



H-E-B ANCHORED RETAIL CENTER WITH MAJOR NATIONAL TENANTS IN LEAGUE CITY, TX



Bay Colony Town Center

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TRAFFIC COUNTS (KALIBRATE 2026)

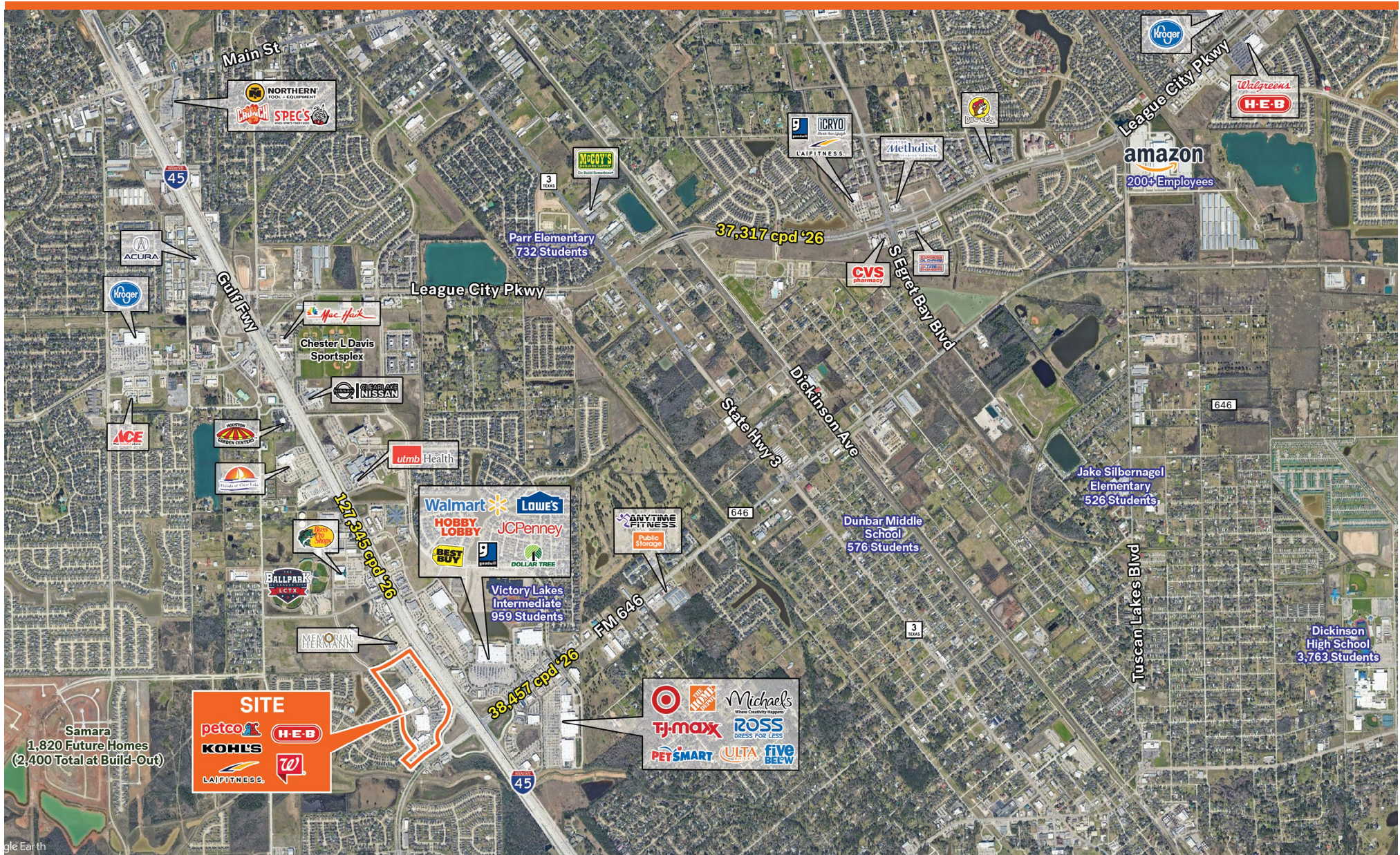


FM 646

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	7,269	66,991	146,388
DAYTIME POPULATION	6,098	49,500	105,924
AVG HH INCOME	\$119,108	\$107,828	\$111,779

H-E-B + Fuel, Kohl's, Petco, Walmart, Lowe's, JC Penny, Target, TJ Maxx, Ross Dress for Less, The Home Depot, LA Fitness, Walgreens, Chili's, Jason's Deli, MOD Pizza, Freddy's Frozen Custard, Massage Envy, Baskin Robbins, Bank of America, Hallmark, AT&T, Cost Cutters, The UPS Store

- Bay Colony Town Center Receives 5.4M Visits Annually *Placer.ai
- Surrounded by a Rapidly Growing Residential Communities, Including Tuscan Lakes, Hidden Lakes, Sedona with an Average Home Price of \$415,598 *Zonda Estimates Q4 2024
- 1-Mile From 72,000 SF Bass Pro Shops/Cabelas
- Closest Grocery-Anchored Center Along the Southbound Route to Galveston
- Pylon Signage Available







Unit	Tenant	Square Footage	Unit	Tenant	Square Footage
1	Walgreens	14,820	27	Houston Physicians Hospital	2,620
2	Bank of America	4,500	29	Manchester Cleaners	3,000
3	888 Chinese Restaurant	3,000	30	Bada Bing Pizzeria	2,682
4	Baskin Robbins	1,500	32	Available	1,600
5	The UPS Store	1,460	33	Trudy's Hallmark	4,191
6	Massage Envy	3,440	41	Available	6,187
7	Castle Dental	4,197	001 B	Petco	15,000
8	TX Crawfish & Seafood Restaurant	2,787	002B	Technic Salon	2,070
9	Waxxed Sports	2,513	003B	Potentially Available	10,922
11	CAVA Grill	3,950	004B	Kohl's	88,743
12	MOD Pizza	2,966	005B	The University of Texas Medical	8,383
13	Hawaii Fluid Art	1,849	007B	aQua Dialysis	5,971
14	Dental, Etc.	1,853	008B	Hope Rehab Physical Therapy	2,604
15	Optimal Eye Care PC	2,051	009B	Augustine Healthcare	2,768
16	AT&T Mobility	1,131	01 3B	EOS Fitness	39,112
17	Pride Liquor & Wine	1,995	014B	The University of Texas Medical	19,764
18	HEB	97,500	01 5B	Gotcha Boba	974
19	Subway	1,495	016B	Verizon Wireless	4,562
20	Cost Cutters	1,400	017B	Citrus Nail Spa	2,849
21	Masa Sushi	2,640	018B	Phenix Salon Suites	5,057
22	The University of Texas Medical	3,733	019B	Tropical Smoothie Cafe	1,113
23	Available	3,640	020B	Chili's Bar & Grill	5,955
24	Nails II	2,148	021 B	Comcast	3,576
25	Adriatic Café Italian Grill	4,805	022B	Taco Cabana	3,636
26	Available	1,400			





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809