



LEAGUE CITY PAD SITE AVAILABLE FOR SALE OR GROUND LEASE



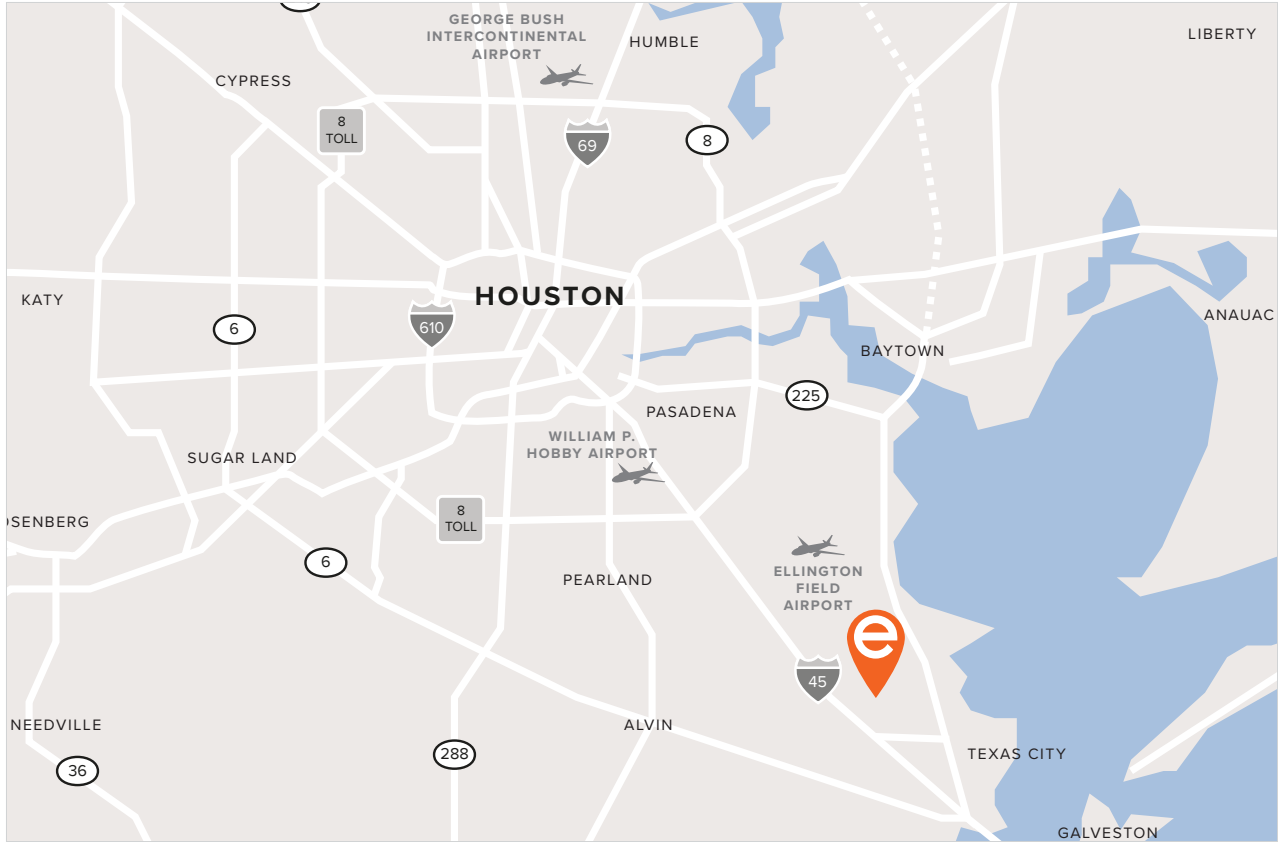
# League City Pad Site for Sale or Ground Lease

NEC Egret Bay Blvd & League City Pkwy, League City, Texas 77573

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**LOCATION**

**NEC Egret Bay Blvd & League City Pkwy, League City, Texas 77573**



**AVAILABLE**

**±0.84 Acre (36,590 sf)  
Pad Site for Sale or Ground Lease**



**RATE**

**Please call for pricing**



**TRAFFIC COUNTS (KALIBRATE 2023)**

**16,296 CPD**

Egret Bay Blvd

**33,133 CPD**

League City Parkway



**2023 DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	8,425	73,788	163,690
<b>DAYTIME POPULATION</b>	5,359	55,889	132,881
<b>AVG HH INCOME</b>	\$120,430	\$108,415	\$99,882

