



Architectural Rendering - Subject to Change

RETAIL PROPERTY

PRE-LEASING OPPORTUNITY

1465 S. Egret Bay Boulevard
League City, TX 77573

CHAUNDRA HUGEL BROUGHTON, CCIM
Commercial Managing Director
(917) 743-6241 | chaundra@kwcommercial.com



EXECUTIVE SUMMARY

CHAUNDRA HUGEL BROUGHTON, CCIM
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Become part of the new neighborhood commercial destination coming to League City.

This exciting 12,100 sq. ft. commercial development at 1465 S. Egret Bay Boulevard is now available for pre-leasing, offering businesses the opportunity to establish themselves in one of the area's newest retail destinations before construction is complete. Situated within a Neighborhood Commercial zoning district, the project is designed to serve the surrounding community with complementary retail, restaurant, service, and professional office uses. Businesses that commit during the pre-leasing phase have the opportunity to secure premium space, maximize visibility, and position themselves ahead of the project's grand opening.

The development will feature a 6,100 sq. ft. convenience store with fueling facilities, creating a consistent stream of daily customer traffic. The site will also feature electric vehicle charging stations and a backup generator.

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The adjacent approximate 6,000 sq. ft. retail building is available for lease. The space can accommodate a single tenant or be subdivided to suit multiple users.

Located at the signalized corner of Egret Bay Boulevard and Austin Street in League City, Texas, the project offers outstanding visibility, convenient access, ample parking, and a strategic position within a growing commercial corridor. Planned outdoor patio space and pedestrian walkways will create an inviting environment that encourages customers to stay longer and visit multiple businesses within the development.

Position your business at the center of a high-traffic, modern retail destination designed to serve one of League City's growing neighborhoods.



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PROPERTY HIGHLIGHTS

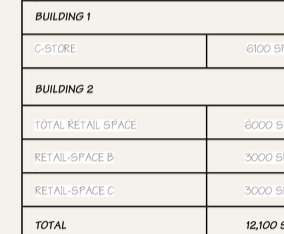
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- 12,100 Sq. Ft. Neighborhood Retail Development - 2.97 Acre Lot
- Zoning: Neighborhood Commercial
- Signalized Corner Location: Egret Bay Boulevard and Austin Street
- High Visibility
- Daily Traffic Count 15,515 (Approx.) - TxDOT-AADT, 2025
- Outdoor Seating Area and Pedestrian Walkways
- Ample Parking
- Anchor Tenant: 6,100 Sq. Ft. Convenience Store with Fueling Facility
- Back-up Generator On-Site
- Approx. 6,000 Sq. Ft. Available to Lease - Can be Subdivided (Min. 1,152 Sq. Ft.)

Asking Lease Rate: \$32.00 Sq. Ft. + 'NNN'



