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FOR LEASE

1,275 SF and 10,000 SF

High Visibility Retail Spaces Available

Westover Plaza

6011 W Main St., League City, TX 77573



(281) 748-9454

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Spaces Available

Suite A102

Space Available: 1,275 SF

Rental Rate: \$30/SF/Year

Space Type: Existing Massage / Wellness Buildout

Lease Type: NNN

NNN Estimate: \$7.50/SF/Year

Suite B107

Space Available: 10,000 SF

Rental Rate: \$28/SF/Year

Space Type: Existing Daycare / Childcare Buildout

Lease Type: NNN

NNN Estimate: \$7.50/SF/Year

Suite B103

Space Available: 2,000 SF

Rental Rate: \$28/SF/Year

Space Type: Existing Insurance Office Buildout

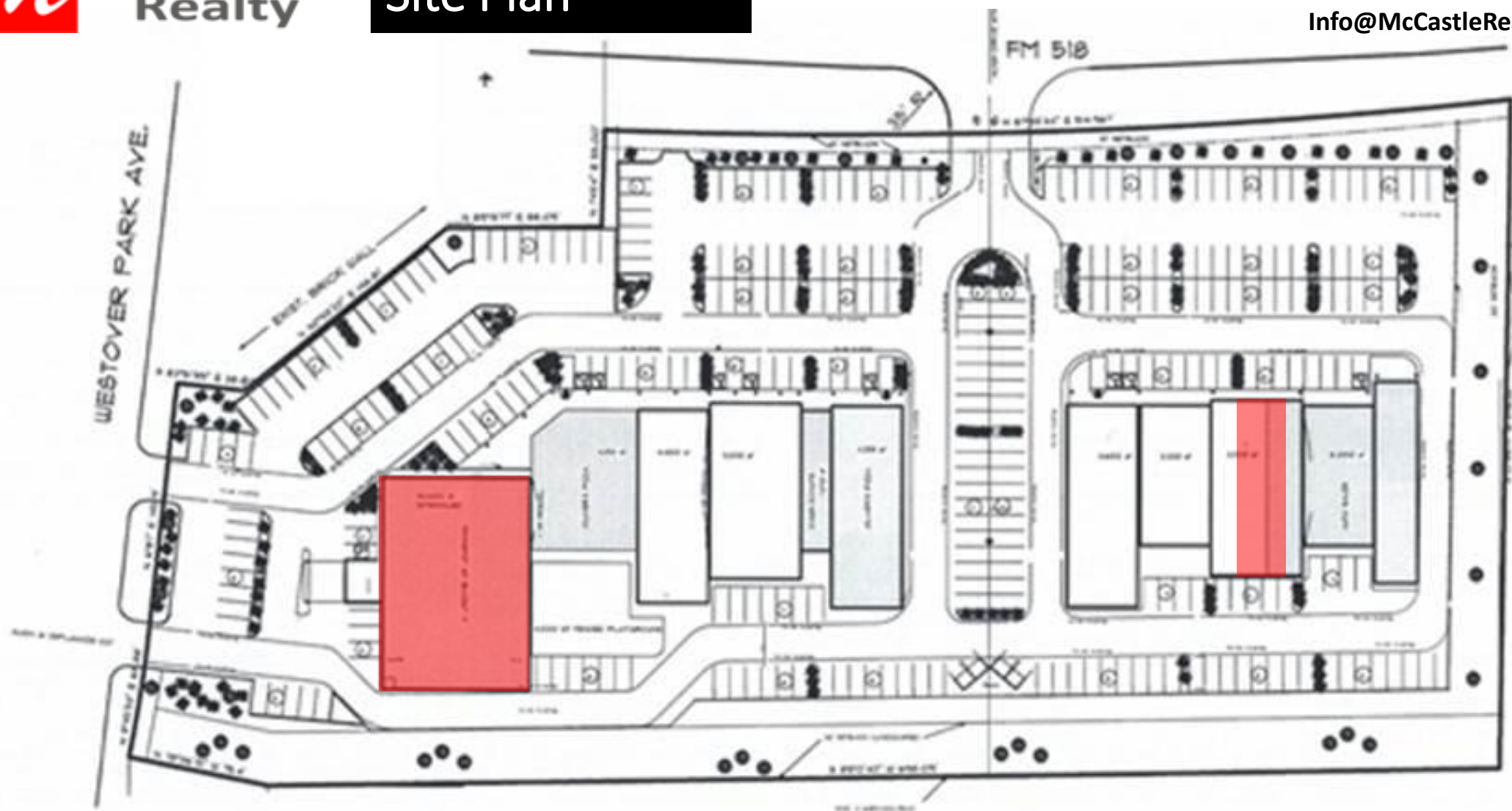
Lease Type: NNN

NNN Estimate: \$7.50/SF/Year

Availability: March 2027



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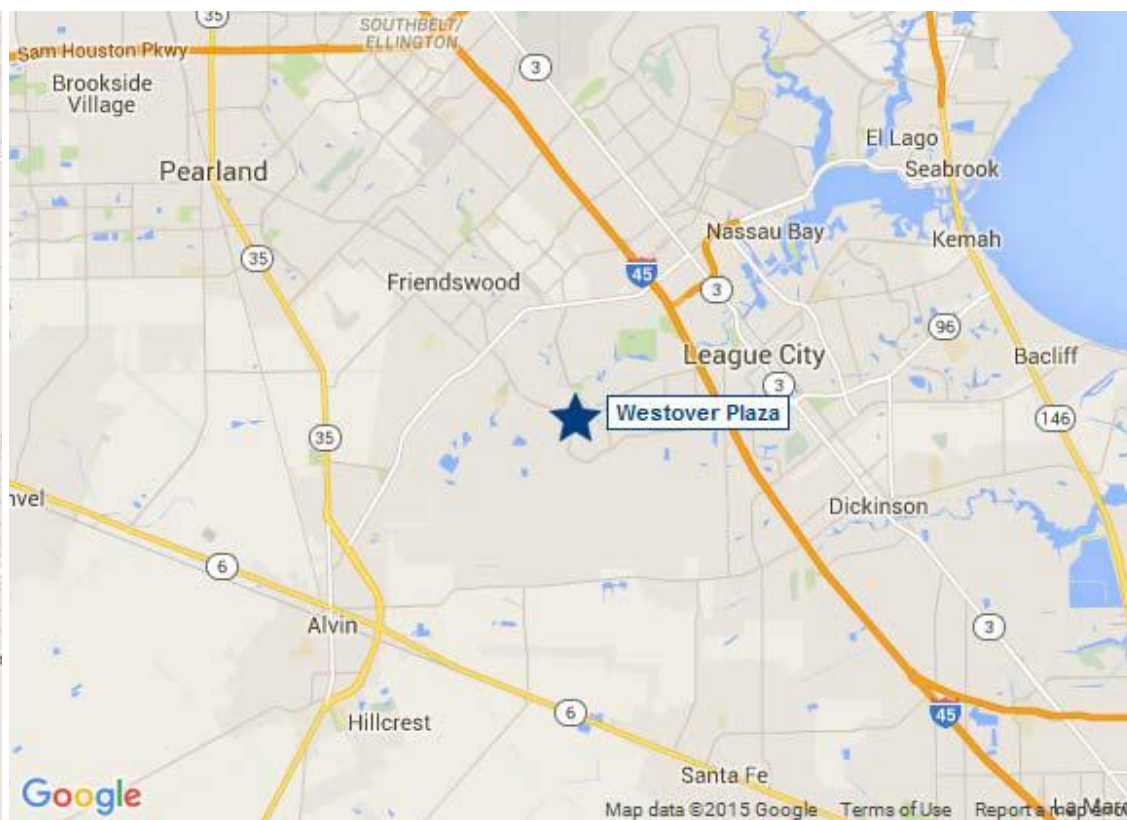
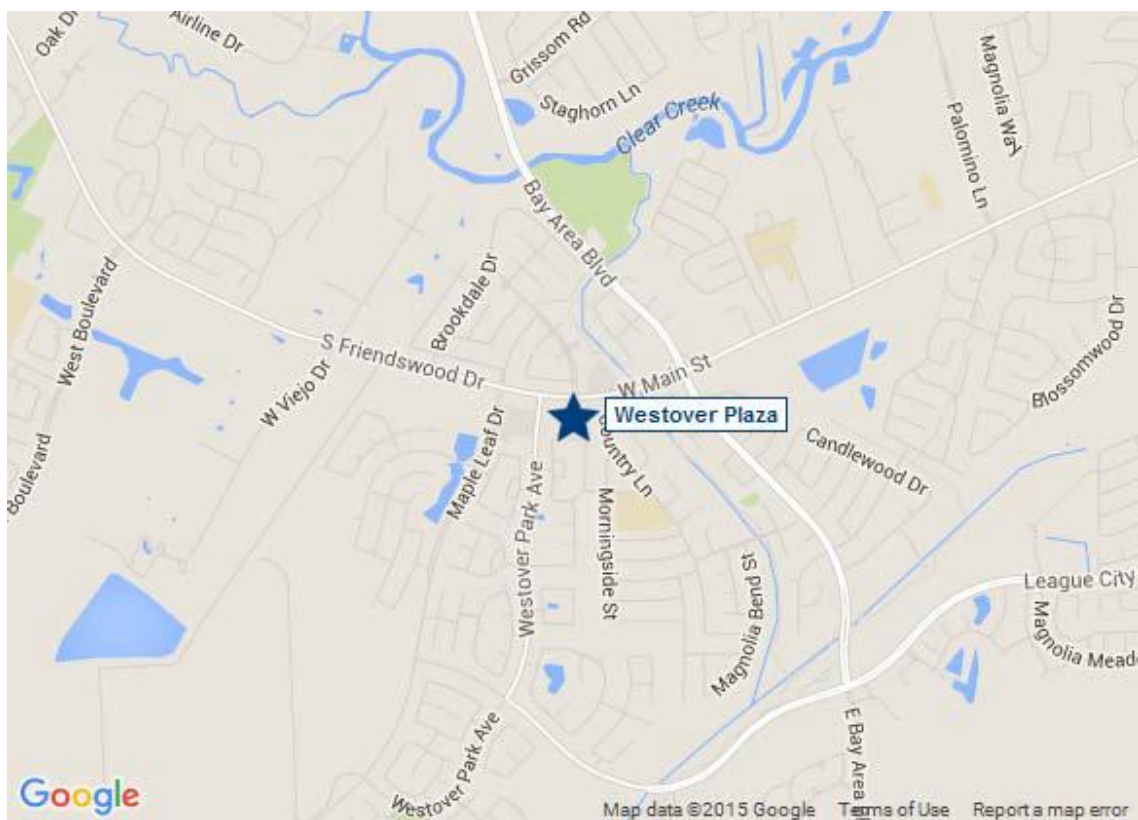


