

For Sale/Lease: Pads at Lilac Field Business Park
League City Parkway at Isla Vista Dr., League City, TX 77573
\$32 per SF | \$10/NNNs

- Timeline Update: Building 1 expected Q1 of 2027.
- ±300,000 SF mixed-use business park
- **Prime Location:** Strategic intersection of League City Pkwy (TX 96) and the newly completed TX 146 (Grand Parkway Loop)
- **High Visibility & Access:** Excellent frontage and connectivity within a major growth corridor
- **Retail & Dining Focus:** Designed to attract top national retailers and restaurant concepts
- **Vibrant Commercial Hub:** Planned plaza serving a densely populated and growing sub-market
- **Trade Area Demographics:**
 - 1-Mile Median Household Income: ~\$130,000
 - 3-Mile Median Household Income: ~\$125,000
 - 5-Mile Median Household Income: ~\$120,000
 - 5-Mile Population: ~118,000 residents
- **Traffic counts:**
 - Hwy 146: 29,200
 - Hwy 96: 19,800
- Just south of the Kemah Boardwalk
- Adjacent to the Kemah Crossing and Mar Bella communities
- Kemah/Clear Lake area has 4 million annual visitors and a rapidly expanding base of local homeowners and retail centers



LOCATION & SITE PLAN

