

# Shoppes at FM 646 – Phase I

LEAGUE CITY, TX 77573

AVAILABLE IN 60 DAYS

## Highly Desirable End Cap Retail Space

3,294 SF · Move-In Ready · Second-Generation End Cap · \$35.00/SF/YR NNN



## Executive Summary

# A Rare, Move-In Ready End Cap Opportunity

Located at the **Shoppes at FM 646** in one of the Greater Houston area's fastest-growing suburbs, this second-generation end cap retail space delivers a professionally built-out showroom environment that is ready to receive your brand — without the cost and delay of a ground-up build-out.

### Space Overview

- 3,294 SF on the 1st Floor
- End cap position with premium corner visibility
- Open showroom layout with flexible configuration
- Fitting rooms, display areas & quality interior finishes
- Suitable for retail, service, or specialty concepts

### Key Advantages

- **Reduced build-out costs** — second-generation condition means infrastructure is already in place
- **Faster opening timeline** — available in approximately 60 days
- **Established center presence** — benefit from existing co-tenancy and foot traffic
- **Proven retail corridor** — surrounded by national and regional brands



## Property Highlights

# Built for Retail. Ready for Business.

### End Cap Position

Corner end cap unit delivers maximum storefront exposure and dual-sided visibility — one of the most coveted positions in any strip center.

### Full Build-Out

Professionally finished second-generation space with existing improvements, reducing both tenant build-out costs and time to open.

### Flexible Layout

Open showroom floor plan with display areas and fitting rooms supports a wide range of retail, service, and specialty uses.

### Ample Parking

Well-maintained surface parking with easy customer access and clear drive-through circulation throughout the 1.37-acre retail center.

## Lease Information

# Transparent Lease Terms

**3,294**

**Square Feet**

1st Floor end cap retail space

**\$35**

**Per SF / Year**

Triple Net (NNN) lease structure

**30**

**Days to Occupancy**

Estimated availability timeline

**2017**

**Year Built**

Well-maintained modern construction

## Lease Structure Details

- **Lease Type:** Triple Net (NNN)
- **Lease Rate:** \$35.00/SF/Year
- **Space Available:** 3,294 SF
- **Occupancy:** Available in approximately 60 days
- **Condition:** Fully built-out, second-generation retail
- **Property Type:** Retail Storefront — 1st Floor

## Building Specifications

- **Year Built:** 2017
- **Total GLA:** 12,600 SF
- **Total Land Area:** 1.37 Acres
- **Construction:** Modern retail strip center
- **Parking:** Ample surface parking

📄 **Disclaimer:** Lease rate does not include utilities, property expenses, or building services. All figures are subject to verification and subject to change without notice. Prospective tenants should conduct independent due diligence.

## Location Overview

# Positioned at the Heart of a Growing Market

**828 FM 646, League City, TX 77573** sits at a high-visibility intersection in one of the Greater Houston area's most dynamically expanding communities. League City and the surrounding Dickinson trade area have experienced sustained population growth, rising household incomes, and ongoing residential development — creating strong, consistent consumer demand for retail and service concepts.



### Interstate 45

Direct connectivity to I-45 provides regional access from Houston to Galveston, drawing shoppers from a broad catchment area.



### FM 646 Corridor

Prominent frontage along FM 646, a major arterial serving dense suburban neighborhoods and established retail destinations.



### FM 517 Access

Quick connection to FM 517 extends the trade area reach deeper into Alvin, Pearland, and south Galveston County communities.

## Trade Area Demographics

# A High-Growth Suburban Market

League City is one of the fastest-growing cities in Texas. With expanding master-planned communities, rising incomes, and strong consumer spending, the FM 646 corridor is surrounded by an affluent, family-oriented residential base eager to support local and national retail concepts.

### **Growing Residential Base**

Established and new master-planned communities directly adjacent to the site drive reliable daily foot traffic and repeat customer visits.

### **National & Regional Co-Tenancy**

Surrounded by recognized national and regional retailers, restaurants, and service providers, reinforcing the center's draw and legitimacy.

### **Strong Consumer Spending Power**

League City's above-average household incomes support specialty retail, boutique concepts, and personal service businesses.