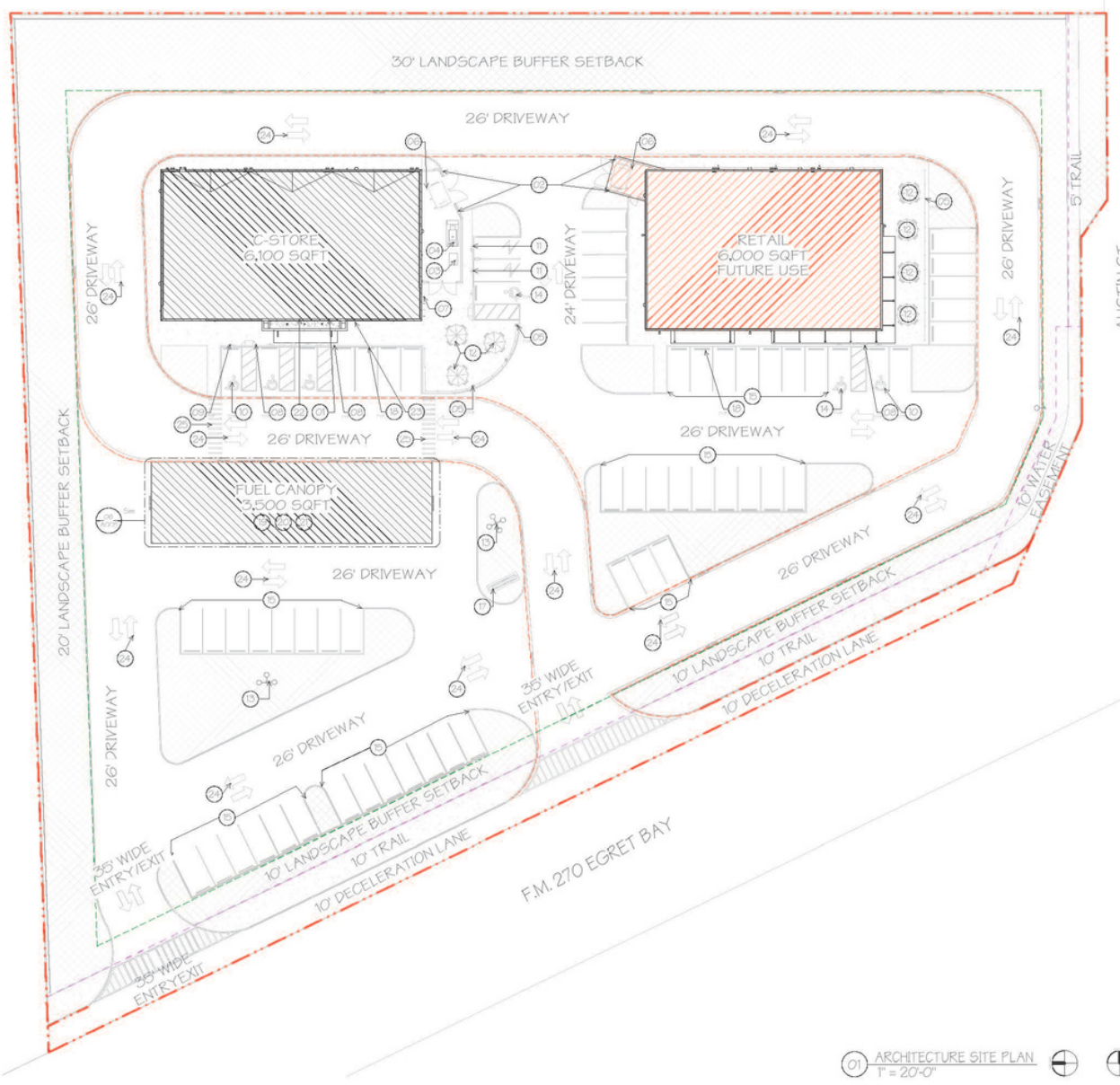
A1.0

01 ARCHITECTURE SITE PLAN
1" = 20'-0"



SITE PLAN

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GENERAL NOTES

1. COORDINATE FOR DIVISIONS BETWEEN ALL PLAN SETS AND VERIFY ON FIELD, NOTIFY ARCHITECT IN WRITING IF ANY CONFLICT FOUND IN DIMENSIONS.
2. REFER TO SHEETS A005&A006 FOR ADDITIONAL DETAILS.
3. REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
4. CONNECT ALL DOWNSPOUTS TO UNDERGROUND PIPES AND SLOPE FOR POSITIVE DRAINAGE.
5. THE PAD MOUNTED TRANSFORMER SHALL BE LOCATED WITHIN THE SCREENED MECHANICAL YARD.
6. THE MECHANICAL YARD AND THE DUMPSTER ENCLOSURE TO BE SCREENED WITH CHU WALL MATCHING TO THE BUILDING.

SITE LEGEND

---	PROPERTY LINE	▨	BUILDING FOOTPRINT
---	LANDSCAPE BUFFER LINE	▨	CONCRETE WALKWAYS
---	EASEMENT	▨	LANDSCAPING
---	FIRE LANE	▨	PAVERS
---	DIRECTIONAL ARROW		
---	EV CHARGING SPOTS		
---	PARKING COUNT		
---	FUTURE USE		

PARKING TABULATION

STANDARD
RETAIL PER EVERY 250 SQ. FT.
CONVENIENCE STORE-1 PER 125 SQ. FT.
SEQUESTED
RETAIL-6000/250=24
CONVENIENCE STORES-6100/125=49
TOTAL PARKING REQUIRED-73

