



THE LEAGUE
DISTRICT

2771 E FM 518, LEAGUE CITY, TX

CLASS A OPEN-AIR MIXED-USE DESTINATION
THE LEAGUE DISTRICT — A NEW STANDARD FOR RETAIL IN LEAGUE CITY

The Vision

League City is one of the fastest-growing, highest-income suburbs in the Houston metro, yet it has lacked a true mixed-use lifestyle destination. **The League District changes that.**

Positioned along FM 518 with 24,000+ vehicles per day, directly across from Clear Creek High School, and surrounded by 12,000+ residential units within a 5-mile radius, The League District is purpose-built to capture and shape the next phase of League City's growth.

At the center of the development is The League, a 6-story Class A residential and retail environment with built-in density, activated courtyards, and a walkable, experience-driven design. Surrounding this core, the broader district introduces a complementary mix of retail, dining, service, and pad users, each strategically placed to maximize visibility, access, and long-term performance.

For tenants, The League offers something unavailable anywhere else in the submarket: a captive residential audience, premium co-tenancy, new-build efficiency, and positioning as a founding partner in League City's defining mixed-use address.

“We are not filling space. We are curating the tenant mix that will define this community for the next decade.”

450+	Built-in residents above the retail environment
±57,000 SF+	Tracts 1, 2 & 3: activated retail with flexible frontage, courtyard, and pad formats
Ground Lease	Flexible pad sites and build-to-suit options available across multiple tracts to accommodate a variety of users

Built for Demand. Positioned for Growth.

The League is a 6-story lifestyle destination offering 304 multifamily units and 46,926 SF of activated retail in League City, one of Texas' most livable growth markets.

Direct visibility from FM 518, a walkable open-air layout, and built-in amenities support strong rental fundamentals and long-term income stability.



PROPERTY	6-story Class A lifestyle center
RESIDENTIAL PROGRAM	304 multifamily units (266,496 net rentable SF)
COMMERCIAL PROGRAM (PHASE 1)	46,926 SF activated retail
PARKING	620 surface spaces
FRONTAGE	Directly on FM 518, across from Clear Creek HS
ESTIMATED DELIVERY	Q1 2027



Why Lease at The League

A consolidated tenant value proposition derived from the OM and supplemental materials, focused on supporting premium occupancy value

304 Built-In Residents	24,957 Daily Traffic (AADT)	\$117K Median HHITradeArea	1.6% Poverty Rate
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Advantage	What It Means for Your Business
Captive Residential Audience	304 apartments above your storefront create repeat customers without paying to manufacture traffic.
Premium New Construction	18-foot deck heights, premium glass storefronts, outdoor activation zones, and modern MEPs support efficient buildout. \$20/SF TI allowance and separate concrete allowance.
Curated Co-Tenancy	Food, fitness, wellness, and lifestyle neighbors are being selected intentionally so adjacent uses reinforce one another.
FM 518 Frontage & Visibility	Direct exposure on one of League City's busiest arterials, plus immediate adjacency to Clear Creek High School.
Activated Outdoor Spaces	Dog park, playground, raised stage, arbor seating, and outdoor dining areas increase dwell time and create destination energy.
Explosive Growth Corridor	More than 12,000 residential units are active or planned within 5 miles, expanding the customer base before opening.

Ranked as one of the best places to live and invest in the U.S.

League City has earned consistent recognition for safety, livability, and affordability. Its location between Houston and Galveston supports long-term residential and retail demand.

#6 Best Place to Live in the U.S.

#4 Safest & Most Affordable City

#16 Best Mid-Sized City

#2 Best Place to Live in Galveston County



Small-town charm, excellent schools, strong local amenities



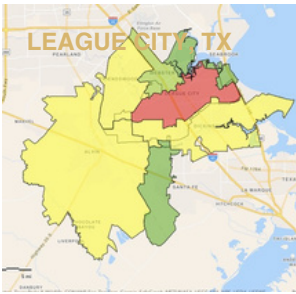
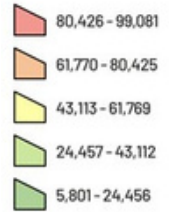
Ideally located between Houston & Galveston Island

LOCAL DEMAND & MARKET STRENGTH

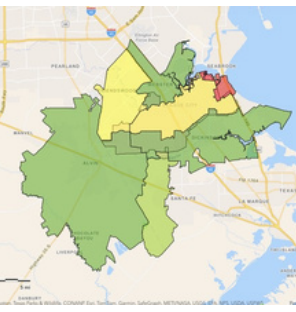
High-income, low-crime profile supports strong tenancy and durable retail spend.

