



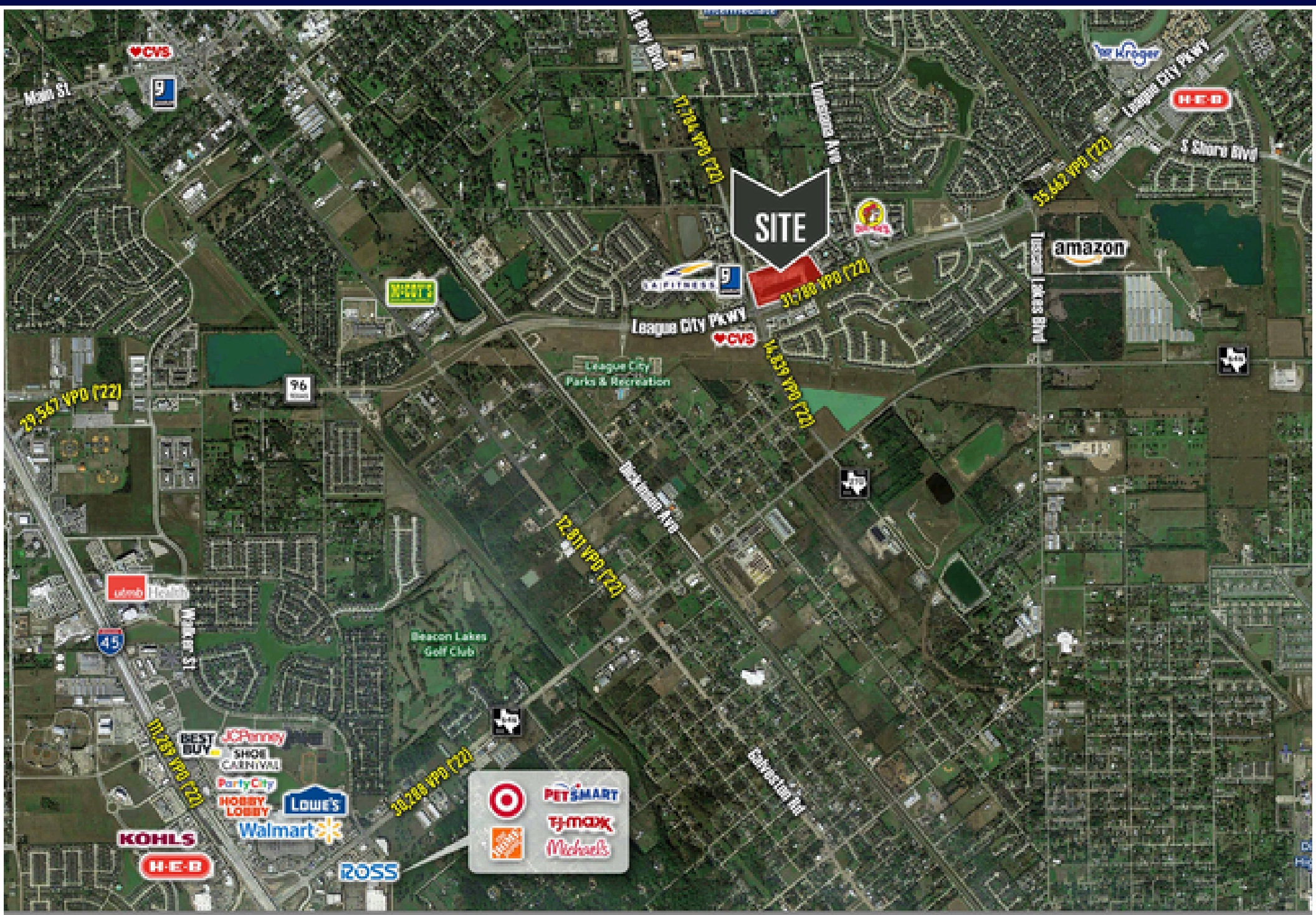
**FOR SALE/LEASE:  
OFFICE PARK AT TUSCAN LAKES**

NEQ OF LEAGUE CITY PKWY & EGRET BAY BLVD  
LEAGUE CITY, TX 77573



REALTY ADVISORS

# MARKET AERIAL



# OBLIQUE AERIAL



Kroger CHASE  
McDonald's

96  
TEXAS

H-E-B Walgreens  
Doritos Wendy's

amazon

AMOCO

AMOCO

Bojangles  
Coming Soon

Available  
±0.88 AC

Shops  
at Tuscan Lakes  
iCRYO Donut Shop

Office Park

Available  
±1 AC

Methodist

PET SUPPLIES PLUS  
Grocery's SHERWIN WILLIAMS

LUCKY

K

EXPRESS  
BANK OF AMERICA

270

CVS  
pharmacy

270

FM-270/SECRET BAY BLVD - 15,136 VPD 23'

