



FOR SALE

815 E Main St
League City, TX 77573

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TITAN
COMMERCIAL



1235 NORTH LOOP WEST, SUITE 500 | HOUSTON, TX 77008 | WWW.TITANTEXAS.COM

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League City, TX 77573**

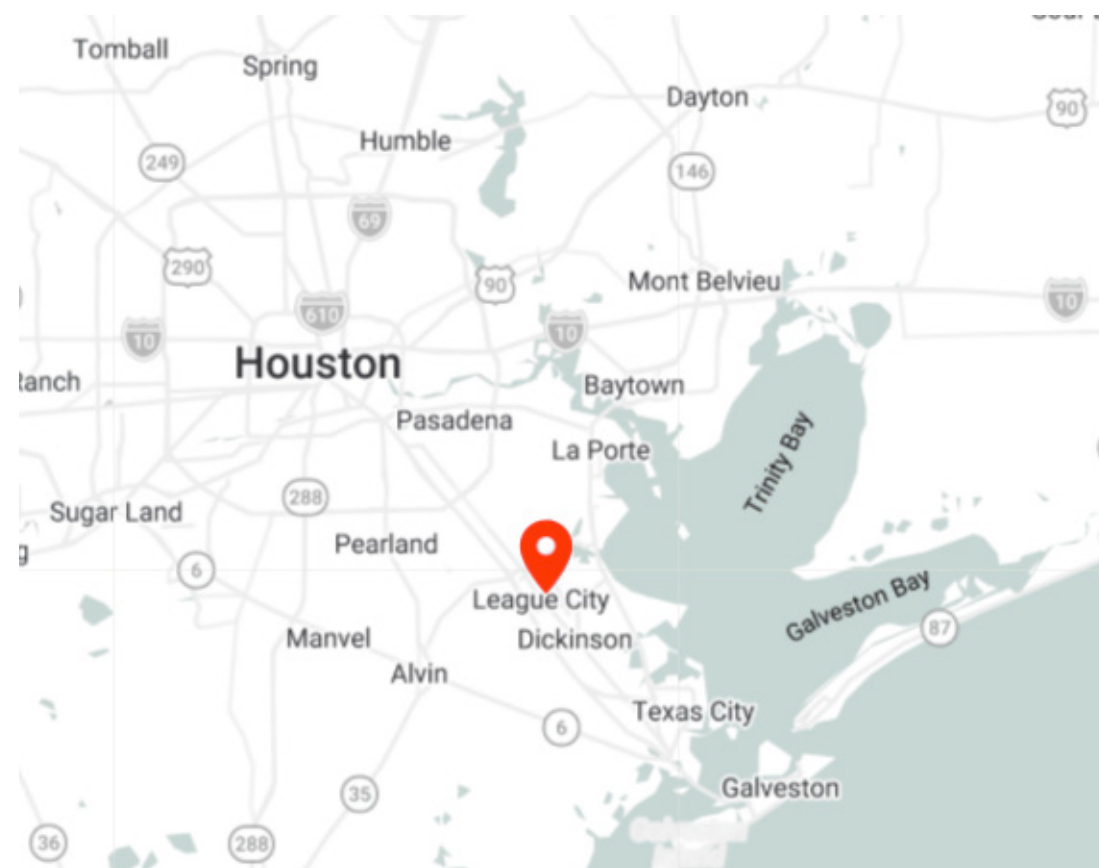
Property Features

- ±1,900 SF primary building well suited for boutique retail, showroom, or customer-facing space.
- ±800 SF secondary building could accommodate inventory, office, private appointments, storage, or a complementary use.
- Main Street frontage provides strong visibility and branding opportunities.
- On-site parking adds convenience for customers and employees.

