

MEDICAL  
SITE

5 ACRES

LEAGUE CITY

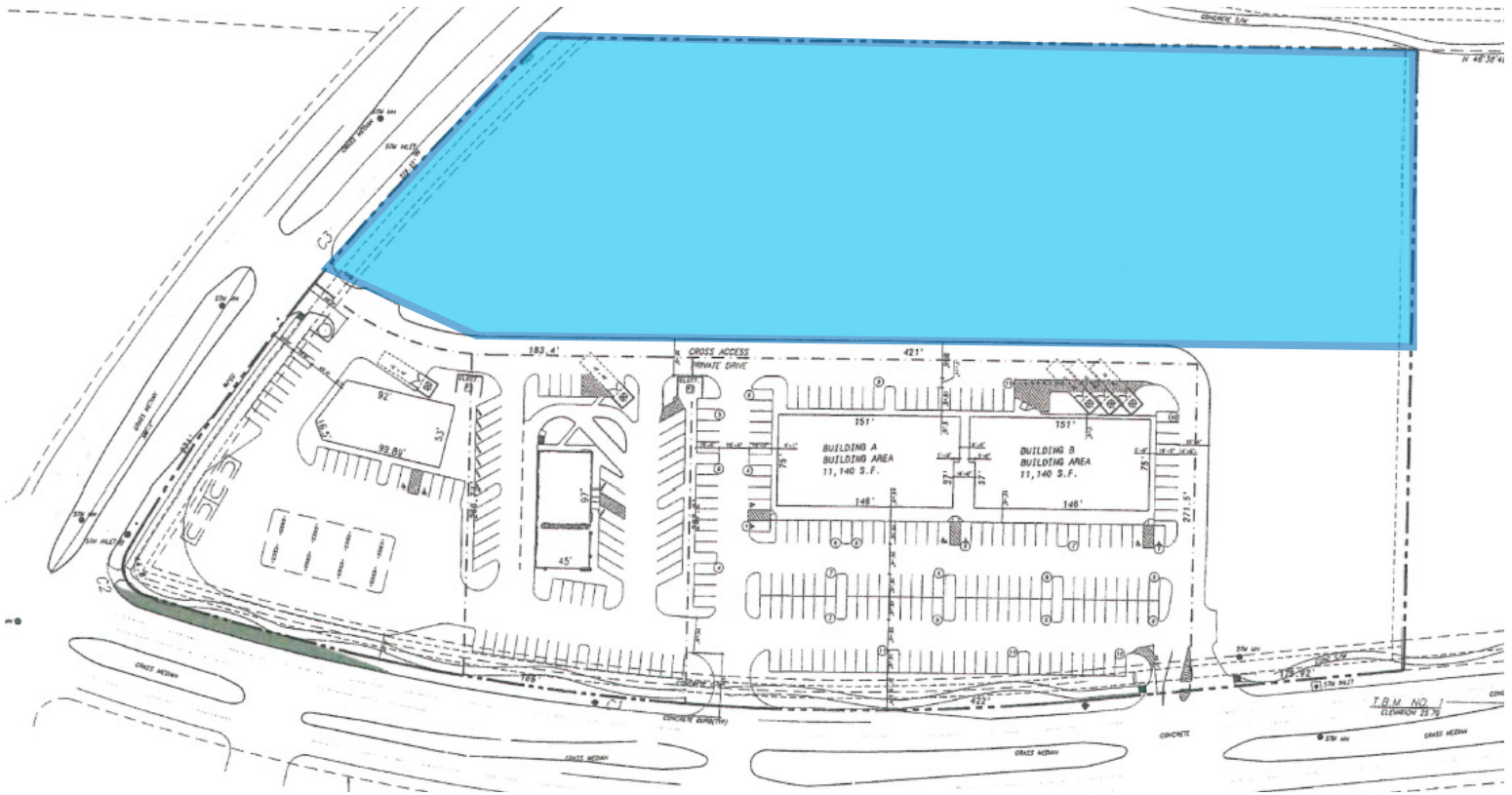


TRANSWESTERN

REAL ESTATE  
SERVICES

# 1333 East Bay Area Boulevard

League City, TX



## AREA DEMOGRAPHICS

(5 miles)

