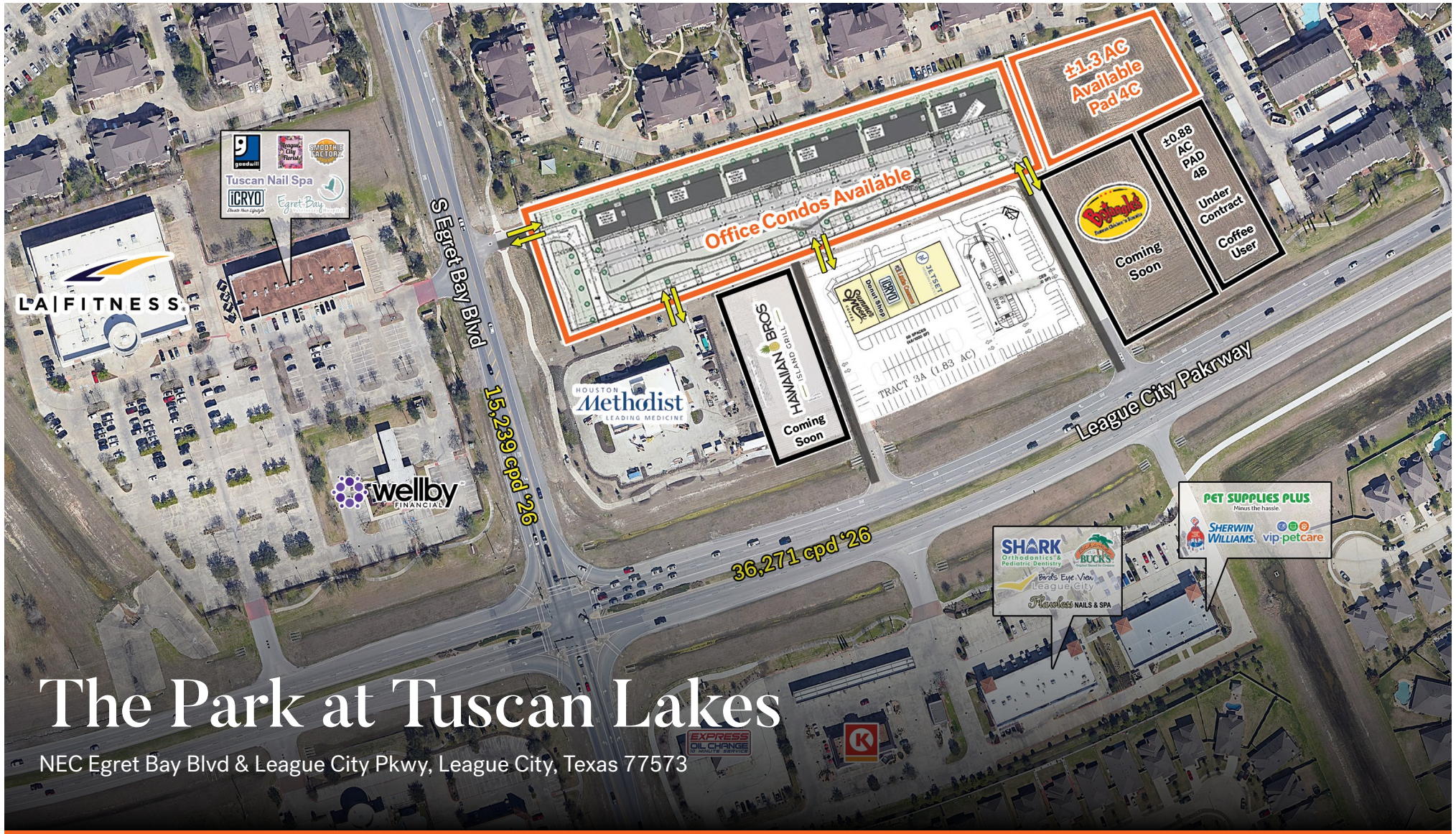




LEAGUE CITY PAD SITE AND OFFICE CONDOS AVAILABLE



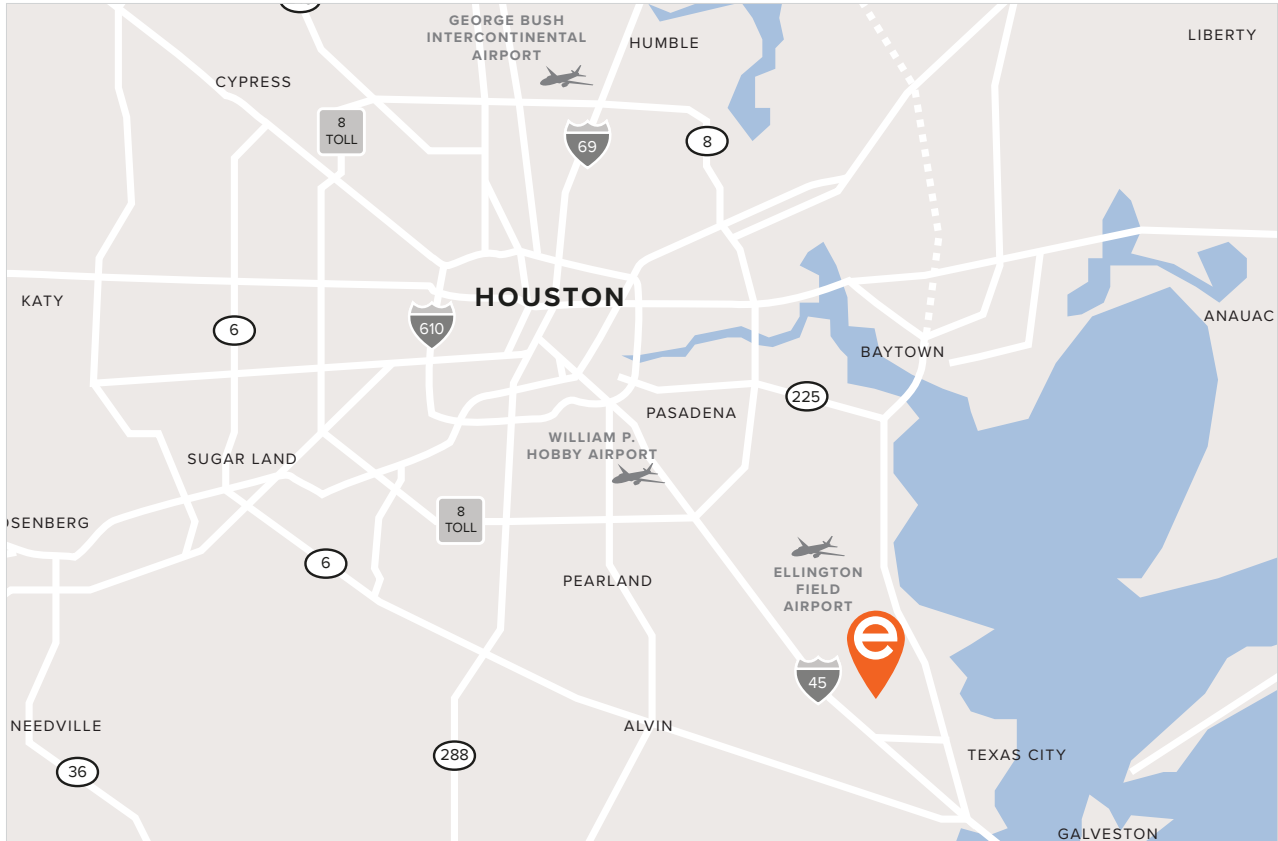
# The Park at Tuscan Lakes

NEC Egret Bay Blvd & League City Pkwy, League City, Texas 77573

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515 Post Oak Blvd, Suite 175, Houston, Texas 77027  
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**LOCATION**

**NEC Egret Bay Blvd & League City Pkwy, League City, Texas 77573**



**AVAILABLE**

**±1.3 AC Pad Site**  
**±6,600 SF Office Condos (Proposed)**



**RATE**

**Please Call For Rates**



**TRAFFIC COUNTS (KALIBRATE 2026)**

**15,239 CPD**

Egret Bay Blvd

**36,271 CPD**

League City Parkway



**PROPERTY INFORMATION**

- ±1.3 AC Pad Sites Available for Sale or Ground Lease
- ±6,600 SF Office Condos Proposed
- Adjacent to Lifetime Fitness with over 288.4K annual visitors\*
- In Close Proximity to Amazon Warehouse with over 200+ Employees
- Over 46K Total CPD at the Site Intersection of Egret Bay Blvd and League City Pkwy
- Seeking Day Care or School for Pad 4C