League City combines population scale, household affluence, and low poverty levels. Its strong schools and quality of life metrics have made it a top choice for renters and families alike.

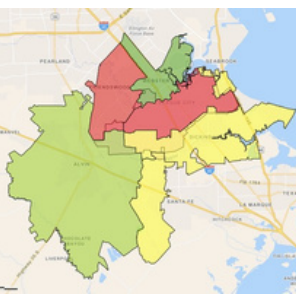
2024 Population (Esri 2025) by ZIP Codes



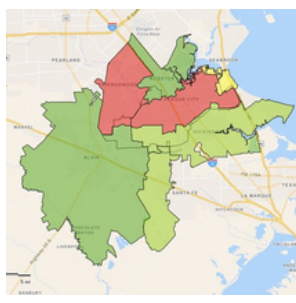
2025 Average Home Value by ZIP Codes



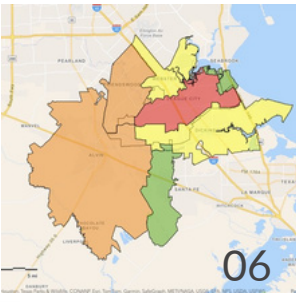
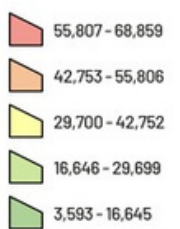
2025 Median Disposable Income by ZIP Codes



2025 Average Household Income by ZIP Codes



2025 Total Daytime Population by ZIP Codes



POPULATION	121,993
DAYTIME POPULATION	83,508
– WORKERS	28,587
– RESIDENTS	54,921
MEDIAN HOUSEHOLD INCOME	\$115,650 - \$117,316
MEDIAN MORTGAGE	\$2,216
AVG. MONTHLY COST OF LIVING	\$4,157
POVERTY RATE	1.6%



Trade Area Growth

League City and the surrounding trade area are experiencing one of the most significant residential growth cycles in the Houston metro. The summary below distills this pipeline into a clear leasing narrative.

<p>12,000+ New residential units within 5 miles</p>	<p>4,800+ Units under construction now</p>	<p>7,200+ Future units planned</p>
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Community	Total Units	Occupied	Under Constr.	Future	Price Range
Lago Mar	4,021	2,077	1,479	465	\$190K-\$600K
Bay Colony	3,981	3,894	87	0	\$106K-\$437K
Lakes at South Shore	3,709	3,413	46	250	Up to \$2M
Samara	2,806	0	445	2,361	TBD
Hillwood-Stedman	1,770	-	-	1,770	TBD
Westland Ranch	1,581	26	414	1,141	Up to \$660K
Westwood	1,361	1,081	280	0	\$419K-\$606K
Magnolia Creek	1,265	1,253	12	0	\$167K-\$1.3M
Pedregal / Pedregal Bay	760	346	247	167	\$343K-\$470K
Edgewater	547	470	77	0	\$261K-\$650K


Source: Zonda 2024. Communities are within approximately 5 miles of The League.


“You are not leasing based on today's demographics. You are positioning for where this trade area will be in 24 months.”

