

RETAIL SPACE AVAILABLE FOR LEASE

±2,750 SF END CAP

1130 GRAND OAK BLVD, LEAGUE CITY, TX 77573



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PROPERTY HIGHLIGHTS

1130 GRAND OAK BLVD, LEAGUE CITY, TX 77573



±2,750 sf end cap available



New retail center located within the premier Class A mixed-use development of Grand Oak Village, Built in 2023



Located across from League City Parkway (TX-96) - 32,198 VPD, the primary road that connects the major residential population of the area to I-45



Accessible via both Grand Oak Blvd and Calder Dr.



Easy access and strong visibility to I-45 - 101,405 VPD



Call broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	10,171	69,847	191,664
2025 MEDIAN AGE	37.7	37.6	37.2
2025 AVERAGE HOUSEHOLD INCOME	\$126,151	\$130,468	\$128,051
2025 AVERAGE HOME VALUE	\$358,192	\$385,900	\$382,044





Newport
628 Homes

Clear Creek
Heights
252 Homes

Centerpointe
437 Homes

Cortland League City
352 Units

Brittany Bay
370 Homes

Brittany Lakes
1,263 Homes

Marketplace at Ninety Six

Kroger Great Clips SportClips

DOLLAR TREE SUPERCUTS Marco's Pizza

SITE

32,198 VPD

101,405 VPD

Chester L Davis
Sportsplex

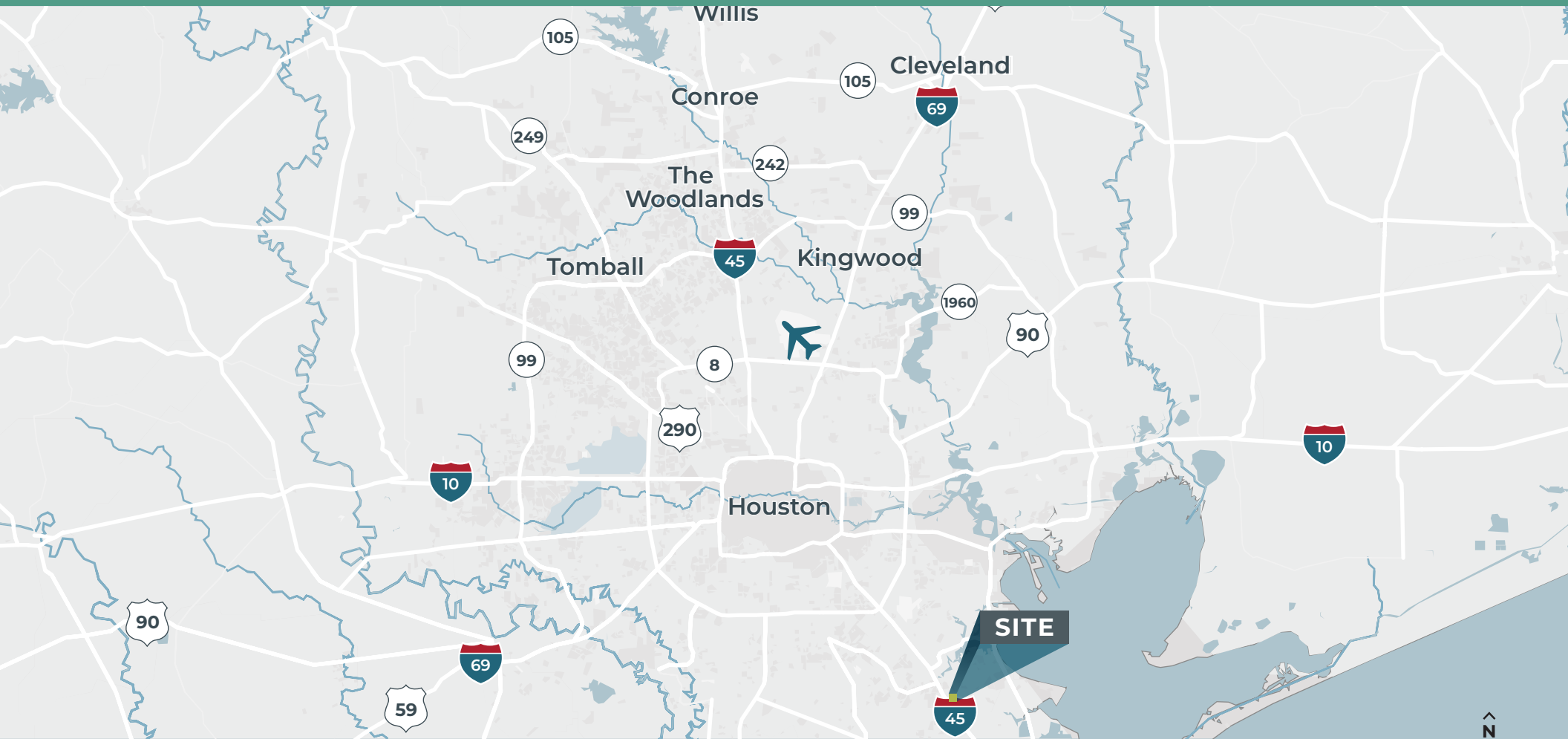
Victory North
368 Units

League City United
Methodist Church

UTMB Health Urgent Care
Radiology, League City Campus

AERIAL

CONTACT US



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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 dues 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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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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