134,217



Average Population

1.4%



Annual Percentage  
Population Growth

\$120,890



Average Household Income

## Leasing Information:

Lisa Bovermann | SVP

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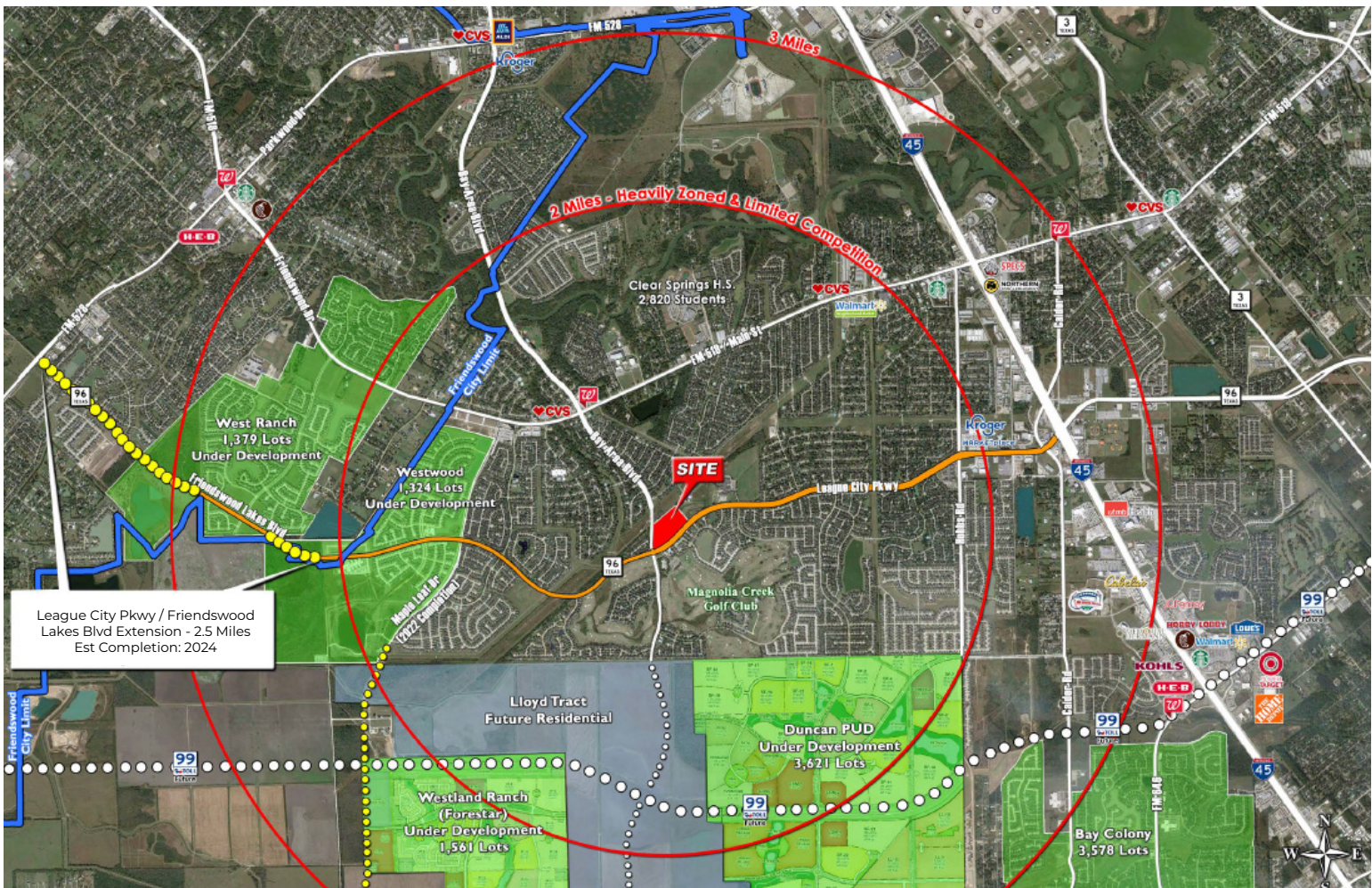
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## PROPERTY OVERVIEW

- 3 Acres
- Exclusive Medical Development Opportunity
- Located at the Northeast Corner of League City Pkwy and Bay Area Blvd with Access from Both Streets
- Great Visibility and Easy Access to I-45 South
- Site is Surrounded by Seven Residential Developments in Various Stages of Completion, Bringing an Additional 1,500 - 2,000 Housing Lots Over the Next Two Years
- Almost No Other Commercial Development Within 2-Mile Radius



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