Location

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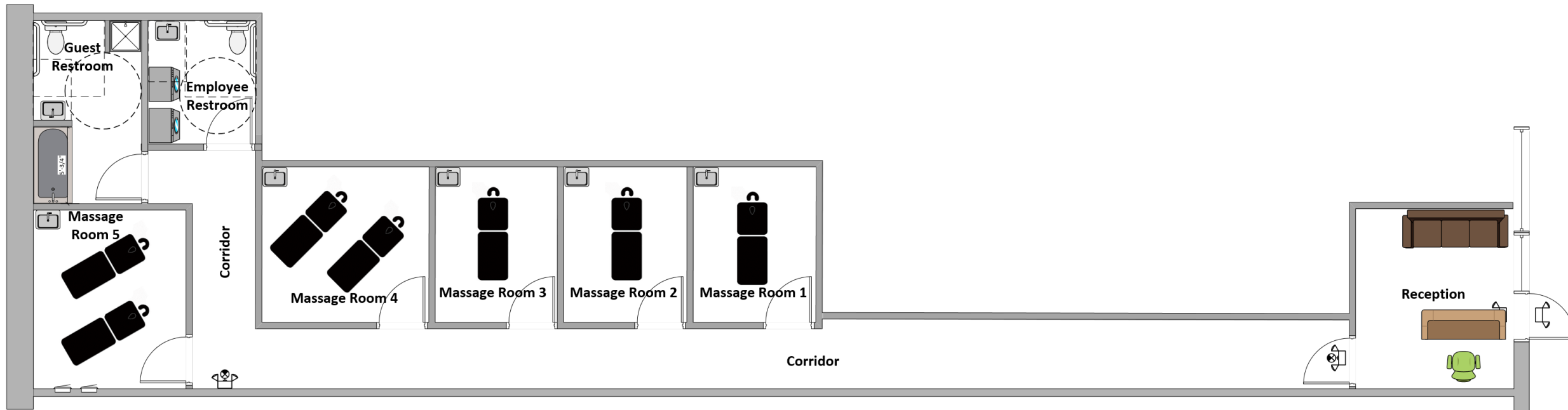