9

wellby

96  
TEXAS

# LOCATION OVERVIEW

## Location

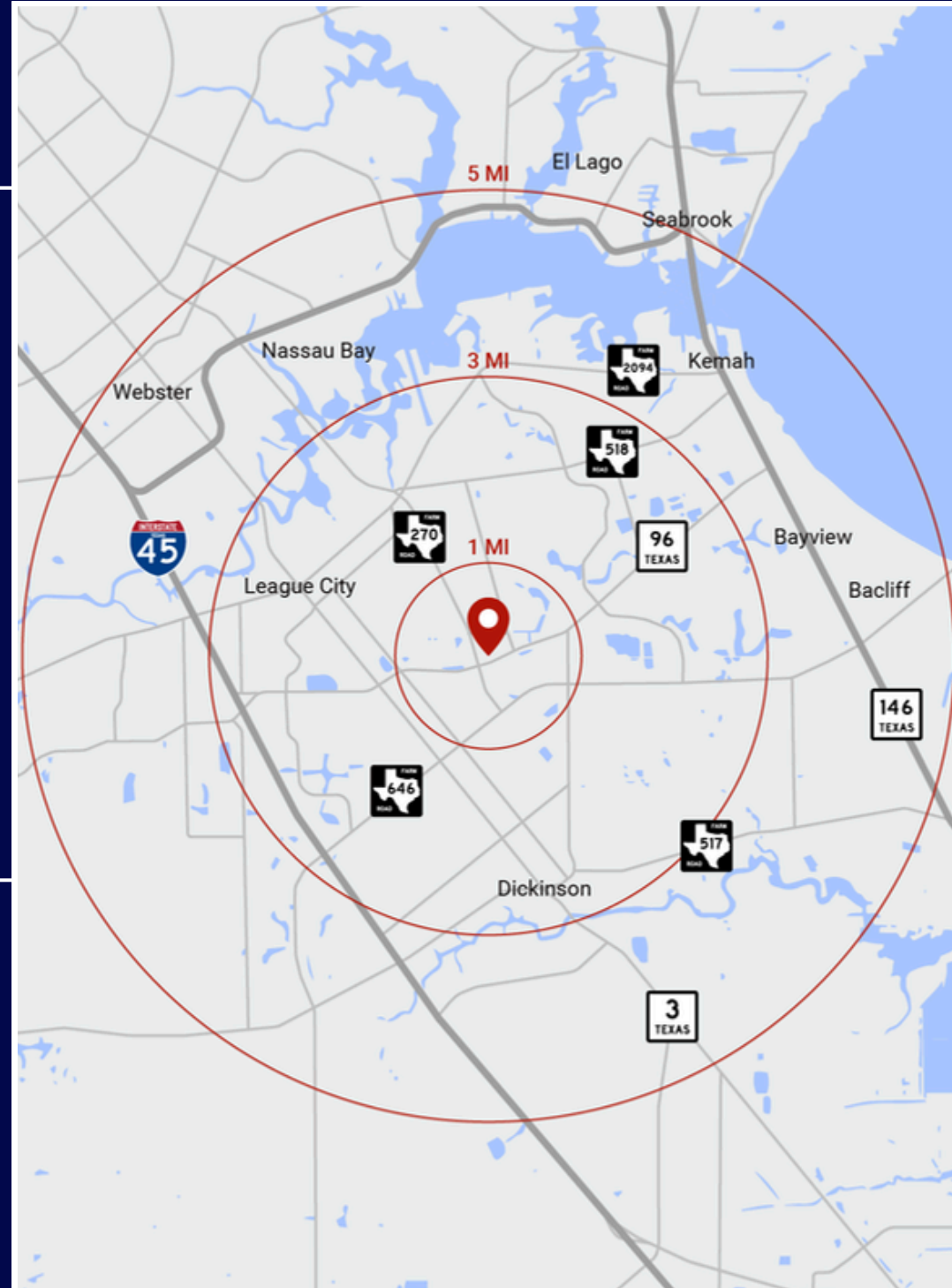
NEQ of League City Pkwy & Egret Bay Blvd  
League City, TX 77573