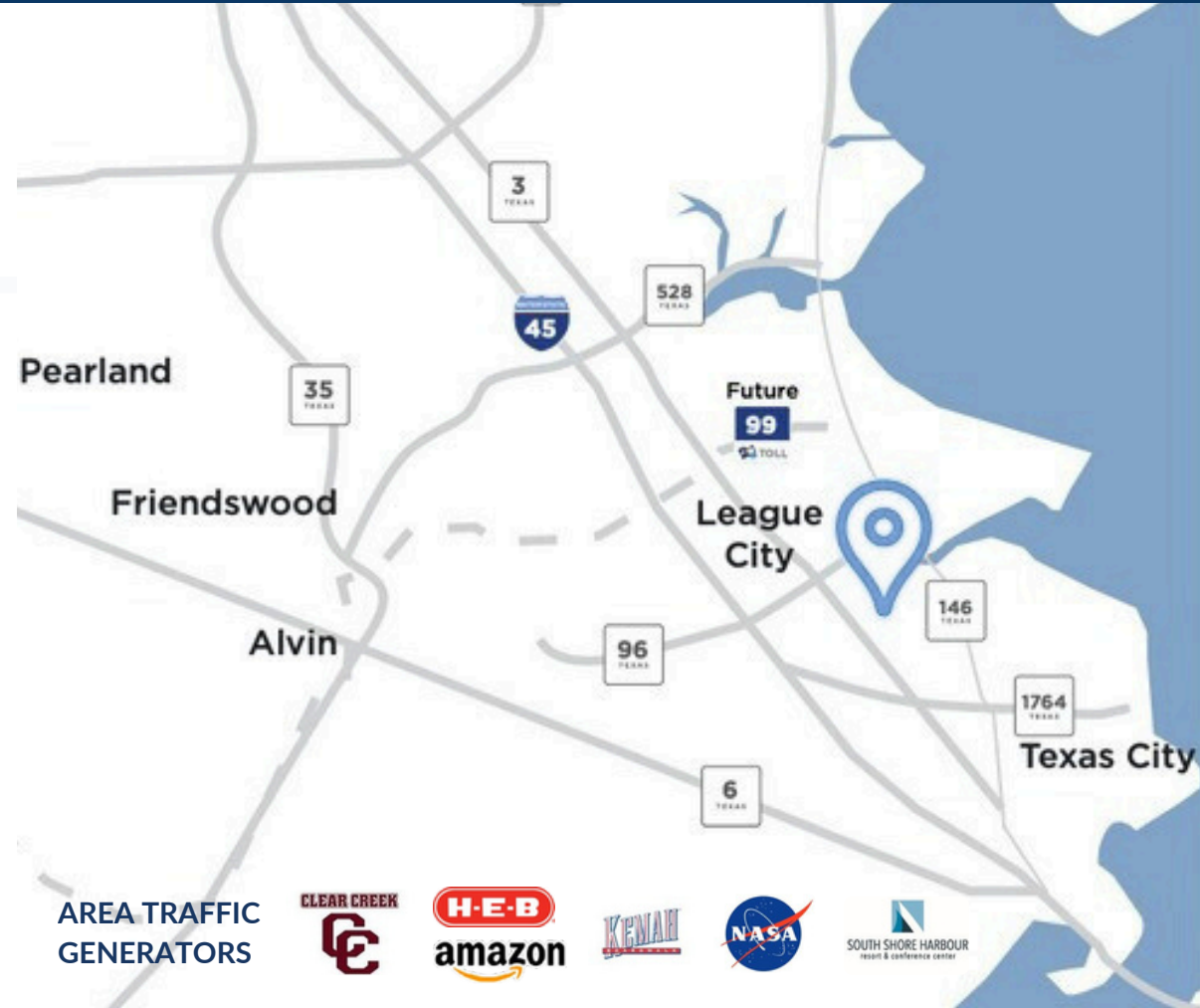
LOCATION HIGHLIGHTS

Positioned on FM 518 with direct school access and regional traffic exposure.

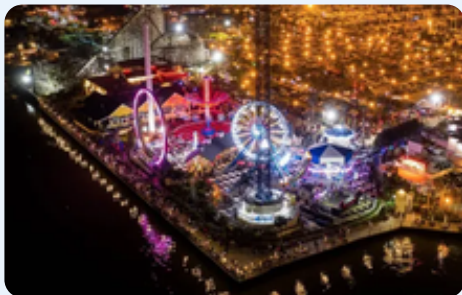
The League sits at the heart of League City with direct frontage on FM 518 and adjacency to Clear Creek High School. It benefits from both neighborhood foot traffic and regional drive-by visibility.

