

FOR LEASE

**AVAILABLE
1,480 SF
END CAP**



F.D.C.
SPRINKLERS
1355
E. LEAGUE CITY PKWY

SHOPS AT TUSCAN LAKES I

1355 E. LEAGUE CITY PKWY. | LEAGUE CITY, TEXAS 77573

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The information contained herein was obtained from sources believed reliable; however, Agent/Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



SHOPS AT TUSCAN LAKES I

1355 E. LEAGUE CITY PKWY. | LEAGUE CITY, TEXAS 77573

FOR LEASE

AVAILABLE

±1,480 SF END CAP

LEASE RATE

\$32.00 PSF

NNN

\$12.00 NNN

PROPERTY HIGHLIGHTS

- End Cap available
- Join Sherwin Williams, Pet Supplies Plus and Bahama Bucks
- Located on League City Parkway at Hwy 270 / Egret Bay Blvd.
- Located at the entrance to Tuscan Lakes, an 870-acre master planned community with prices ranging from \$250,000 to \$800,000
- Close to the H-E-B and Kroger located at South Shore Blvd
- Less than 3 miles from Interstate 45
- Strong employment corridor with ±54,000 daytime employees

AREA RETAILERS

H-E-B • Kroger • LA Fitness • Pet Supplies Plus
Buc-ee's • CVS • Chick-fil-A • Raising Cane's
Starbucks

TRAFFIC COUNTS

33,064 VPD on League City Parkway

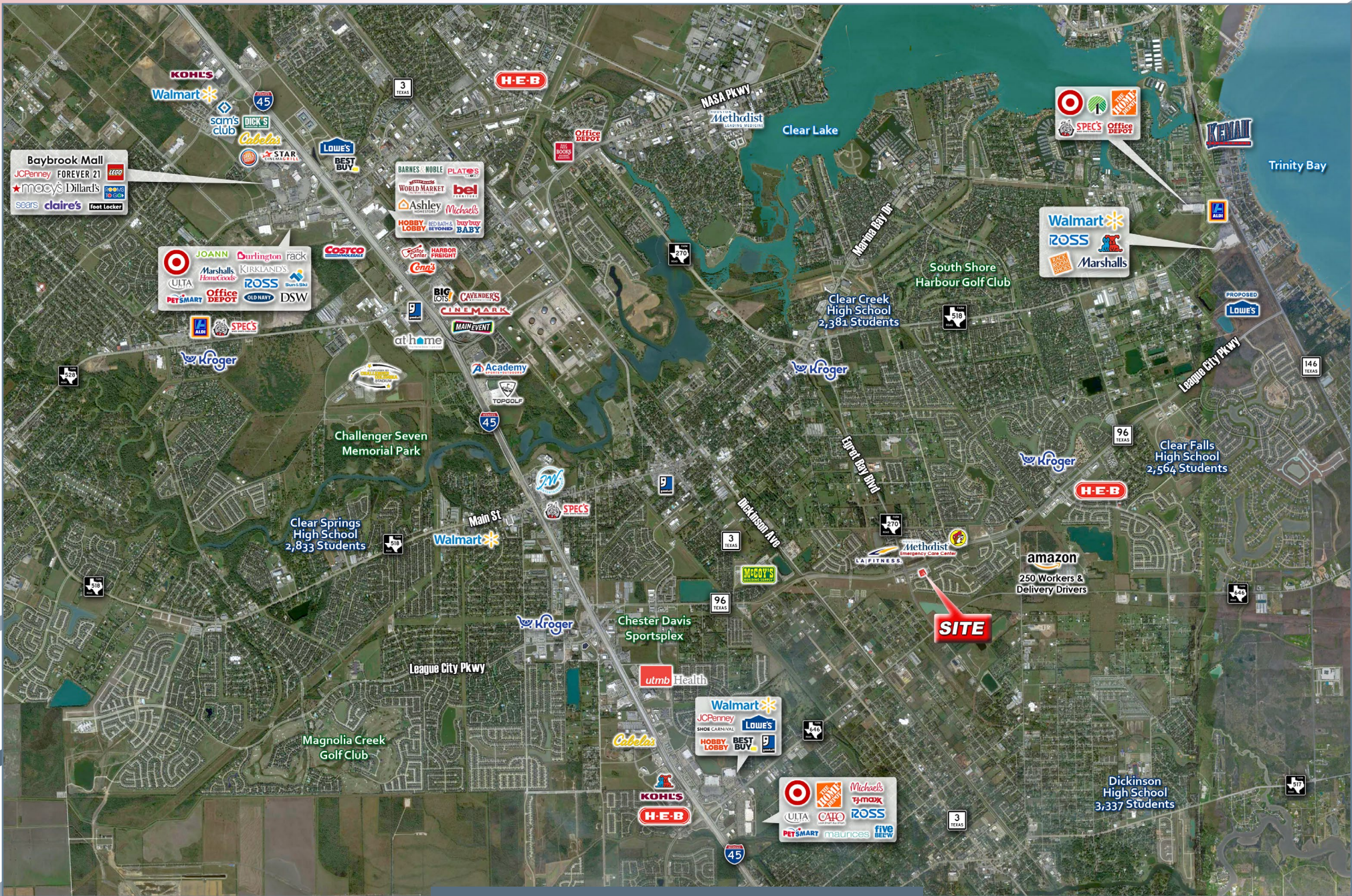
15,439 VPD on Egret Bay Blvd (TXDOT 2024)



DEMOGRAPHICS

	2025 POPULATION	2030 PROJ. POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
1 MILE	6,778	6,958	3,874	\$157,189
3 MILE	71,307	72,378	53,855	\$134,948
5 MILE	171,340	178,757	152,168	\$126,469

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TRADE AREA



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SITE PLAN AERIAL



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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.



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.	Phone
Jeffrey Stephen Hayes	491387	281-995-2200
Designated Broker of Firm	License No.	Phone
Stephen Pheigaru	610516	281-995-2200
Licensed Supervisor of Sales Agent/Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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