## Highlights

- Located at the entrance to Tuscan Lakes, an 870-acre Johnson Development master planned community with prices ranging from \$300,000 to \$800,000+
- Located within a strong employment corridor with over 50,000 daytime employees
- Notable businesses in the area include Methodist Urgent Care, H-E-B, Kroger, Amazon, Buc-ee's, LA Fitness, and others.
- Less than 3 miles from Interstate 45

## Demographics (2024)

	1 Mile	3 Mile	5 Mile
Population	6,027	67,536	158,449
Projected Popul. 2029	6,251	70,180	164,560
Avg. HH Income	\$130,393	\$122,902	\$113,972



# PROPERTY OVERVIEW

## Allowed Uses

Business Professional, Medical Offices, & Limited Retail

## Building/Unit Information

- Units available in combinations starting from 1,100 SF & 1,320 SF.
- Up to 6,600 SF contiguous available.
- Single-story with private front-door entrance and surface parking.
- Buildings & units will be delivered in shell condition, with support provided throughout the build-out process.
- Common area maintained as part of a Community Management Association

## Pricing

**Starting at \$300 PSF**

## Construction Plan

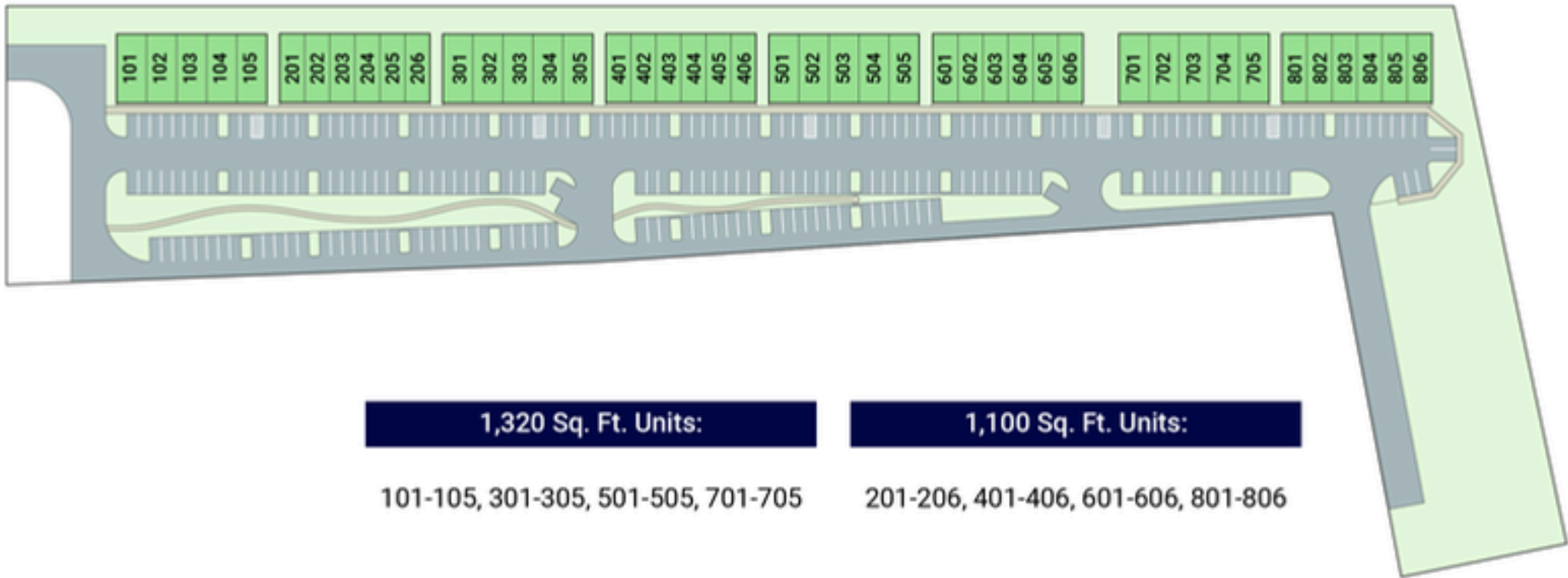
**Phase 1:** 101-105, 201-206, 301-305

**Phase 2:** 401-406, 501-505, 601-606

**Phase 3:** 701-705, 801-806



# SITE PLAN



**1,320 Sq. Ft. Units:**

101-105, 301-305, 501-505, 701-705

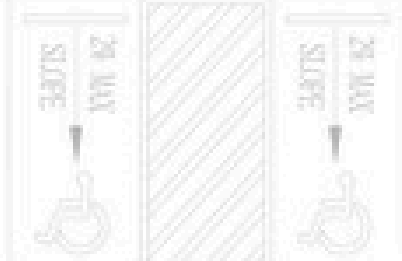
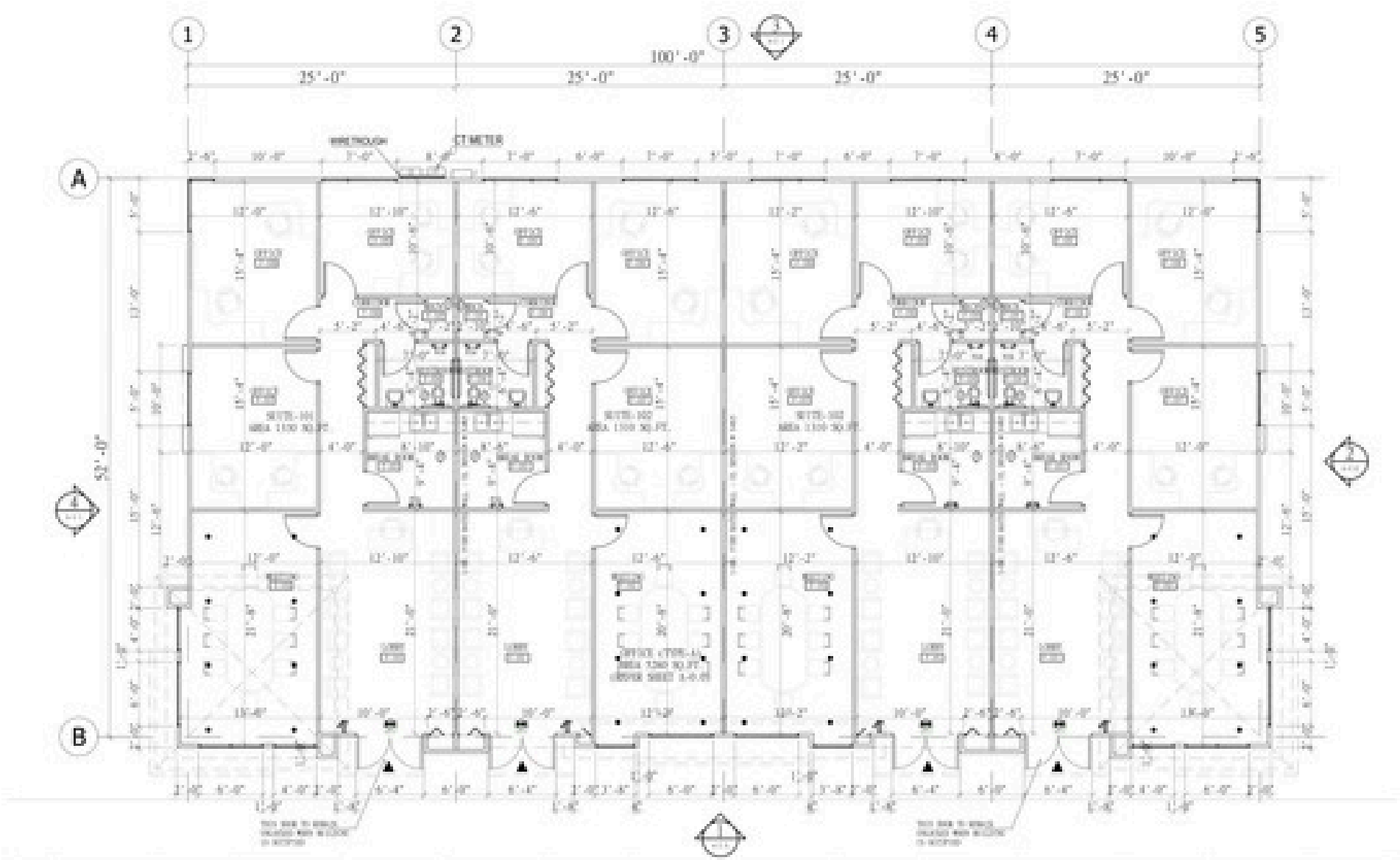
**1,100 Sq. Ft. Units:**

201-206, 401-406, 601-606, 801-806

# RENDERING



# CONCEPT FLOOR PLAN





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