### **Sustained Population Growth**

Galveston County and the League City–Dickinson trade area consistently rank among Texas's top-growth regions, ensuring a growing long-term customer base.

## Ideal Tenant Profile

# Who Thrives in This Space?

This end cap space's generous square footage, open layout, display areas, and high-visibility corner position make it exceptionally well-suited for destination-oriented retail and service concepts. The following use categories represent the strongest fit for this location:



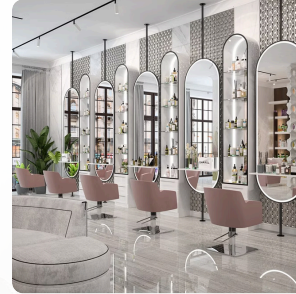
### **Bridal & Formalwear**

The spacious layout with fitting areas and open showroom is an ideal match for bridal, prom, and formalwear retailers.



### **Boutique & Apparel**

Curated fashion concepts benefit from the end cap's visibility, flexible merchandising space, and neighborhood retail draw.



### **Wellness & Beauty**

Med spas, beauty studios, and wellness concepts thrive in built-out spaces with strong street presence and easy parking access.



### **Specialty Showroom**

Furniture, home décor, jewelry, or gift concepts needing open display and showroom-style presentation are a natural fit.

## Why End Cap?

# The Premium Retail Position

End cap spaces are among the most coveted in any retail strip center — and for good reason. Corner positioning at the terminus of the building delivers advantages that mid-inline spaces simply cannot match. At the Shoppes at FM 646, this end cap unit combines those structural benefits with a fully built-out second-generation interior, giving incoming tenants a powerful head start.

### → Dual Façade Exposure

Two exterior walls mean two directions of customer-facing signage and visual presence from the parking lot and roadway.

### → Higher Foot Traffic Capture

Corner units intercept traffic from multiple directions, both within the center and from the adjacent street.

### → Stronger Brand Identity

Standalone corner visibility elevates brand perception and makes the tenant's location easy for customers to remember and find.

## End Cap Advantages at a Glance

- Corner unit with dual-sided street visibility
- Maximum signage allowance
- Two points of natural customer ingress
- Premium placement within established center
- Second-generation build-out — move faster, spend less
- 1.37-acre site with ample, unobstructed parking

## Property at a Glance

# Shoppes at FM 646 – Key Facts

<b>Property Name</b>	Shoppes at FM 646 – Phase I
<b>Address</b>	828 FM 646, League City, TX 77573
<b>Space Available</b>	3,294 SF — End Cap, 1st Floor
<b>Lease Rate</b>	\$35.00/SF/Year (NNN)
<b>Lease Type</b>	Triple Net (NNN)
<b>Condition</b>	Full Build-Out — Second Generation
<b>Availability</b>	Approximately 60 Days
<b>Property Type</b>	Retail Storefront
<b>Year Built</b>	2017
<b>Gross Leasable Area</b>	12,600 SF
<b>Total Land Area</b>	1.37 Acres
<b>Major Access</b>	FM 646 · I-45 · FM 517

White House Global Properties


# Schedule a Tour Today

This is a rare opportunity to secure a **move-in ready, fully built-out end cap** in one of League City's most established neighborhood retail centers. With availability in approximately 60 days and a competitive NNN lease structure, this space is positioned for a well-qualified tenant looking to open quickly and cost-effectively.

## Listing Contact

**Ram King & Washington Ho**

White House Global Properties

 **Phone:** 713-480-5109

 **Email:** ram.king@whitehousegp.com

[Schedule a Tour](#)


## Property Address

828 FM 646

League City, TX 77573

## Quick Reference

- 3,294 SF · End Cap · 1st Floor
- \$35.00/SF/YR · Triple Net (NNN)
- Full Build-Out · Available ~60 Days
- Year Built: 2017 · GLA: 12,600 SF

 All information contained herein is from sources deemed reliable but is not guaranteed. All figures are subject to change, errors, omissions, prior lease, or withdrawal without notice. Prospective tenants are encouraged to independently verify all information prior to executing any lease agreement.