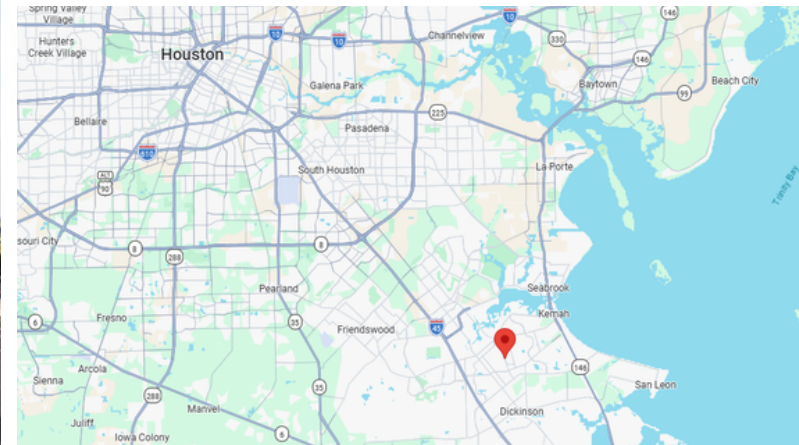


NOW PRE-LEASING

1465 S. EGRET BAY BOULEVARD
LEAGUE CITY, TX

A new neighborhood retail development offering dual frontage, excellent visibility, and convenient access.



Architectural Renderings - Subject to Change

PROJECT OVERVIEW

Now pre-leasing, this premier retail development offers businesses the opportunity to establish an early presence at the signalized intersection of Egret Bay Boulevard and Austin Street. Designed to serve the surrounding community, the project is anchored by a modern convenience market with fueling facilities and EV charging stations, creating consistent daily customer traffic and increased visibility for neighboring retailers.

Flexible retail suites ranging from approximately 1,152 to 6,000 sq. ft. provide opportunities for restaurants, cafés, medical, wellness, boutique retail, professional services, and other neighborhood-serving businesses. With excellent accessibility, dual street frontage, ample parking, outdoor gathering spaces, and a pedestrian-friendly layout, the development is thoughtfully designed to support long-term business success.

DEVELOPMENT DETAILS

	RETAIL AVAILABLE	± 6,000 SF
	MINIMUM SUITE	± 1,152 SF
	LEASE RATE	\$32.00 / SF + 'NNN'
	TOTAL DEVELOPMENT	± 12,100 SF
	SITE SIZE	129,250 SF (2.97 AC)
	ANCHOR TENANT	± 6,100 SF CONVENIENCE STORE & FUELING FACILITY
	TRAFFIC COUNT	15,515 VPD (TXDOT-AADT 2025)
	ZONING	NEIGHBORHOOD COMMERCIAL

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