

LAND FOR SALE

Price Reduced: \$3,500,000

**Approx. 24 Acres – Can Be Divided
\$3.35/PSF**



CLICK TO VIEW PROPERTY VIDEO!

3070 TUSCAN LAKES BLVD.

League City, TX 77573

ABOUT THIS PROPERTY

- ✓ Approximately 23.9680 Acres – **Can be divided.**
- ✓ Located near the corner of FM 646 & Tuscan Lakes Blvd. with quick access to the FM 96 corridor.
- ✓ Frontage on Tuscan Lakes Blvd. & FM 646
- ✓ Ready for development. Land is level.

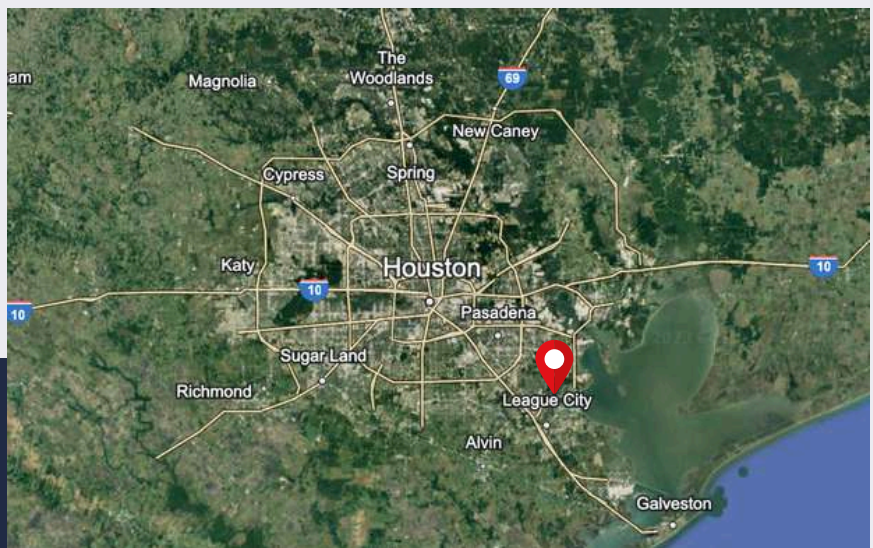
PROPERTY DESCRIPTION: 3070 Tuscan Lakes Blvd. offers a prime development opportunity! More than 840 feet of frontage on Tuscan Lakes Boulevard plus an additional 4,000+ feet on FM 646. The property located is just down the street from the recent Amazon Delivery Facility. Land is level with excellent visibility and easy access to major thoroughfares. The area has strong growth with high traffic counts. Zoned General Commercial with few restrictions, the land offers great opportunity.

FOR SALES INFORMATION:

Scott Covington – President

(713) 858 - 1115 (c); (713) 974-7600 (o)

scovington@secovington.com



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Scott Covington – President

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Courtney Williams – VicePresident

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LEGEND * ITEMS THAT MAY APPEAR ON *

S.S.E. = SANITARY SEWER EASEMENT
 M.U.E. = MUNICIPAL UTILITY EASEMENT
 U.E. = UTILITY EASEMENT
 A.E. = AERIAL EASEMENT
 C.E. = CRANE EASEMENT

P.A.C. = PERMANENT ACCESS EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 M.P. = METAL POST
 C.F. = CLARK'S FILE MARKER
 F.P. = FOUND IRON ROD
 F.R. = FOUND IRON PIPE
 S.R. = SET ROD SUR
 B.P. = BRICK POST

P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.C.C. = POINT OF REVERSE CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 M.S.E. = METER & GUY EASEMENT
 E.C. = ERECTED EASEMENT