Listing Price: \$670,000

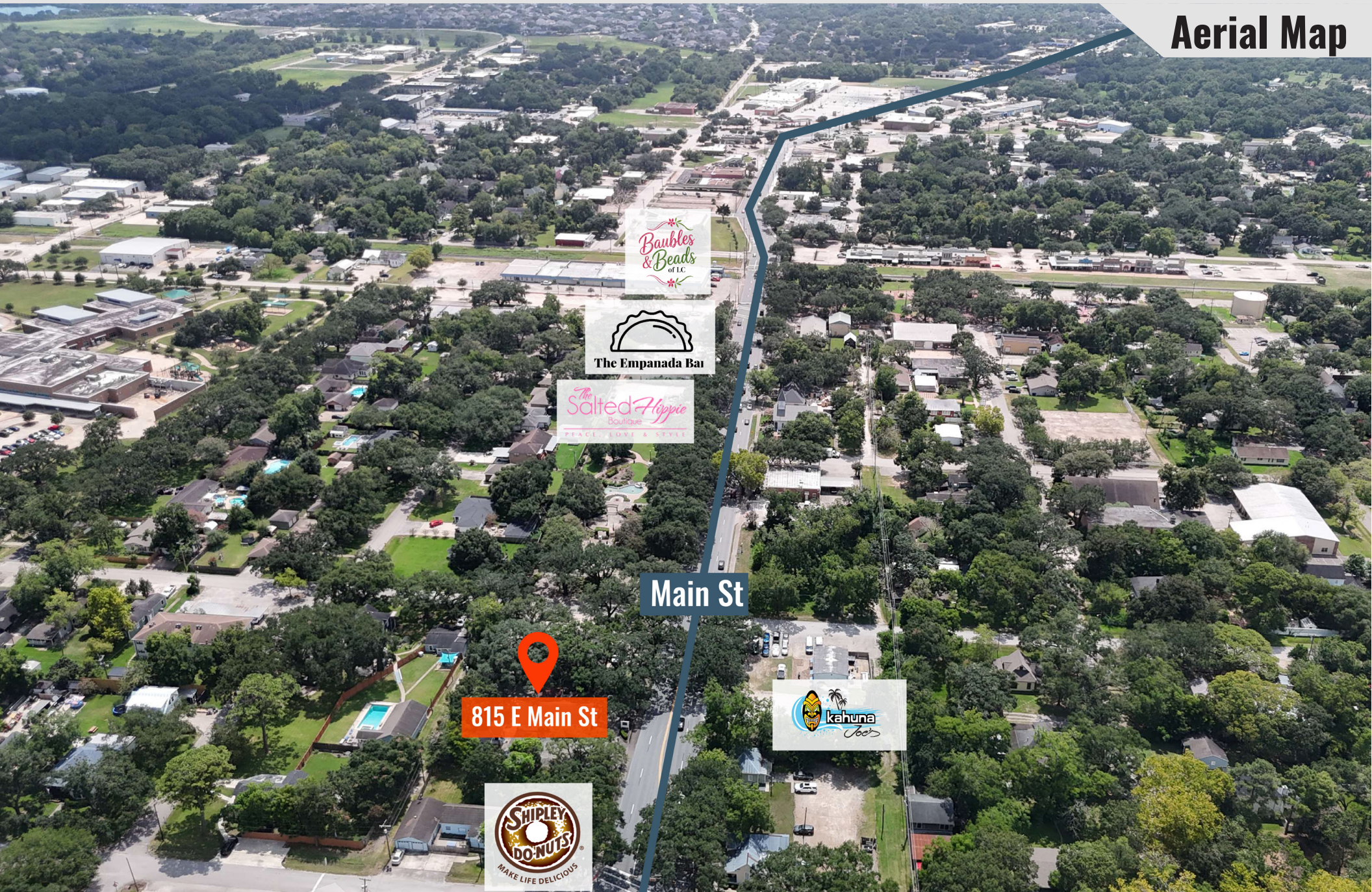
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Aerial Map



A VIBRANT MAIN STREET COMMUNITY

815 E Main Street is surrounded by a strong mix of locally owned boutiques, restaurants, and established retailers that drive daily traffic and create a destination for residents and visitors in League City's Historic District.



Baubles & Beads
BOUTIQUE RETAIL

Located at 603 Main St, Baubles & Beads is an established boutique within League City's Historic District, bringing unique gifts, accessories, and charm to the Main Street Corridor.



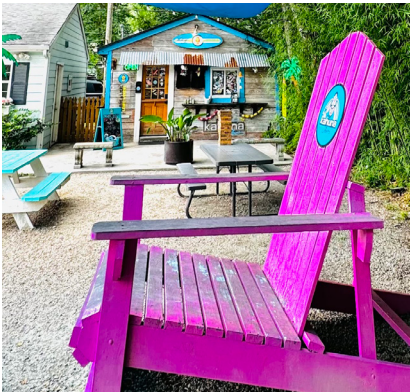
The Empanada Bar
RESTAURANT

Located at 601 Main St, The Empanada Bar offers globally inspired empanadas and a community-focused dining experience that has become a go-to spot on Main Street.



The Salted Hippy Boutique
BOUTIQUE RETAIL

Located at 613 Main St, The Salted Hippy Boutique offers women's clothing, accessories, and gifts, complementing the area's growing mix of independent, lifestyle-oriented retailers.