**AREA RETAILERS**

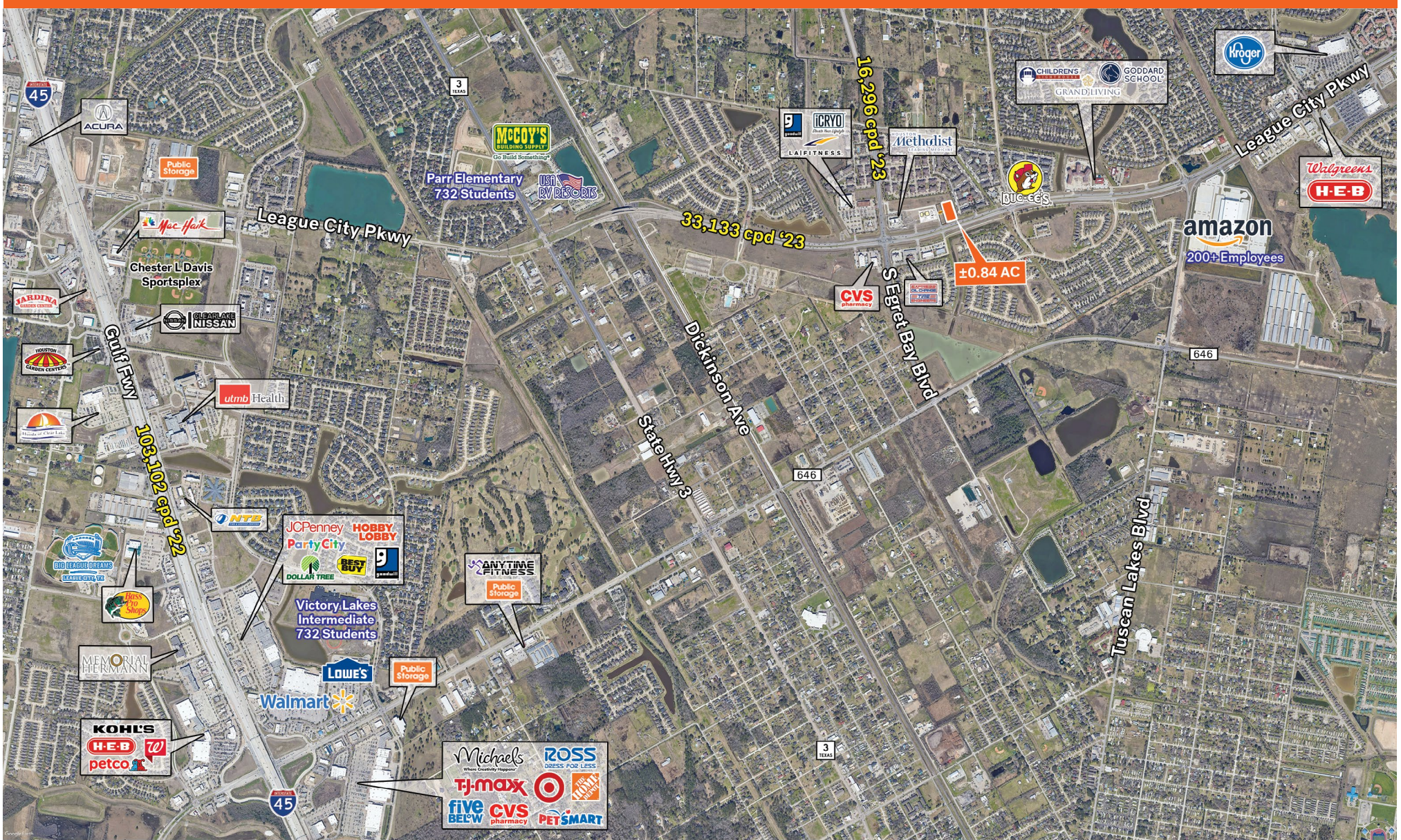
LA Fitness, Amazon Warehouse, H-E-B, Kroger, Buc-ee's, Houston Methodist ER, Bojangles, iCyro, Express Oil Change & Tire, Goodwill, CVS, Smoothie Factory, Wellby Financial, Bahama Bucks, Sherwin Williams, Pet Supply Plus, Circle K

