



FOR LEASE: Hill AVE/FM 646 Medical • Office • Retail Suites

451 E FM 646 , League City, X 775732

\$22 per SF | \$7.50 NNNs - 3 Spaces



Three versatile suites positioned along the high-growth FM 646 corridor, ideal for medical, office, or retail users. End-cap offers 2906 SF shell ready for build-out, while the two 1,000 SF suites can be leased individually or combined. The property benefits from strong synergy with an existing clinic, vet clinic, and pharmacy onsite. I-45 and FM 646, the site captures steady traffic flowing toward the dense residential communities extending toward Kemah.

- Total parking spaces 50-60
- 1,000 - B2 Former Smoothie Shop
- Prominent monument sign on FM 646 for strong visibility
- Dickinson/League City, Kemah and Clear Lake. Major residential growth
- High demand for Dental/Medical/Attorney Office
- Near major I-45 & FM 646 retail hub with strong traffic



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