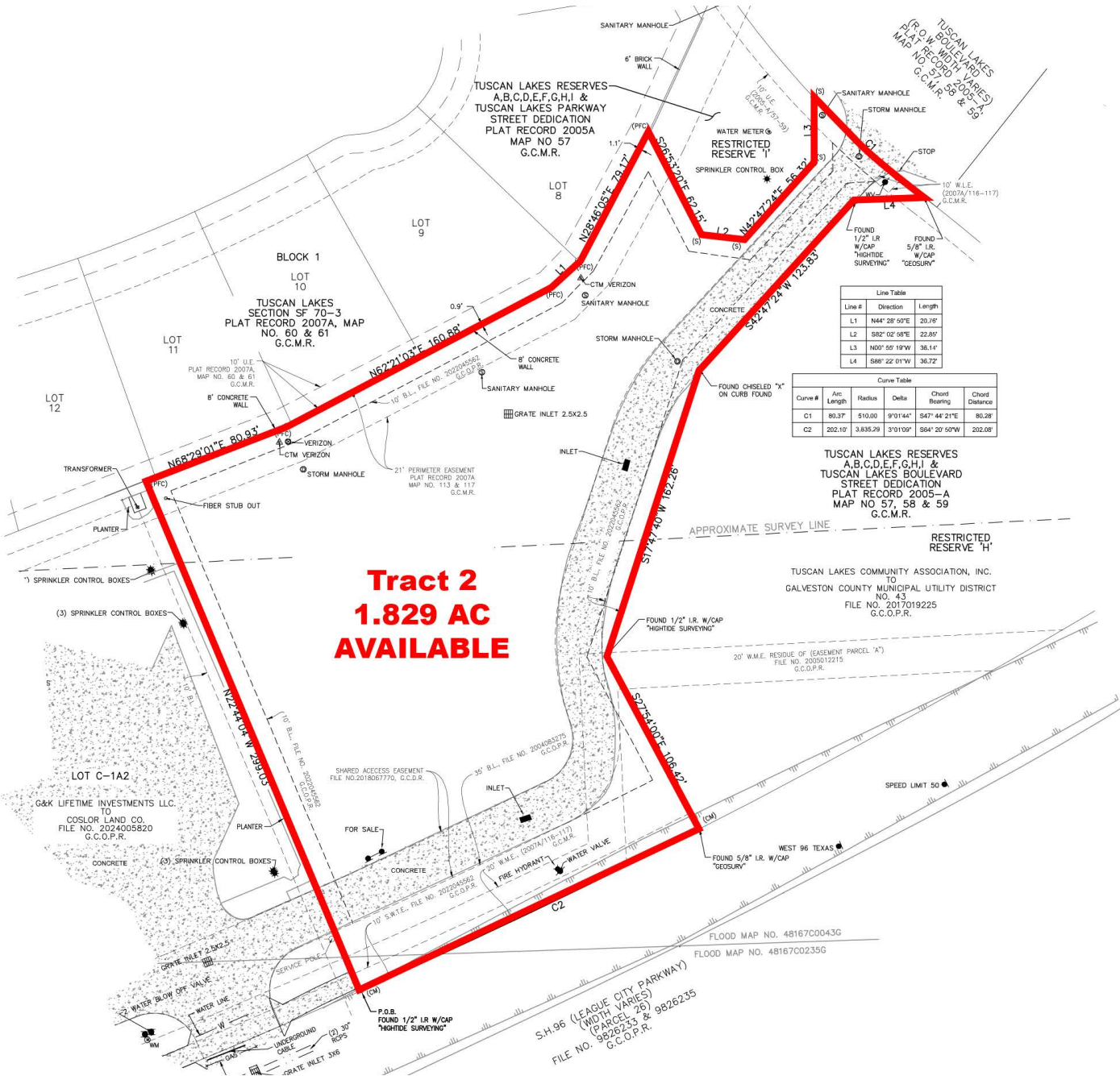
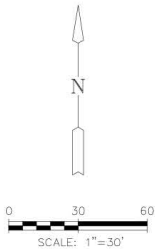


# MARKET AERIAL





TRACT 2 - SURVEY





## 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.*

2-10-2025



### 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.

### 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.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Designated Broker of Firm	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent / Associate's Name	License No.	Email	Phone

   
Buyer/Tenant/Seller/Landlord Initials

   
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)