**PROPERTY INFORMATION**

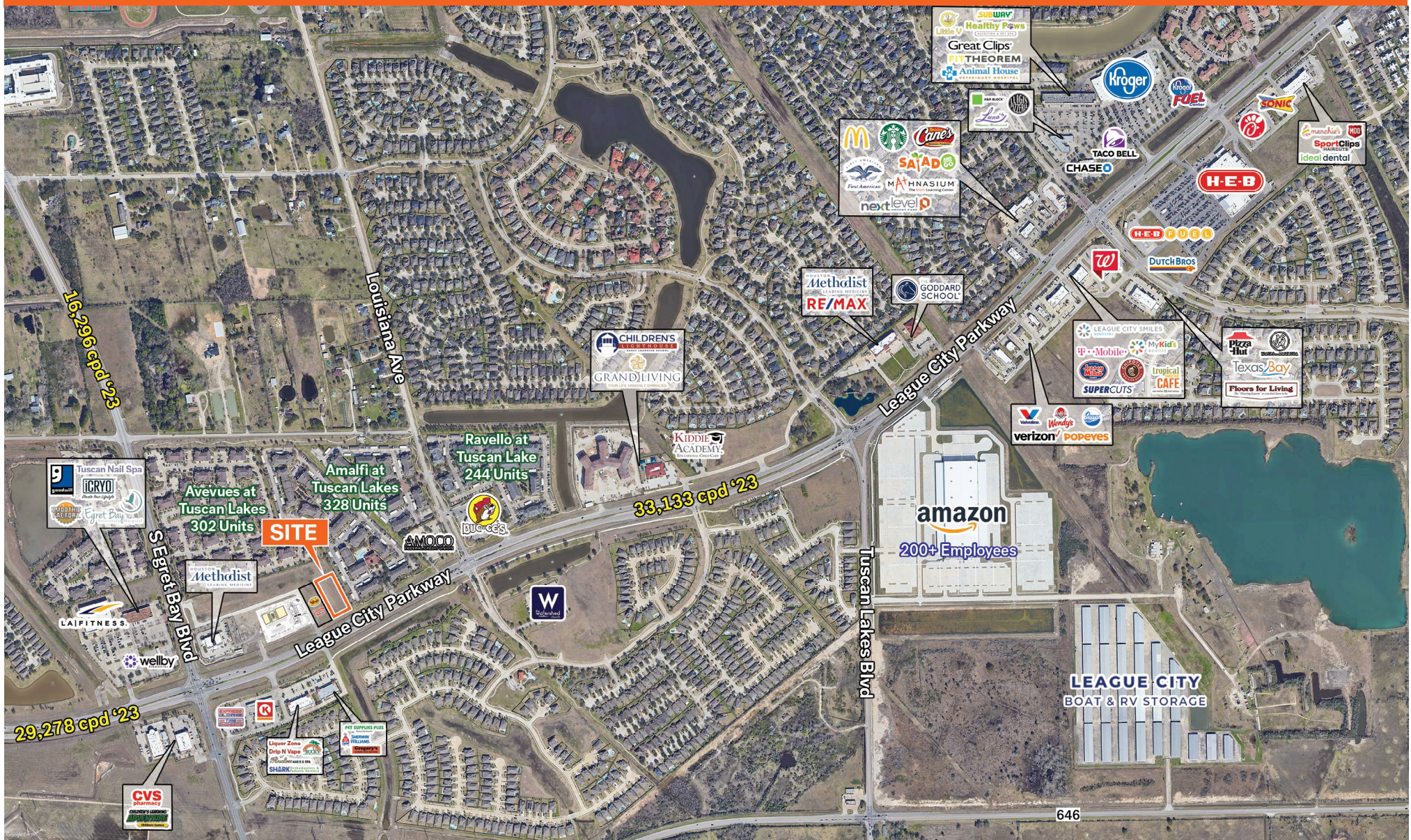
- ±0.84 AC Pad Site Available for Sale or Ground Lease
- Great for Coffee use or QSR with Drive-Thru
- Adjacent to Lifetime Fitness with over 339.4K annual visitors\*
- In Close Proximity to Amazon Warehouse with over 200+ Employees
- 49,426 Total CPD at the Site Intersection of Egret Bay Blvd and League City Pkwy