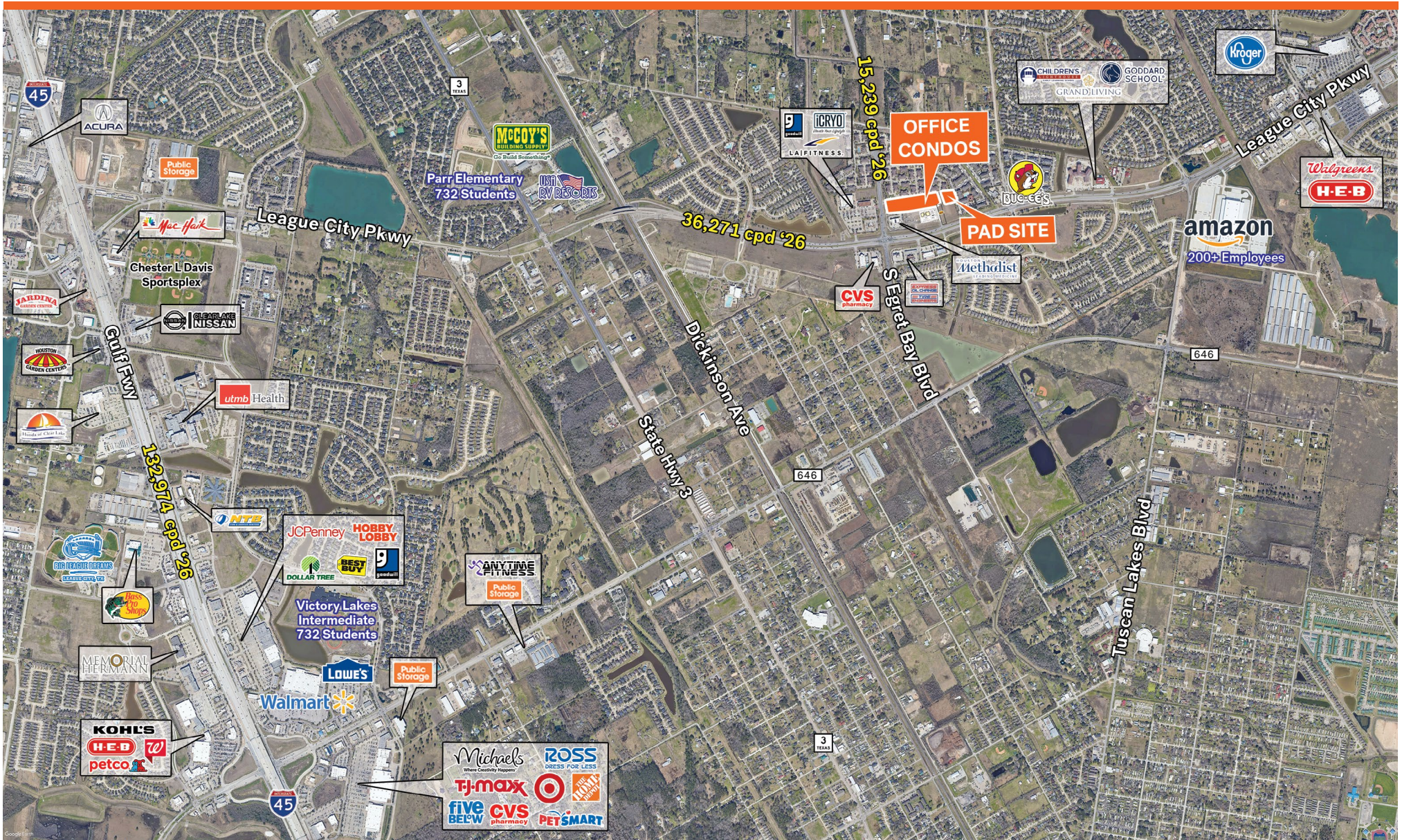
*\*Visitor data from Placer.ai*

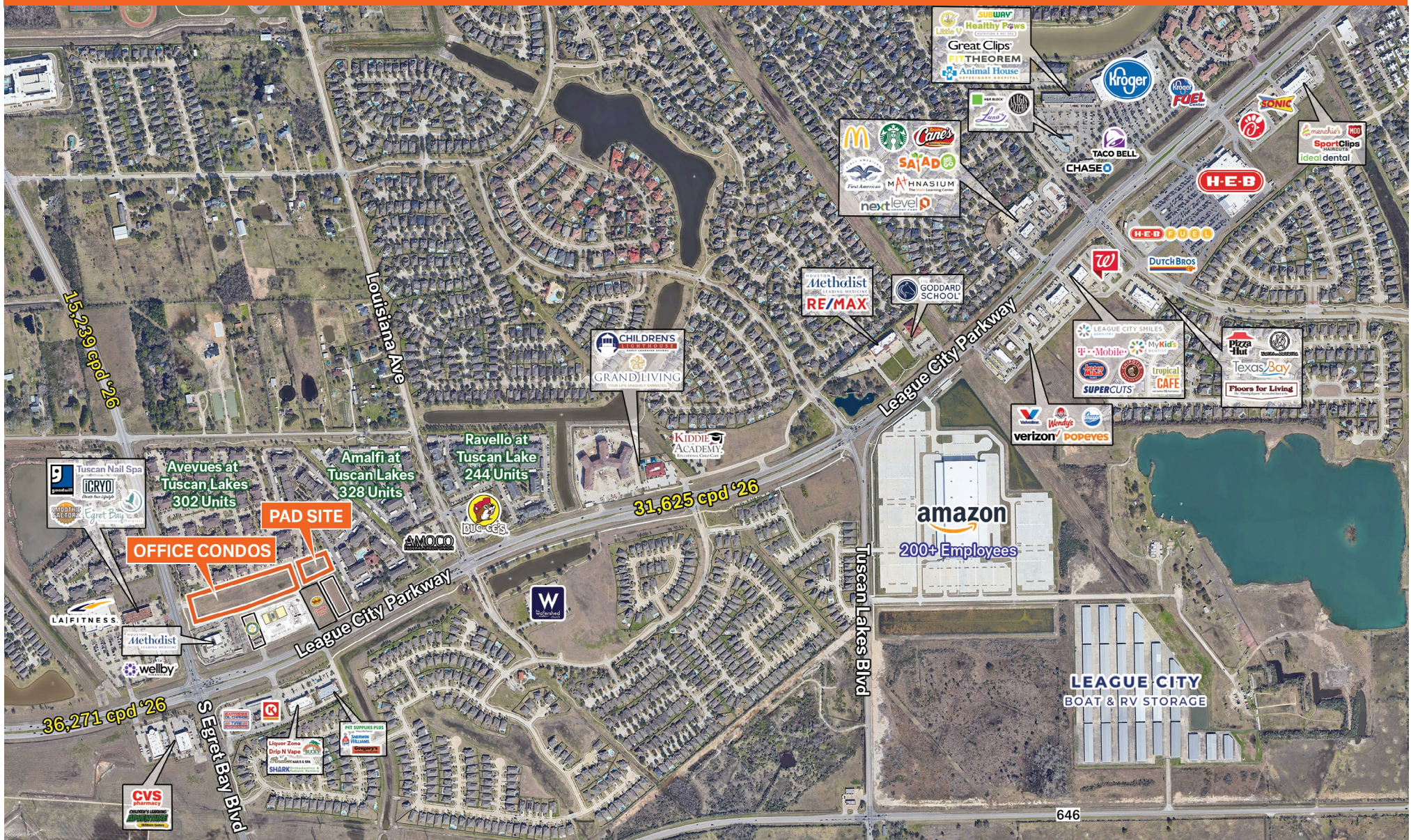
**2025 DEMOGRAPHIC SNAPSHOT**

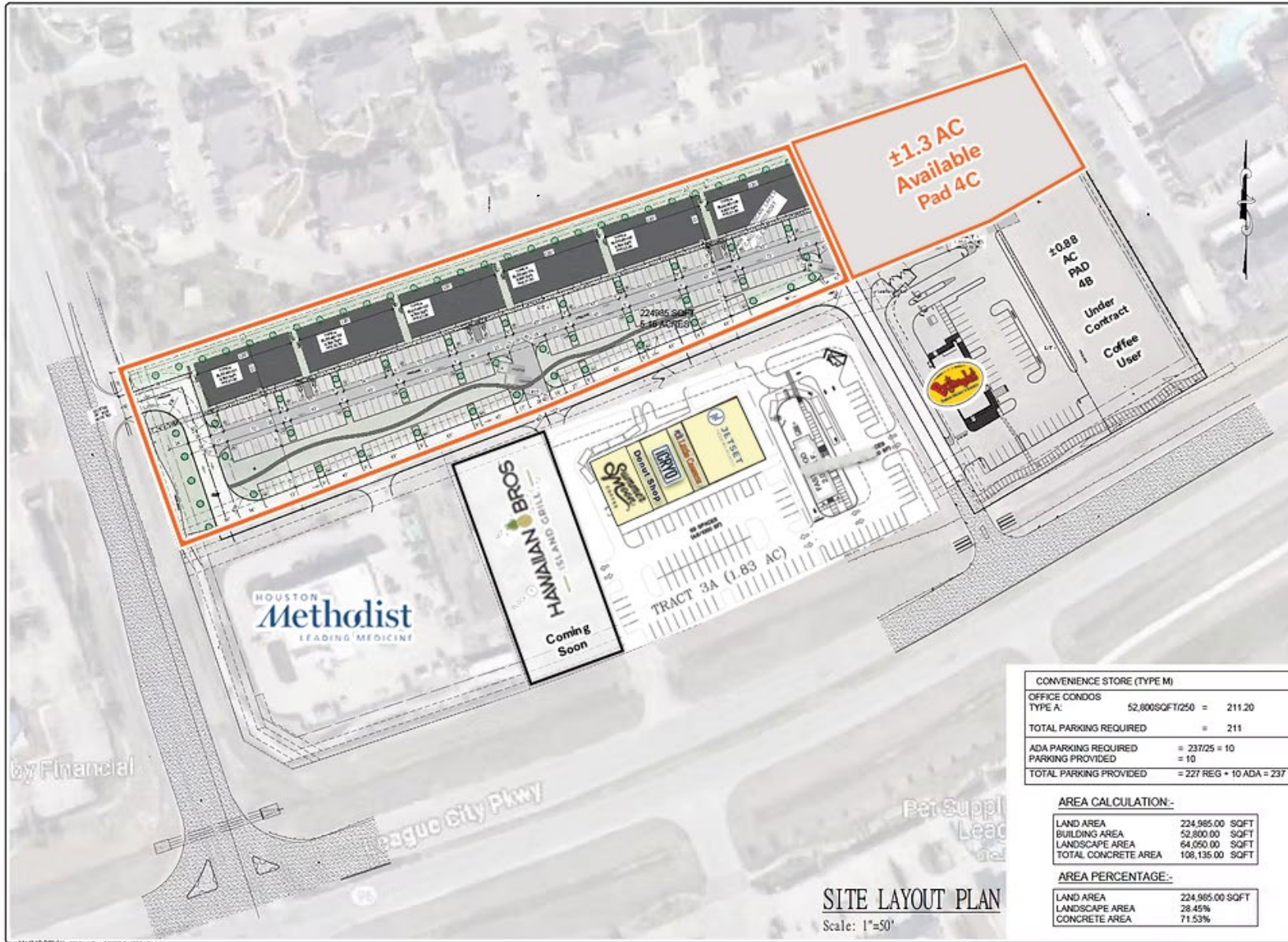
	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	7,611	74,399	169,045
<b>DAYTIME POPULATION</b>	4,745	58,587	149,703
<b>AVG HH INCOME</b>	\$118,121	\$109,724	\$104,404

**AREA RETAILERS**

LA Fitness, Amazon Warehouse, H-E-B, Kroger, Buc-ee's, Houston