STANDARD	54
ADA	6
FUEL	12
EV CHARGING	2
TOTAL	74

TENANT OCCUPANCY

BUILDING 1	
C-STORE	6,100 SQFT
BUILDING 2	
TOTAL RETAIL SPACE	6,000 SQFT
RETAIL-SPACE B	3,000 SQFT
RETAIL-SPACE C	3,000 SQFT
TOTAL	12,100 SQFT

KEY NOTES:

1. FIRE DEPARTMENT KNOX BOX.
2. 8' CHU WALL DUMPSTER ENCLOSURE. SEE SHEET A007 FOR ADDITIONAL DETAILS.
3. TRANSFORMER, REFER TO ELEC. DWGS FOR ADDITIONAL DETAILS.
4. BACK UP GENERATOR, REFER TO ELEC. DWGS FOR ADDITIONAL DETAILS.
5. PRE-FINISHED BOLLARD LIGHTS, REFER TO ELEC. DWGS FOR ADDITIONAL DETAILS.
6. 6" DIA STEEL BOLLARD WITH ROUND TOP, PAINTED YELLOW. SEE DETAIL 08/A006 FOR ADDITIONAL INFORMATION.
7. BIKE RACKS, SEE DETAIL 04/A006 FOR ADDITIONAL DETAILS.
8. ADA RAMP, SEE DETAIL 01/A006 FOR ADDITIONAL INFORMATION. ALSO REFER TO CIVIL DWGS.
9. ADA SIGNAGE, SEE DETAIL 05/A006 FOR ADDITIONAL INFORMATION.
10. ADA SIGNAGE PAINTED IN WHITE. SEE DETAIL 06/A006 FOR ADDITIONAL INFORMATION.
11. EV CHARGER SIGNAGE, SEE DETAIL 07/A006 FOR ADDITIONAL INFORMATION.
12. SITE FURNITURE, BY OWNER.
13. POLE LIGHTS, SEE ELEC DWGS FOR ADDITIONAL INFORMATION.
14. ADA PARKING SPOT.
15. REGULAR PARKING SPOT.
16. EV CHARGING PARKING SPOT/ EV CHARGING STATION & EQUIPMENT TO BE PROVIDED BY OTHERS.
17. MARQUEE SIGN, SEE SHEET A007 FOR ADDITIONAL INFORMATION.
18. WHEEL STOPS.
19. FUEL CANOPY, REFER TO SHEET A005 FOR ADDITIONAL DETAILS.
20. FUEL PUMPS, BY OWNER.
21. FUEL SIGNAGE UNDER SEPARATE PERMIT, BY OTHERS.
22. SIGNAGE UNDER SEPARATE PERMIT, BY OTHERS.
23. FUEL PUMP EMERGENCY SHUT OFF VALVE.
24. DIRECTIONAL ARROWS PAINTED IN WHITE.
25. PEDESTRIAN CROSSING HATCH PAINTED IN WHITE.



PROJECT SUBCONSULTANT:

DIMENSIONS ARCHITECTS
1300 N. CENTRAL EXPY., SUITE 200
DALLAS, TEXAS 75204
TEL: 214.220.3900
FAX: 214.220.3906

ANCHOR & BAY
1465 EGRET BAY BOULEVARD
LEAGUE CITY, TX 77573

ARCHITECTURE SITE PLAN

ISSUE FOR PERMIT & CONSTRUCTION	
PROJECT	2505
DATE	07-28-2026
DESIGNED	BK
APPROVED	ER

A004

01 ARCHITECTURE SITE PLAN
1" = 20'-0"



League City is a waterfront community nestled along the shores of Clear Lake, 30 miles south of downtown Houston, with proximity to Galveston Bay and the Gulf of Mexico. The city regularly ranks among the safest, most affordable, and best places to live and raise a family in the state of Texas and in the U.S. With a population over 110,000, League City residents represent a diversity of backgrounds and lifestyles. Professionals across the country are drawn to League City for its low unemployment rates and a ripe job market for positions in the medical, energy, aerospace, marine, and petrochemical industries.