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Suite A102 Floor Plan

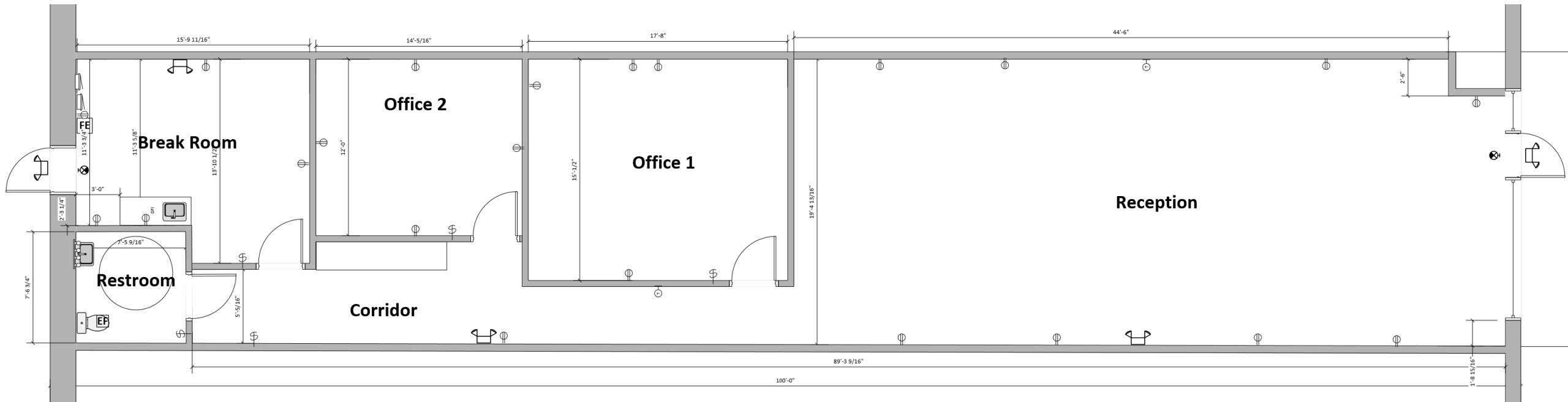




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Suite B103 Floor Plan



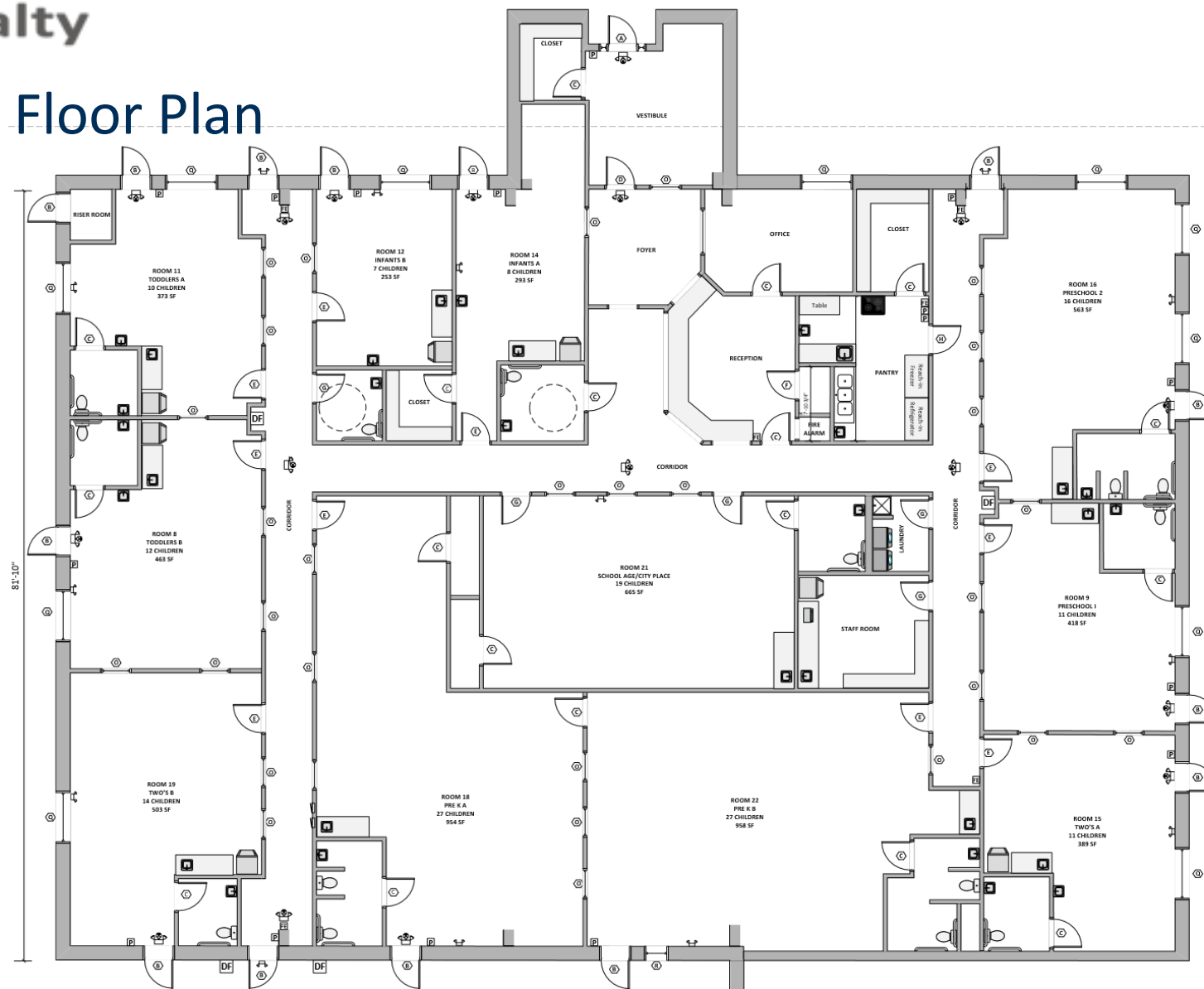


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Suite B107 Floor Plan







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Property Features

- Project Size: 5.88 acres
- 50,962 SF Neighborhood Retail Center
- Excellent Demographics | \$135,754 Median Household Income in One Mile
- Some current tenants include:
 - Red Oak Cafe
 - Mr. Sombreros
 - Benjamin Moore Paints
 - Legends Sports Grille
 - Little K Restaurant
 - Adelaide's Boutique
 - Manna Grocery Store