 Directly on FM 518 with high traffic counts and visibility- 23,389-24,957 AADT

 Across from Clear Creek High School & established residential neighborhoods



NEARBY ATTRACTIONS



KEMAH BOARDWALK

MOODY GARDENS



SPACE CENTER HOUSTON

GALVESTON BEACHES







Competitive Positioning

The League District vs. Existing FM 518 Retail: Reframing the Lease Conversation Around Total Value, Not Just Face Rent

Comparison Point	Typical FM 518 Strip Center	The League
Building Class	Class B/C aging stock; limited curb appeal	Class A new construction; premium glass storefronts; 18-foot ceilings
Built-In Foot Traffic	None; depends on drive-by or destination visits	304 residential units on-site plus courtyard traffic from activated amenities
Co-Tenancy Quality	Random mix; no curation; possible vacancy drag	Hand-curated lifestyle, F&B, wellness, and services mix; category exclusivity potential
Outdoor Activation	Standard parking lot; minimal pedestrian amenities	Dog park, playground, raised stage, arbor seating, outdoor dining patios
TI Allowance	Often \$0-\$18/SF for second-generation space	\$20+/-SF TI allowance; build-to-suit available for pre-construction leases
Buildout Efficiency	Retrofit required; older MEP; lower ceilings	New white-box delivery; modern MEP infrastructure; more efficient buildout
Visibility	Varies; some sites set back or obscured	Direct FM 518 frontage; 6-story building acts as a landmark; 24K+ AADT
Growth Trajectory	Mature trade area; fewer new rooftops	12,000+ new residential units within 5 miles; \$115K+ median HHI

The conversation isn't about price per square foot. It's about total performance. With built-in traffic, efficient buildout, and curated co-tenancy, The League is designed to deliver stronger, more consistent results and long-term value for tenants.

A range of leasing opportunities allowing tenants to align with the format that best fits their prototype

1&2

WALKABLE MIXED-USE RETAIL

- Located at base of apartments
- 300+ built-in residents
- 800 – 40,000 SF available
- Ideal for food, service, and lifestyle

3

PRIME FRONTAGE PAD

- Direct FM 518 frontage
- High visibility and access
- Drive-thru capable
- Best for high-frequency users

4

ANCHOR / DESTINATION SITE

- Located behind frontage retail and adjacent to apartments
- Benefits from both visibility and walkable access
- Ground lease or build-to-suit
- Ideal for large-format, fitness, or recreational users

