

# PINNACLE PARK

NWC & SWC of Gulf Freeway and Ballpark Way | League City, Texas  
2nd-Gen Restaurant, Retail and Pads Available For Lease

RETAIL WITH  
FREEWAY  
VISIBILITY  
FOR LEASE

ABUELO'S  
MEXICAN RESTAURANT

 NewQuest

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MAJOR AREA RETAILERS



# Project Highlights



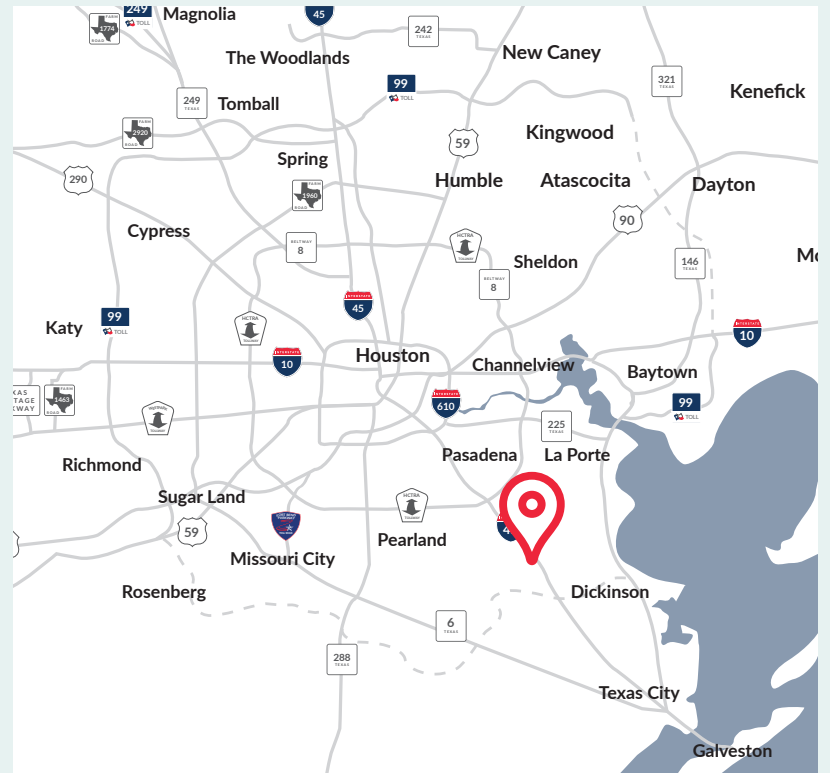
**9%**  
POPULATION GROWTH  
WITHIN 5 MILES  
FROM 2020 TO 2026



**\$181K**  
AVERAGE HOUSEHOLD INCOME  
WITHIN 1 MILE



**159K**  
CURRENT POPULATION  
WITHIN 5 MILES



2020 Census, 2026 Estimates with Delivery Statistics as of 04/26

## NOTABLE AREA GROWTH

10,043 FUTURE HOMES | 5 MILES  
1,026 ANNUAL HOME STARTS | 5 MILES  
58K CURRENT HOUSEHOLDS | 5 MILES

Source: Zonda & Regis Estimates as of Q1 2026

Future Grand Parkway expansion planned, enhancing accessibility to the area (labeled on aerial map page 4).

Domain at Pinnacle Park is a 340-unit luxury multifamily development behind Pinnacle Park.

Conveniently situated within a 10-minute drive of the #1 Cinemark in the Houston MSA & #2 in Texas.

- Placer.ai, '26

Approximately 5 miles from Flyway, a premier Texas entertainment destination.

UTMB Health League City campus is undergoing a \$300M, 177,000 SF expansion, including a 6,600 SF outpatient clinic opening in fall 2026 and approximately 32,000 SF of future shell space, further expanding healthcare services just 2 miles from the property.

Ballpark at League City is a 35-acre facility with 341K annual visitors adjacent to Pinnacle Park.