Location Features

- Fronts on High Traffic Main Street
- Corner Property at Entry to New Neighborhood
- High-visibility frontage on W Main St. / FM 518

Affluent, Family-Oriented League City Trade Area

Westover Plaza serves a dense and established residential base in western League City. The immediate one-mile trade area includes nearly 10,000 residents, an average household size of 3.0, and median household income above \$135,000. League City also has high homeownership, strong educational attainment and a substantial population of families with children.



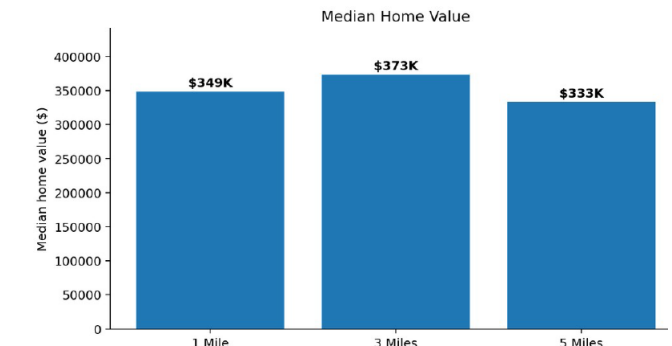
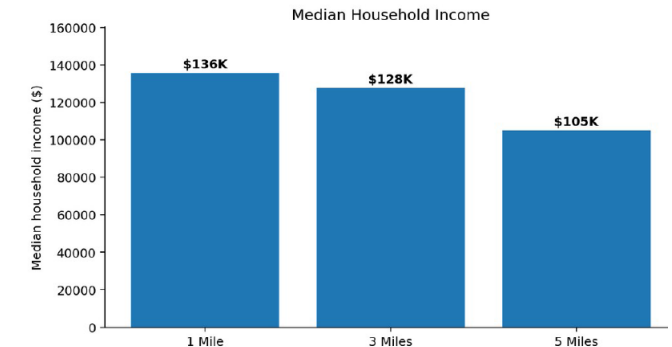
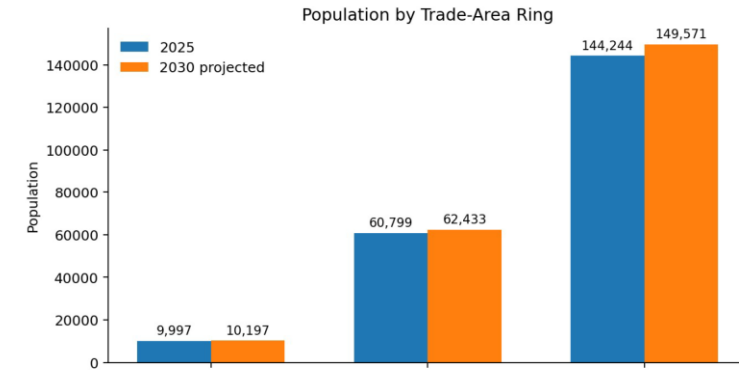
Demographics