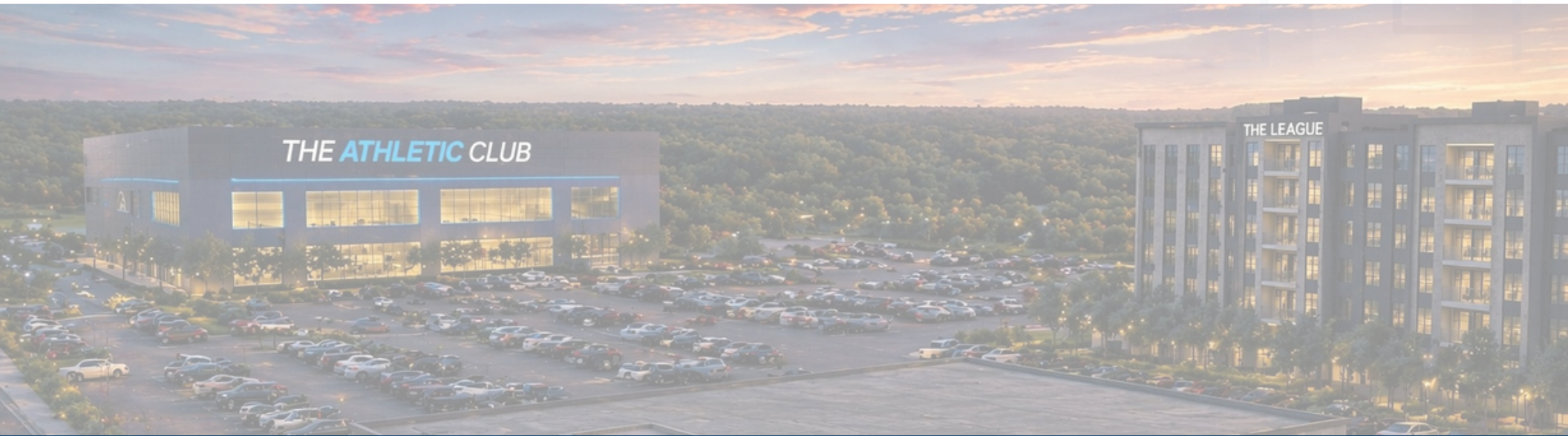
6

FLEX DEVELOPMENT SITE

- Large-format site with ability to subdivide
- Designed for users requiring larger footprints
- Frontage presence or internal positioning available
- Suitable for both high-visibility and destination concepts



Prime frontage, Flexible retail, Built-in demand



01

Flexible Leasing: Available in ground-floor retail, frontage facing retail building or standalone pads.

02

Outlot Pad: ± 0.55 – 0.60 acres supporting $\pm 10,000$ SF retail building

03

Divisible Space: 500 – 40,000 SF available for single or multi-tenant users

04

Prime Frontage: Direct visibility and access along FM 518 for Ground Lease

05

Built-in daily foot traffic from 450+ residents



RESIDENTIAL TRADE AREA

A high-density trade area supporting long-term retail performance



Versatile pads fronting FM 518 offer prime visibility for QSRs or retail users. Delivery targeted as early as Q2 2026.

PAD 1: MULTI-TENANT RETAIL

Estimated Building Size: ~10,000 SF

Estimated Pad Dimensions:

- Frontage: ~120–130 ft
- Depth: ~180–200 ft
- Total Area: ~22,000–26,000 SF (~0.55–0.6 acres)

Building Specifications:

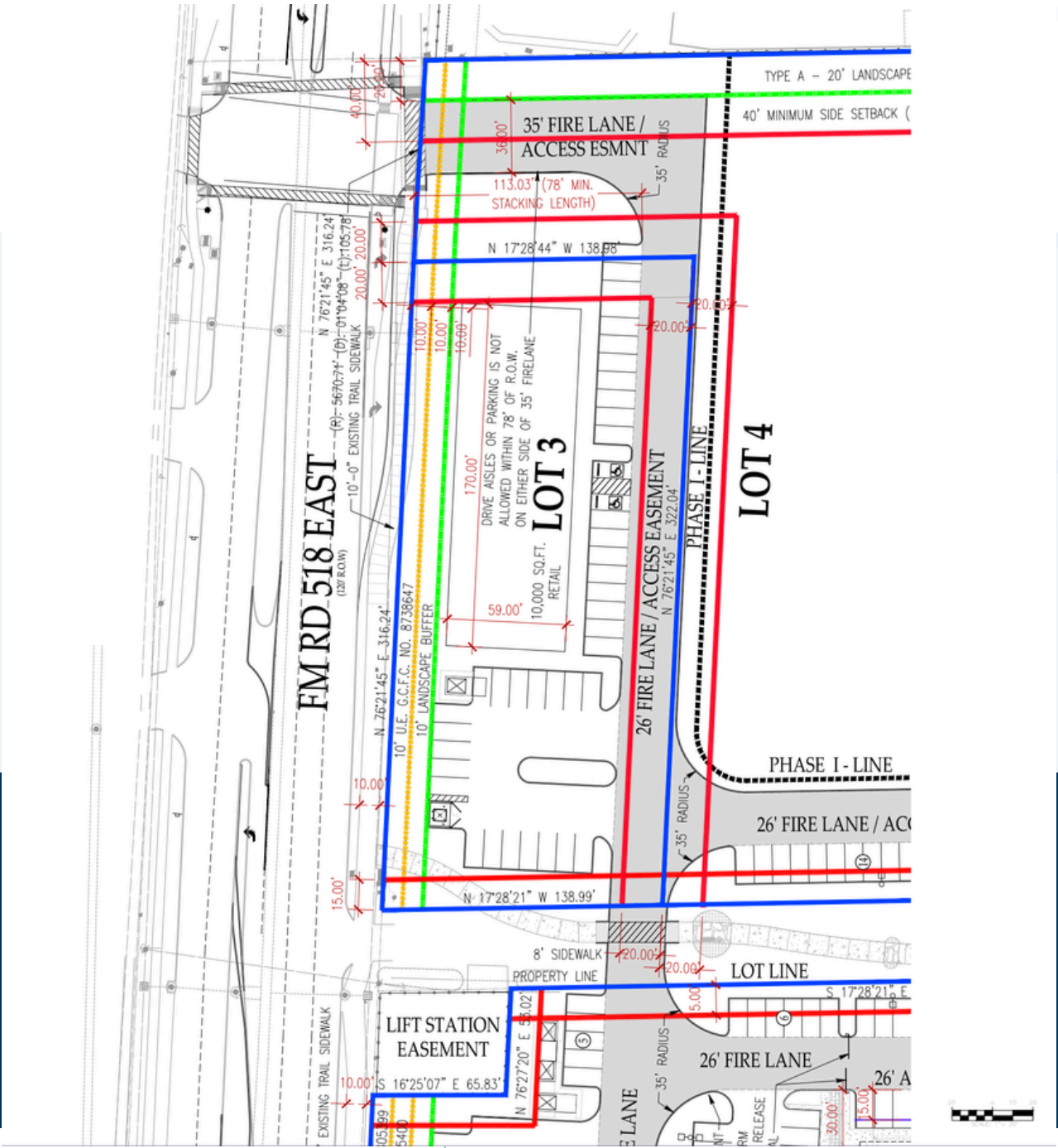
- Width: ±59 feet
- Depth: ±170 feet

Ideal Use:

- Quick-service restaurants (QSR) / Drive-thru Opportunities
- Coffee shop or café
- Fast casual dining concepts
- Medical clinic or urgent care
- Dental or orthodontic office
- Boutique retail shops
- Salon, spa, or personal care services
- Fitness or wellness studio (yoga, pilates, training)
- Educational or tutoring center
- Specialty food or dessert shop


Total Available	10,000 sqft
TI Allowance	\$20/SF
Build-To-Suit	With pre-construction lease
Landlord Scope	Includes demising wall
Groundbreaking	Within 90 days of lease signing
Delivery	Est. Q3 2026 (or as early as Q2)



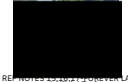


SITEPLAN | THE LEAGUE COURTYARD


- BENCH




REF NOTE 4 - LANDSCAPE FORMS
Parc Vue Backless Bench
- ARTIFICIAL TURF




REF NOTE 23 - PLAYGROUND
K9 Grass, Landscaper & Playground Series
- PLANTER




REF NOTE 7 - LANDSCAPE FORMS
30" Square Sorella Planter
Steel Metallic
- ARBOR




REF NOTE 13
WOOD & METAL
Arbor
- LIGHT POST



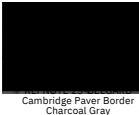
REF NOTE 28 - LANDSCAPE FORMS
Typology Stick Light 10'ht
- REF NOTE 10 - BICYCLE RACKS
Bike Rack
- TRASH