DEMOGRAPHICS

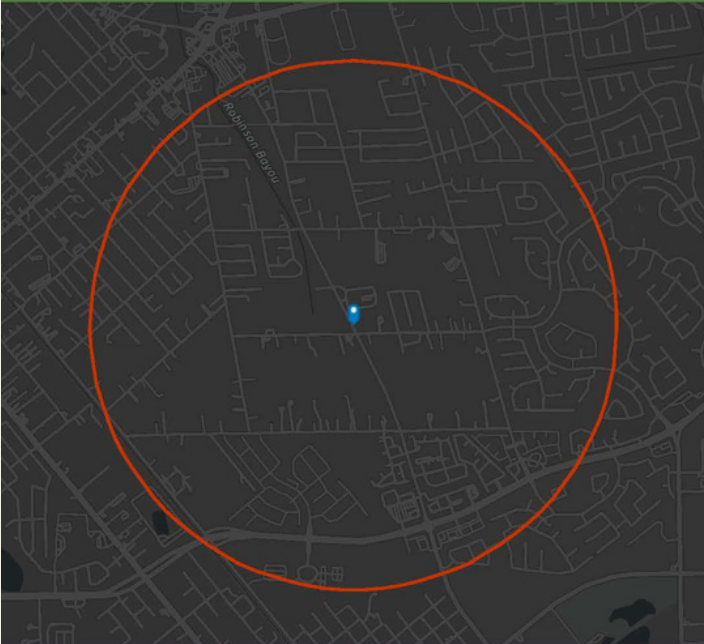
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DEMOGRAPHIC PROFILE

1457-1499 S Egret Bay Blvd, League City, Texas, 77573

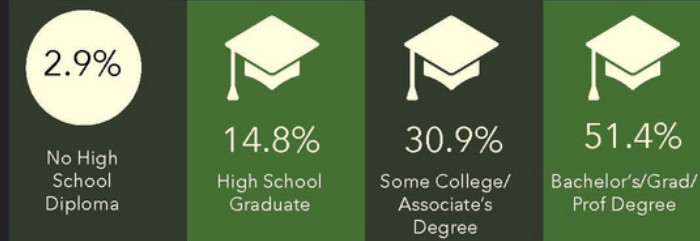
Ring of 1 mile



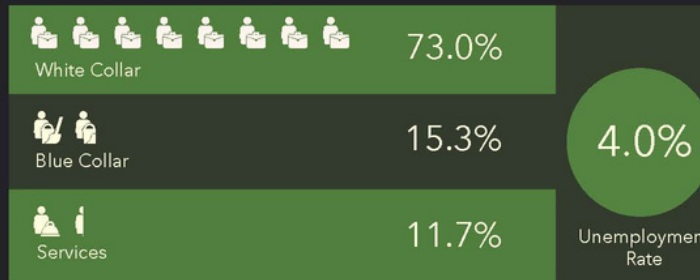
Source: This infographic contains data provided by Esri (2026, 2031).

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EDUCATION



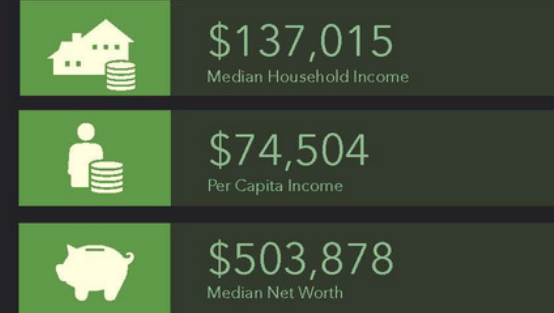
EMPLOYMENT



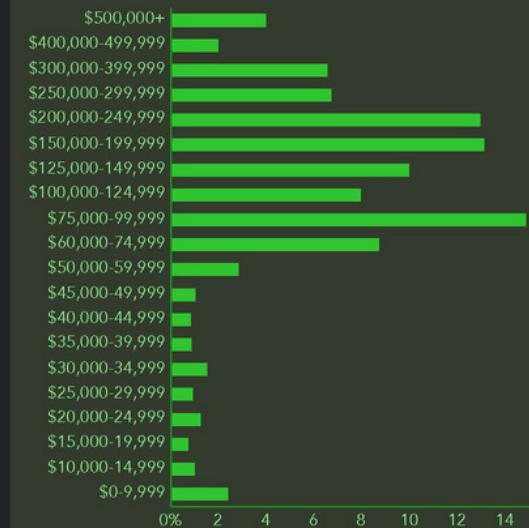
KEY FACTS



INCOME



HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2026, 2031).