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144,244	\$135,754		9,997
2025 population within 5 miles	Median HHI within 1 mile		2025 population within 1 mile
9,997	60,799	144,244	149,571
2025 population - 1 mile	2025 population - 3 miles	2025 population - 5 miles	2030 projected - 5 miles
\$135.8K	\$127.7K	\$105.2K	3.0
Median HHI - 1 mile	Median HHI - 3 miles	Median HHI - 5 miles	Avg. household size - 1 mile
\$148,490	74.7%	\$360K	50.6%
League City average household income	Owner-occupied housing Census 2020-2024	Median owner-occupied home value citywide	Bachelor's degree or higher League City
123,910	38	44,002	2.74
League City population	Median age	Households	Average household size
50.6%	74.7%	26.4%	11.0%
Bachelor's degree or higher	Owner-occupied housing	Population under age 18	Foreign-born residents

Ring	2025 Pop.	2030 Pop.	Growth	2025 HH	HH Growth
1 Mile	9,997	10,197	2.00%	3,221	1.92%
3 Miles	60,799	62,433	2.69%	20,211	2.79%
5 Miles	144,244	149,571	3.69%	52,213	3.88%



Leasing Information Disclaimer



Confidentiality and Disclaimer

The information contained in this Marketing Brochure has been prepared by McCastle Realty, LLC solely for informational purposes in connection with the potential lease of space Westover Plaza, 6011 W Main St., League City, Texas 77573.

The information contained herein has been obtained from sources believed to be reliable; however, McCastle Realty, LLC, the property owner and their respective representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information provided.

All dimensions, square footages, rental rates, operating expenses, NNN estimates, tenant information, demographic information, traffic information, plans, maps, photographs and other property information are approximate and are subject to change without notice.

Prospective tenants and their representatives are responsible for independently verifying all information material to their proposed lease, including, without limitation:

- Available square footage and dimensions
- Rental rates and additional rent
- Taxes, insurance and common-area expenses
- Utilities and building systems
- Zoning and permitted uses
- Parking requirements
- Signage rights
- Accessibility requirements
- Building and fire-code requirements
- Availability and capacity of utilities
- Condition of the premises
- Suitability of the premises for the tenant's intended use

Any floor plans, site plans, renderings or maps contained in this brochure are provided for illustrative purposes only and may not reflect current field conditions.

Availability and Lease Terms

All space availability, rental rates, concessions, tenant-improvement allowances and other proposed lease terms are subject to change, withdrawal and landlord approval without notice. Nothing contained in this Marketing Brochure constitutes an offer to lease, creates a binding obligation, or shall be deemed part of any lease agreement. A binding lease shall exist only after a definitive written lease has been negotiated, executed and delivered by the landlord and tenant.

Third-Party Names and Logos

McCastle Realty, LLC is not affiliated with, sponsored by or endorsed by any neighboring business, retailer, restaurant, institution or other entity whose name or logo may appear in this Marketing Brochure. Such names and logos are included solely to identify surrounding businesses, tenants and area demand generators.

Demographic and Market Information

Demographic, residential, economic and market information contained in this brochure has been compiled from third-party and public sources believed to be reliable. Such information represents estimates, projections or market conditions as of the dates indicated and may change over time. Prospective tenants should independently evaluate demographic and market information relevant to their business.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MCCASTLE REALTY AGENT FOR MORE DETAILS.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

McCastle Realty LLC	9000594	sanjiv.khanna@mccastlerealty.com	(281) 748-9454
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Sanjiv Khanna	593020	sanjiv.khanna@mccastlerealty.com	(281) 748-9454
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Renu Khanna	620628	renu.khanna@mccastlerealty.com	(281) 781-4106
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date