

# South Shore Marketplace

- 27,937 SF retail center that is shadow anchored by Kroger, one of the largest grocery stores in Texas
- Other tenants include: IloveKickboxing, Dental One, Healthy Paws, Nassau Bay Pediatrics, Little V's, Senor Sombreros, Bay Colony Nails & Spa, Subway, Great Clips, Animal House Veterinarian
- Easily accessible from I-45, HWY 3 & HWY 146
- Located across 96 from the HEB at the SEC of League City Pkwy & South Shore Blvd

## LOCATION

2640 League City Parkway, League City, TX 77573

## BUILDING TYPE

Retail Center

## SQUARE FOOTAGE AVAILABLE

Approximately 1,200 SF & 1,400 SF

## Contact Cassie Crabtree

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## Contact Charlie Scott

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# South Shore Marketplace

RETAIL SPACE FOR LEASE  
2640 LEAGUE CITY PARKWAY



## Demographics



### POPULATION

139,472



### HOUSEHOLDS

53,173



### AVERAGE HH

INCOME \$99,510

## Traffic Counts



### SOUTH SHORE BLVD

N of League City Pkwy

14,548 VPD

S of League City Pkwy

11,853 VPD



### LEAGUE CITY PKWY

W of South Shore Blvd

29,300 VPD

E of South Shore Blvd

14,700 VPD

For more information, visit  
[newregionalplanning.com/southshore](http://newregionalplanning.com/southshore)

FOR MORE INFORMATION, PLEASE CONTACT

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# Retail Space for Lease

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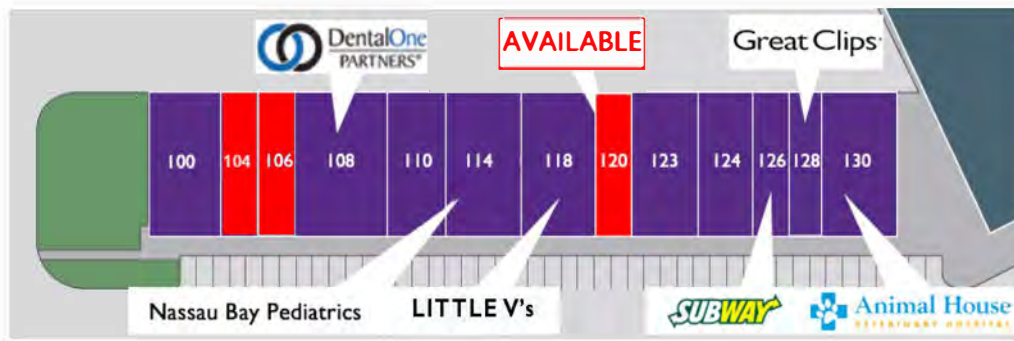
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# Retail Space for Lease

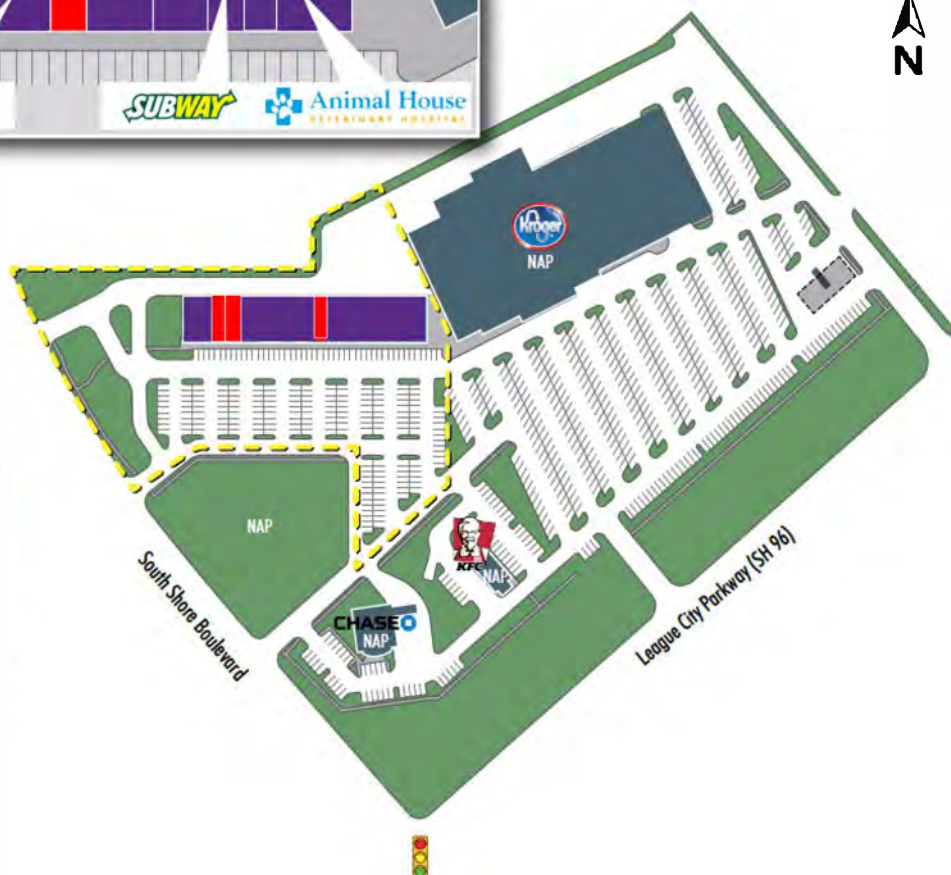
2640 LEAGUE CITY PARKWAY

## Site Plan

### SITE PLAN



SUITE	TENANT	SIZE (SF)
100	ILoveKickboxing	2,737
104	AVAILABLE	1,400
106	AVAILABLE	1,400
108	DENTAL ONE	3,400
110	HEALTHY PAWS	2,200
114	NASSAU BAY PEDIATRICS	2,800
118	LITTLE V's	2,800
120	AVAILABLE	1,200
123	SEÑOR SOMBREROS	2,600
124	BAY COLONY NAILS & SPA	2,000
126	SUBWAY	1,400
128	GREAT CLIPS	1,200
130	ANIMAL HOUSE VETERINARIAN	2,800
		27,937



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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.*

## 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.

**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.

**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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)

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