RETAIL MARKET AT A GLANCE

1465 S Egret Bay Blvd, League City, Texas, 77573

Ring: 1 mile radius

Property Retail Score is a site-level indicator aggregating influence of population, income, spending potential, growth, and age factors to determine retail opportunities in the area.

Property Retail Score



128

28% ↑ National Average



Total Population

11,130

National total is 343,528,394

Daytime Population

7,012

National total is 341,846,552

Median HH Income

\$133,683

36% ↑ than National average
(\$81,624)

Retail SPI

138

28% ↑ than National average
(100)

Projected 5-Year Population Growth

0.8%

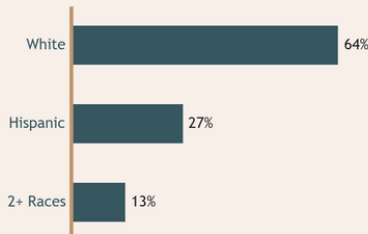
42% ↑ than National average
(0.5%)

Median Age

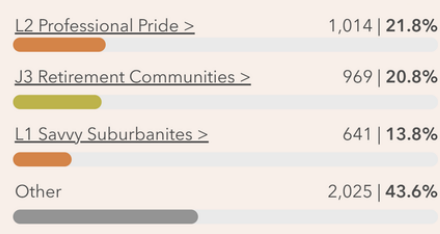
39.4

1% ↓ than National average
(39.6)

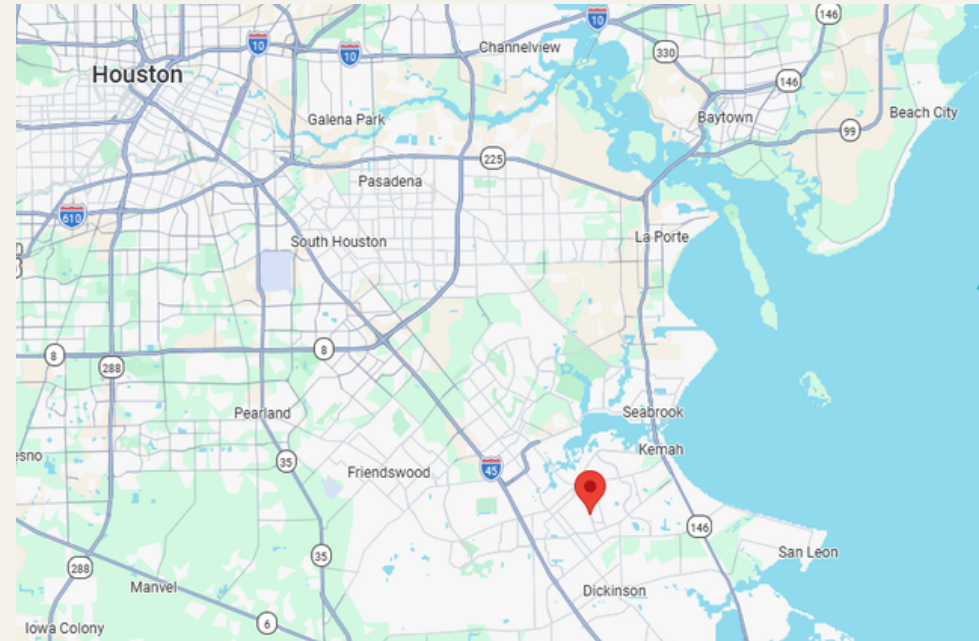
Top 3 Ethnicities



Top 3 Tapestry Segments [more info.](#)



[View comparison table](#)



Annual Expenditures

(within 1 mile)

Entertainment and Recreation

\$27 million+

Apparel and Service

\$16 million+

Food Away from Home

\$28 million+

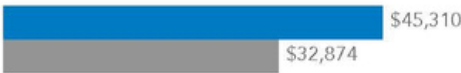
Spending Behavior

1457-1499 S Egret Bay Blvd, League City, Texas, 77573 | Ring of 1 mile



\$45,310

Avg Annual Retail Spending



The average annual retail spending for this area is 27.4% higher than the national average of \$32,874.