\*Visitor data from Placer.ai

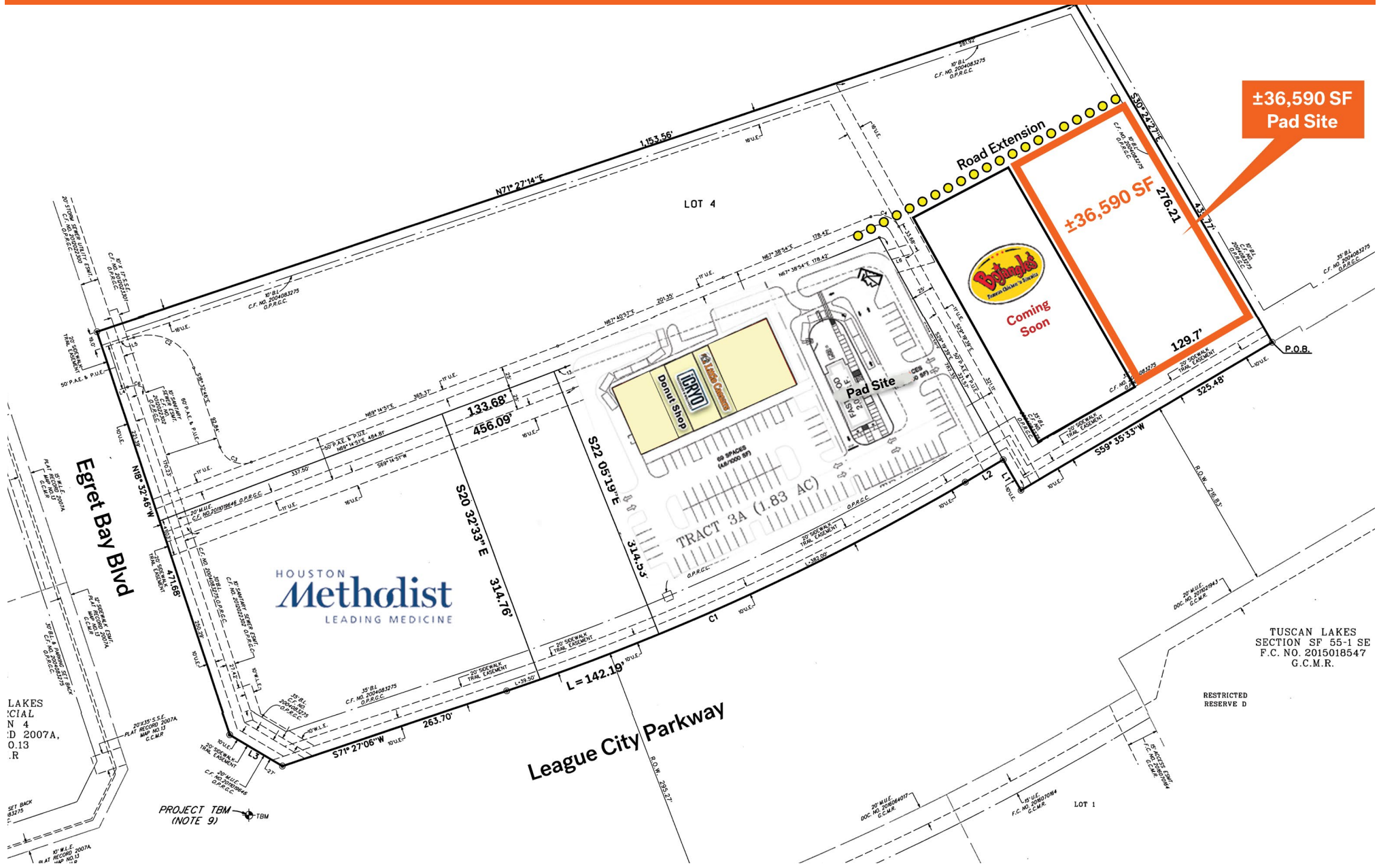












±36,590 SF  
Pad Site

±36,590 SF

HOUSTON  
**Methodist**  
LEADING MEDICINE

TUSCAN LAKES  
SECTION SF 55-1 LEAGUE  
F.C. NO. 2015018547  
G.C.M.R.

LAKES  
SPECIAL  
N 4  
D 2007A,  
0.13  
R

PROJECT TBM  
(NOTE 9)



LEAGUE CITY PAD SITE - NEC EGRET BAY BLVD & LEAGUE CITY PKWY | 2023 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
TOTAL POPULATION	8,425	73,788	163,690
TOTAL DAYTIME POPULATION	5,359	55,889	132,881
PROJECTED POPULATION GROWTH 2021 TO 2026	3.80%	3.26%	3.66%
2026 PROJECTED POPULATION	8,745	76,193	169,675
% FEMALE POPULATION	51%	51%	51%
% MALE POPULATION	49%	49%	49%
MEDIAN AGE	39.1	38.1	37.6
<b>BUSINESS</b>			
TOTAL EMPLOYEES	1,366	15,811	46,667
TOTAL BUSINESSES	124	1,415	3,837
<b>HOUSEHOLD INCOME</b>			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$120,430	\$108,415	\$99,882
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$116,592	\$100,326	\$90,110
ESTIMATED PER CAPITA INCOME	\$51,630	\$44,076	\$42,366
<b>HOUSEHOLD</b>			
TOTAL OCCUPIED HOUSING UNITS	3,708	29,020	66,793
% HOUSING UNITS OWNER-OCCUPIED	54.00%	65.00%	60.00%
% HOUSING UNITS RENTER-OCCUPIED	42.00%	29.00%	33.00%
<b>RACE &amp; ETHNICITY</b>			
% WHITE	64.24%	62.16%	62.39%
% BLACK OR AFRICAN AMERICAN	9.83%	8.77%	8.78%
% ASIAN	5.74%	4.43%	4.88%
% OTHER	20.20%	24.63%	23.94%
% HISPANIC	21.90%	26.87%	26.09%
% NON-HISPANIC	78.10%	73.13%	73.91%

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### 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.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

EDGE Realty Partners LLC

9000663

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713.900.3000

**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809