

Lease or Purchase Opportunity: Office Building in League City

451 Landing Blvd, League City, TX 77573

Lease Rate: \$18/SF | Sale Price: \$4,500,000 – Seller Financing Available!



- 8,000 SF of Vacant Space – Ideal for office or commercial use
- Lease Rate: \$18/SF
- Building Size: 25,851 SF
- Lot Size: +/- 1.383 Acres
- Zoning: General Commercial
- 5-Year NNN Lease in Place (for remainder of building)
- Established Adjacent Dress Shop Operating for 20+ Years
- Strong surrounding demographics and growing population base
- 25 Dedicated Parking Spaces
- Surrounded by established neighborhoods and commercial activity
- U.S. News & World Report has named League City as the 6th of the top 250 Best Places to Live in the nation for 2025-2026.

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