\$137,015

Median Household Income



The median household income for this area is 37.3% higher than the national average of \$85,893.

\$110,828

Median Disposable Income



The median disposable income for this areas is 58.4% higher than the national average of \$69,988.

Average Spending by Category

Compares the selected area to the United States

Category	Avg Spending	Index	Variance (Selected area vs. U.S. average)
Housing	\$47,211	140	0.40%
Food	\$17,234	140	0.40%
Healthcare	\$10,957	137	0.37%
Eating Out	\$12,261	143	0.43%
Entertainment	\$6,090	142	0.42%
Travel	\$5,276	144	0.44%
Apparel	\$3,652	143	0.43%
Education	\$3,008	150	0.50%

Source: This infographic contains data provided by Esri-U.S. BLS (2026), Esri (2026). © 2026 Esri

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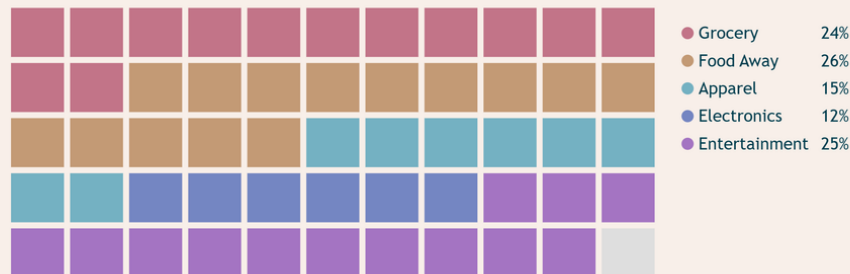
CONSUMER BEHAVIOR AND PROFILES

The Spending Potential Index (SPI) compares average local expenditures to US levels. The SPI for the US is 100.



RETAIL PERFORMANCE

Top 5 Retail Categories by Dollar Demand



Retail Spending
Potential Index (SPI)

138

Annual Retail Trade
Spending (\$)

\$208M

Annual Food Services &
Drinking Spending (\$)

9.82M

COMMUNITY HIGHLIGHTS (POIs)

LIFESTYLE

Food & Beverage

 24

A variety of grocery outlets and sources

Healthcare

 174

Local hospitals and healthcare facilities

LEARNING

Education

 58

Schools and places for education and skills transfer

Libraries

 3

Lifelong learning opportunities

COMMUNITY

Government

 23

Civic engagement and neighborhood hubs

Sports

 102

Places to play alone or in community groups

RECREATION

Parks & Gardens

 7

Access to green spaces

Playgrounds

 8

Proximity to play and fun

ACCESS

Spiritual Center

 83

Gateways to life enrichment and growth

Public Transport

 8

Local transport and connectivity

ENJOYMENT

Entertainment

 20

Performance and amusement destinations

Restaurant

 197

Nearby choices for on premise and take-out dining

Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), U.S. Census (2000, 2010, 2020), Esri-Data Axle (2026).

LOCAL BUSINESS MAP

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SITE & EXTERIOR

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To request additional information,
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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

KELLER WILLIAMS CLEAR LAKE Name of Sponsoring Broker (Licensed Individual or Business Entity)	9011239-BB License No.	KWBROKERTX@GMAIL.COM Email	(281)335-0335 Phone
CYNTHIA GOMEZ Name of Designated Broker of Licensed Business Entity, if applicable	573937-B License No.	KWBROKERTX@GMAIL.COM Email	(832)390-3444 Phone
CYNTHIA GOMEZ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	573937-B License No.	KWBROKERTX@GMAIL.COM Email	(832)390-3444 Phone
CHAUNdra HUGEL BROUGHTON Name of Sales Agent/Associate	667270-SA License No.	CHAUNdra@KWCOMMERCIAL.COM Email	(917)743-6241 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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IABS

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