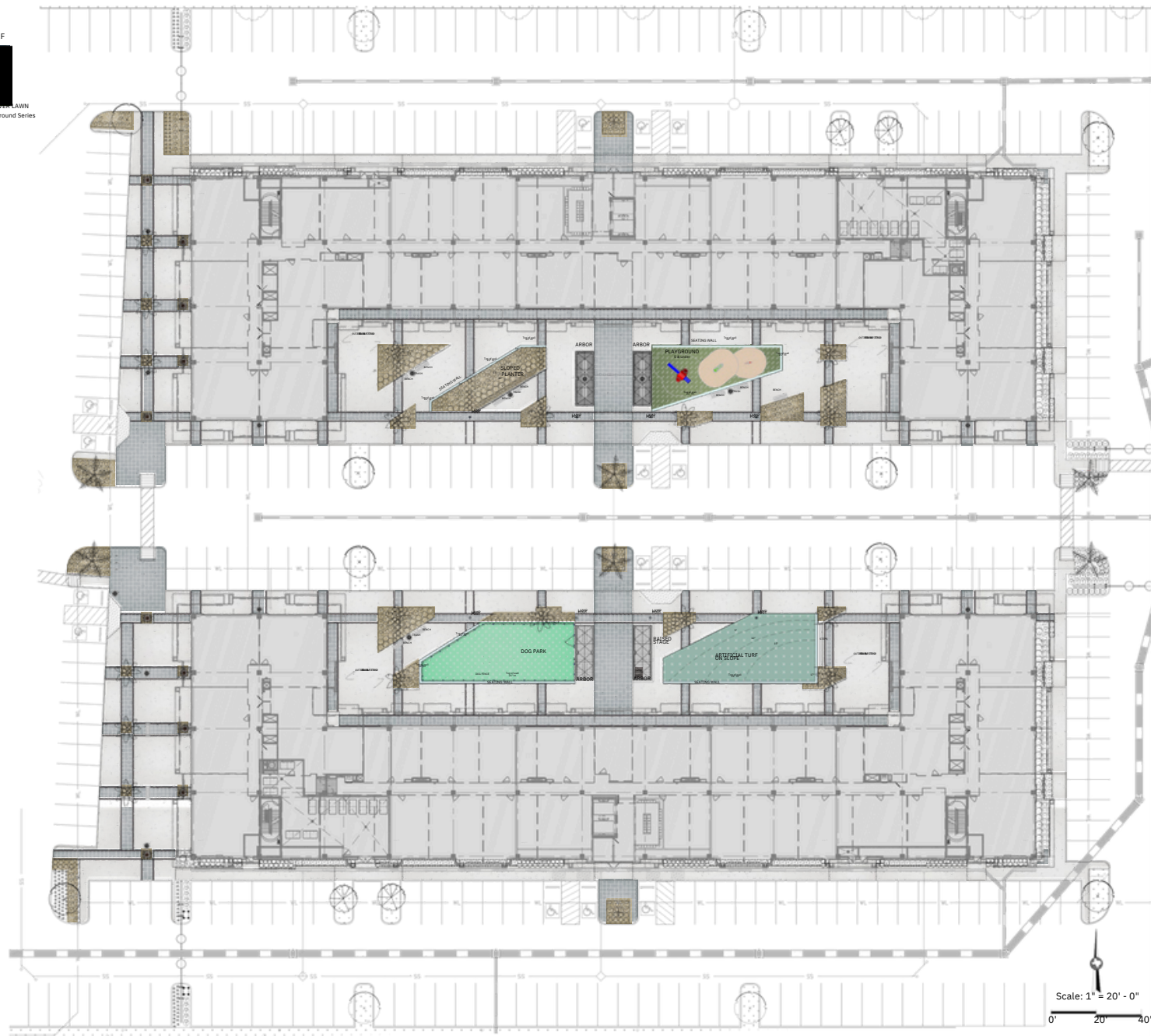
Landscape Forms
Steel Trash Receptacle
- PAVER



REF NOTE 22 - PAVING
Papyrus Paver-Scandina Gray
- PAVER



Cambridge Paver Border
Charcoal Gray



18135 FM 362
Navasota, TX 77858
832-428-1209

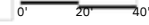
Commercial, Multi-Family, & Residential
Landscape Architects



THE LEAGUE AP#18
League City, TX
Landscape Improvements

Job No.: 221-24-001
Scale: 1" = 20' - 0"
Date: Jan 15, 2023
Revised:

Scale: 1" = 20' - 0"