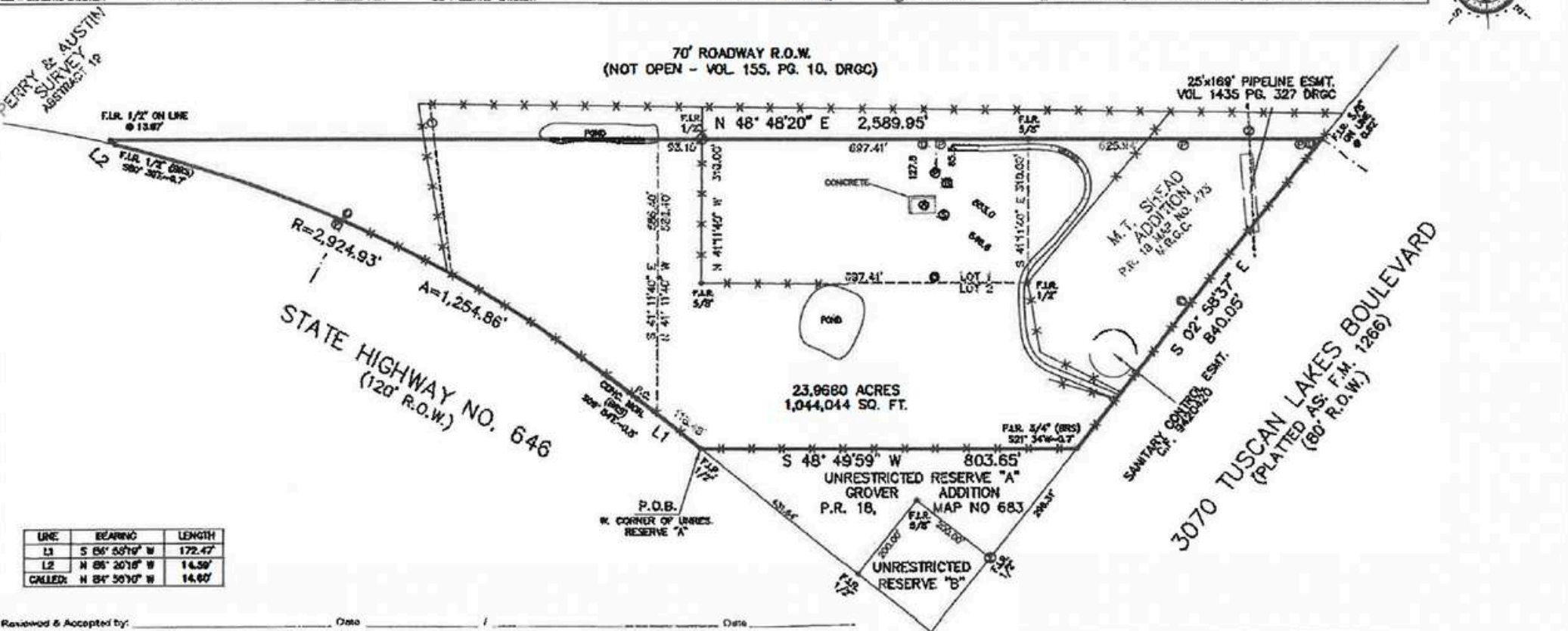
S.L. = BUILDING LINE
 P.P. = POWER POLE
 M.S. = METER
 C.M. = COTTON MOUNTAIN
 M. = MOUNTAIN

NOT TO SCALE
 PROPERTY LINE
 EASEMENT LINE
 BUILDING SET BACK LINE
 BUILDING WALL

UNRECORDED PIPELINE
 OVERHEAD ELECTRIC
 MASON FENCE
 WIRE FENCE
 METAL FENCE

SEPTIC LID
 DOWN GUY
 POWER POLE
 PETROLEUM (ENTERPRISE-800-698-2396)
 PETROLEUM (MAGELLAN-800-720-2417)

BELBOARD - 400385
 BELBOARD - 400385
 32.2' X 33.5' 1 STORY FRAME
 19.5' X 20.4' 1 STORY FRAME
 8.2' X 12.2' PUMP HOUSE



Reviewed & Accepted by: _____ Date: _____		JOB # 2102301 DATE 2-24-2021 CF# 07-211830PG	
LMC HOLDINGS LLC		ADDRESS 3070 TUSCAN LAKES BOULEVARD	
LEGAL DESCRIPTION TRACT I: LOTS ONE (1) AND TWO (2) OF M. T. SHEAD ADDITION NO. 1, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 473 OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. TRACT II: PART OF A CALLED 23.971 ACRE TRACT OF LAND SITUATED NORTH OF STATE HIGHWAY NO. 646, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.		PRO-SURV P.O. BOX 1366, FRIENDSWOOD, TX 77548 PHONE: 281-966-1113 FAX: 281-966-0112 EMAIL: orders@pro-surv.com T.B.P.E.L.S. FORM #10119300 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE CONSIDERED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND CORRECT. ©2021 PRO-SURV - ALL RIGHTS RESERVED	



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING & LAND SURVEYING.



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 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.

S.E. Covington & Company, Inc.	395512	scovington@secovington.com	713-974-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott E. Covington	345047	scovington@secovington.com	713-858-1115
Designated Broker of Firm	License No.	Email	Phone
Scott E. Covington	345047	scovington@secovington.com	713-858-1115
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Courtney Leigh Williams	724219	cwilliams@secovington.com	214-435-6704
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date