Kahuna Joe's
HAWAIIAN SHAVED ICE & BEVERAGES

Directly across Main Street at 812 E Main, Kahuna Joe's is a year-round Hawaiian shave ice concept offering traditional and adult-oriented beverages, adding an experiential draw just steps from the property.



Shipley Do-Nuts
DONUTS & BREAKFAST

Located just east of the property at 915 E Main St, Shipley Do-Nuts serves donuts, kolaches, and breakfast items daily, providing a beloved everyday option along the Main Street corridor.



Historic Main Street

An established mix of boutique retail, dining and neighborhood-serving concepts surrounds 815 E Main, reinforcing the corridor as a destination-oriented retail environment within League City's Historic District.



Photos



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Location Highlights

Historic Main Street

815 E Main sits in the heart of League City's Historic District, where the retail mix is increasingly defined by independent boutiques, restaurants, specialty shops, and experience-driven concepts. The area has the character and authenticity modern consumers seek, while ongoing small-business investment and community events continue to add energy, visibility, and repeat traffic to the corridor.

Demographics

League City delivers the consumer profile that boutique retailers want. The city has approximately 119,000 residents, an average household income of roughly \$142,000, and a median household income above \$120,000. That level of affluence, combined with a highly educated population, creates a strong base of discretionary spending for categories such as fashion, jewelry, beauty, home décor, gifts, and other lifestyle-oriented retail.

Population & Income Growth

League City continues to benefit from the broader population and income growth occurring throughout the Houston-Galveston corridor. Texas remains a leading destination for domestic migration and household income inflows. League City's already-strong income profile positions it well to capture continued growth from higher-income households moving into Houston's suburban communities. For a boutique operator, that translates into a customer base that is not only affluent today but is also positioned to continue expanding over time.

Regional Location

Positioned between Houston and Galveston, League City benefits from access to a much larger regional customer pool than its city limits alone suggest. The property is within reach of major demand drivers including NASA Johnson Space Center, Clear Lake, Kemah, Baybrook Mall, and the broader Bay Area. This gives a destination-oriented retailer the ability to draw from both local residents and surrounding communities.

Boutique Retail Opportunity

815 E Main offers the opportunity to pair a distinctive retail concept with long-term real estate ownership. The combination of an affluent customer base, a walkable and character-driven Main Street setting, strong regional connectivity, and the authenticity of League City's Historic District creates a compelling backdrop for a boutique looking to build a recognizable brand and become a true destination within the community.

Demographics



7,055

Total Population



2,713

Total Household



2.57

Avg Household Size



38.1

Median Age



7,654

Daytime Population

INCOME SUMMARY (1-MILE RADIUS)



\$117,175

Median Household Income



\$145,947

Avg Household Income

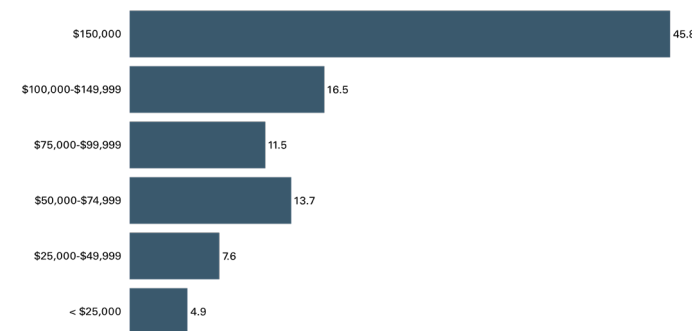


\$55,636

Per Capita Income

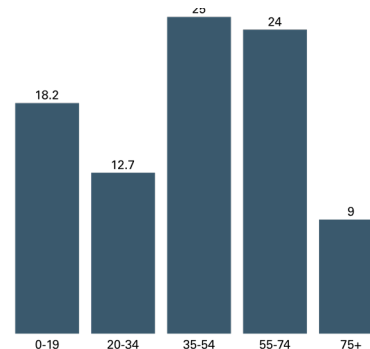
HOUSEHOLDS BY INCOME (1-MILE RADIUS)

% OF HOUSEHOLDS



*64% of households earn \$100,000

POPULATION BY AGE (1-MILE RADIUS)



*50% of the population is 35 years or older

EDUCATION (1-MILE RADIUS | POPULATION 25+)



31.4%
Bachelor's Degree

14.6%
Graduate / Professional Degree

31.9%
Some College / Associate's Degree

22.1%
Highschool Diploma or Less

Source: Esri 2026 Forecasts, U.S. Census Bureau 2020 Decennial Bureau



Buyer/Tenant/Seller/Landlord Initials	Date	
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