COURTYARD
Plan



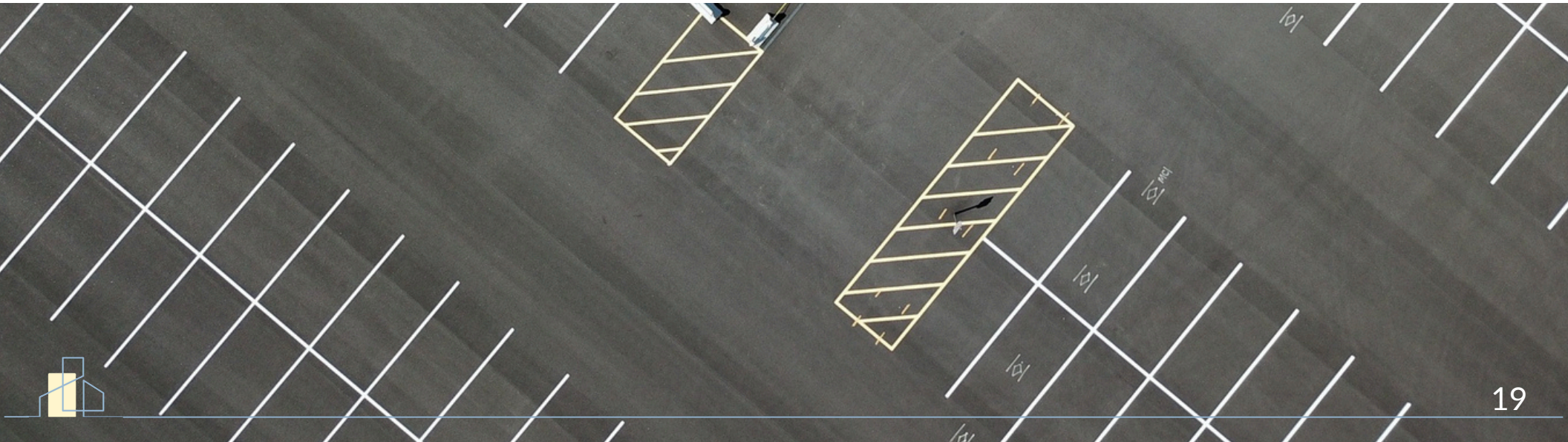
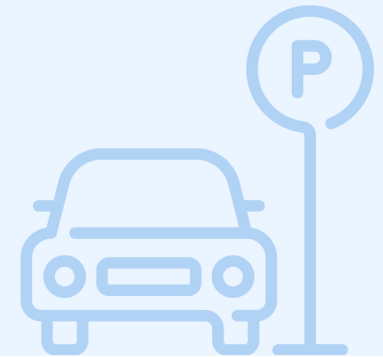
Code-exceeding supply to meet mixed-use demand

Abundant surface parking and offsite inventory ensure seamless access and turnover for both residents and visitors. EV and ADA compliance future-proof the project.

**PARKING
SPACES**

620

- Includes EV, accessible, van-accessible spaces
- Parking ratio: 0.868 (exceeds code)
- Sufficient for residential + commercial tenants



Founding Tenant Program

Pre-construction tenants gain access to advantages unavailable after groundbreaking, creating urgency while rewarding early commitment

Benefit	Details
Priority Unit Selection	First choice of available spaces across Tracts 1 & 2, 3, 4, and 6 before public launch.
Category Exclusivity	Ability to secure exclusive category positioning such as sole coffee, sole fitness, or sole medspa within The League.
Enhanced TI Package	\$20/SF TI allowance for pre-construction LOIs with build-to-suit options and input on layout/finish.
Signage Priority	Priority for premium FM 518 frontage signage and internal wayfinding placement.
Flexible Lease Commencement	Lease start tied to certificate of occupancy so rent begins only when the space is delivered.
Marketing & Launch Support	Featured in pre-opening marketing, social, press, and community launch events.

LOI Timeline & Process

Timeline	Description
Step 1	Initial inquiry to discuss concept fit, space requirements, and availability.
Step 2	Site tour, renderings review, and co-tenancy / positioning discussion.
Step 3	Non-binding LOI locking in space selection, exclusivity, and major terms.
Step 4	Lease negotiation with construction milestone contingencies.
Step 5	Delivery and opening - estimated Q1 2027 for the main building and Q2-Q3 2026 for the outlot pad.

For more market data:

[Most Livable Cities in the USA](#)

[Safest & Most Affordable Cities](#)

[League City News & Rankings](#)

[Niche – League City](#)

[City of League City Official](#)

[League City EDC GIS & Demographics](#)

[SmartAsset Livability Ranking](#)

[League City Recent Rankings](#)





THE LEAGUE DISTRICT



BE PART OF LEAGUE CITY'S FUTURE

Now Preleasing Retail Space



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