- Placer.ai, '26

#### Available for Lease:

879 SF 2nd-Generation Retail

1,544 SF White Box

2,965 SF 2nd-Generation Restaurant

3,200 2nd-Generation Office/Retail

3,862 SF 2nd-Generation Restaurant

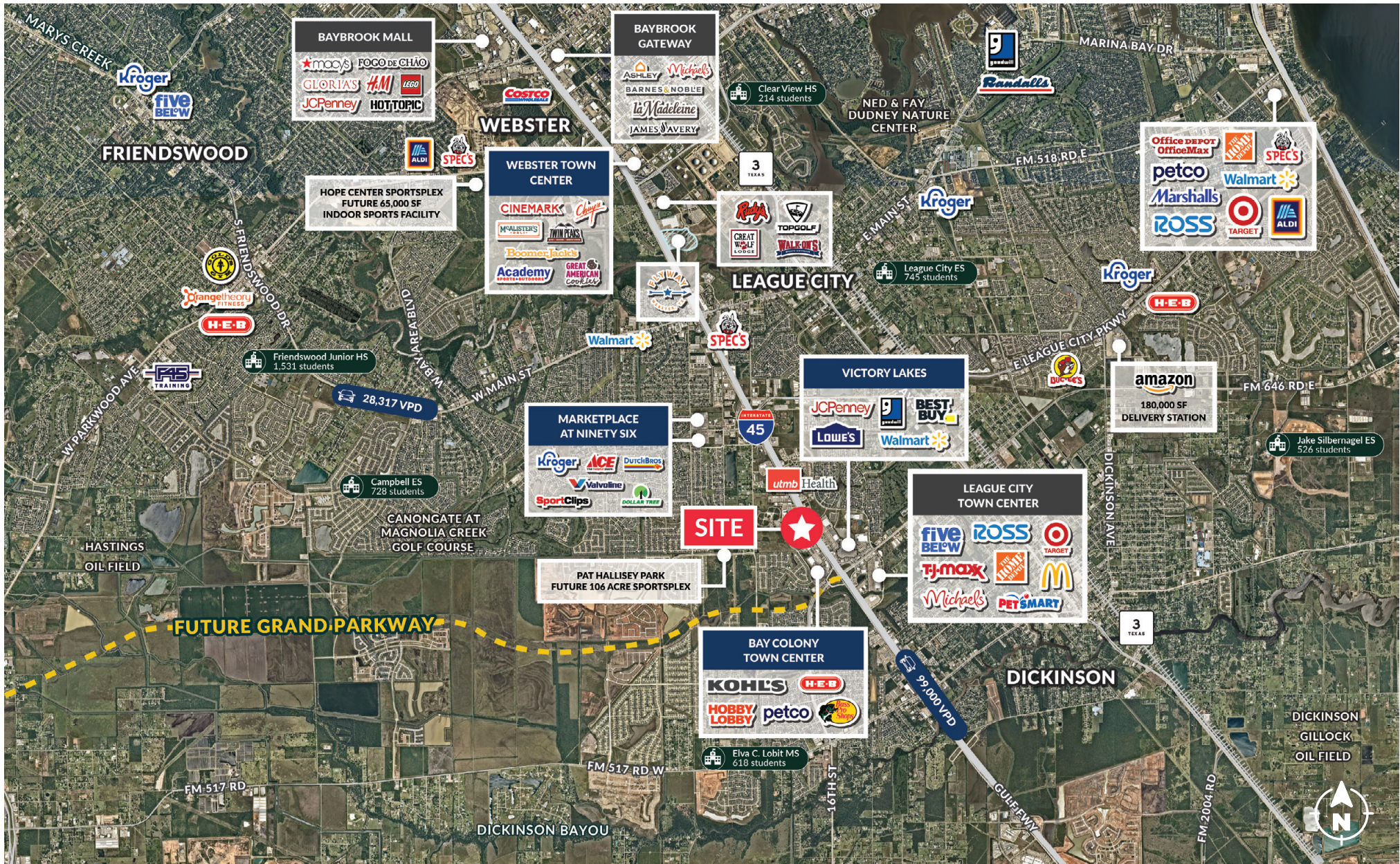
9,840 SF 2nd-Generation Restaurant

5.1 to 7.26 Acres Available

Ideal for retail, hospitality, fitness, entertainment, pickleball, and food & beverage



# Project Highlights



TxDOT Traffic Counts as of 2024

06.26 | 05.26



AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

# Site Plan



KEY	BUSINESS	LEASE AREAS
1	Kabuki Grill	4,300 SF
2	2nd-Gen Restaurant Available for Lease	3,862 SF
3	Toasted Yolk Cafe	6,110 SF
4	Salata	3,000 SF
5	Nothing Bundt Cakes	2,200 SF
6	White Box Available for Lease	1,544 SF
7	2nd-Gen Office/Retail Available for Lease	3,200 SF
8	2nd-Gen Restaurant Available for Lease	9,840 SF
9	Black Bear Diner	7,477 SF
10	2nd-Gen Restaurant Available for Lease	2,965 SF
11	Red Wing Shoes	1,500 SF
12	2nd-Gen Retail Available for Lease	879 SF
13	Fuji Ramen & Bar	2,075 SF
14	Available Pad	7.26 AC
15	Available Pad	5.1 AC



06.26 | 05.26

# Regional Destination



## DRIVE-TIME RADIUS TO PINNACLE PARK

10-MINUTE DRIVE-TIME

15-MINUTE DRIVE-TIME

- 1 **H-E-B**  
5 MIN
- 2 **UNIVERSITY OF TEXAS MEDICAL BRANCH**  
5 MIN
- 3 **VICTORY LAKES TOWN CENTER**  
7 MIN
- 4 **FLYWAY**  
8 MIN
- 5 **BAYBROOK MALL**  
9 MIN
- 6 **NASA CENTER**  
12 MIN
- 7 **HCA MEDICAL CENTER**  
13 MIN
- 8 **UNIVERSITY OF HOUSTON-CLEAR LAKE**  
19 MIN



2nd-Gen Restaurant  
Available for Lease

2nd-Gen Office/Retail  
Available for Lease

# Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,912	26,399	57,464
Current Population	5,634	74,319	158,677
2020 Census Population	5,939	69,477	146,100
Population Growth 2020 to 2026	-5.12%	6.97%	8.61%
2026 Median Age	37.2	36.1	36.5

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	60.36%	60.80%	61.42%
Black or African American	11.35%	11.75%	11.19%
Asian or Pacific Islander	9.31%	5.97%	6.26%
Other Races	18.59%	20.86%	20.51%
Hispanic	24.53%	27.65%	27.56%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$180,781	\$138,650	\$143,485
Median Household Income	\$155,588	\$120,399	\$121,344
Per Capita Income	\$60,601	\$50,467	\$53,313

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	11.06%	19.67%	22.43%
2 Person Households	35.17%	34.47%	33.49%
3+ Person Households	53.77%	45.86%	44.08%
Owner-Occupied Housing Units	85.25%	70.92%	67.55%
Renter-Occupied Housing Units	14.75%	29.08%	32.45%

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26

# 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.

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

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<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>John Nguyen</b>	<b>622480</b>	<b>jnguyen@newquest.com</b>	<b>281.477.4326</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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