Methodist ER, Bojangles, iCyro, Express Oil Change & Tire, Goodwill, CVS, Smoothie Factory, Wellby Financial, Bahama Bucks, Sherwin Williams, Pet Supply Plus, Circle K, Hawaiian Bros Island Grill







DATE FOR: [ ]  
FOR DESIGN ONLY [ ]  
FOR PERMITS [ ]  
FOR CONSTRUCTION [ ]

NO.	DATE	DESCRIPTION



PROP. SINGLE STORY OFFICE CONDOS  
LOCATED AT  
1280 LEAGUE CITY PARKWAY, LEAGUE CITY,  
TX, 77573

CONVENIENCE STORE (TYPE M)	
OFFICE CONDOS	
TYPE A:	52,800 SQFT / 250 = 211.20
TOTAL PARKING REQUIRED	= 211
ADA PARKING REQUIRED	= 237 / 25 = 10
PARKING PROVIDED	= 10
TOTAL PARKING PROVIDED	= 227 REG + 10 ADA = 237

AREA CALCULATION:	
LAND AREA	224,985.00 SQFT
BUILDING AREA	52,800.00 SQFT
LANDSCAPE AREA	64,050.00 SQFT
TOTAL CONCRETE AREA	108,135.00 SQFT

AREA PERCENTAGE:	
LAND AREA	224,985.00 SQFT
LANDSCAPE AREA	28.45%
CONCRETE AREA	71.53%

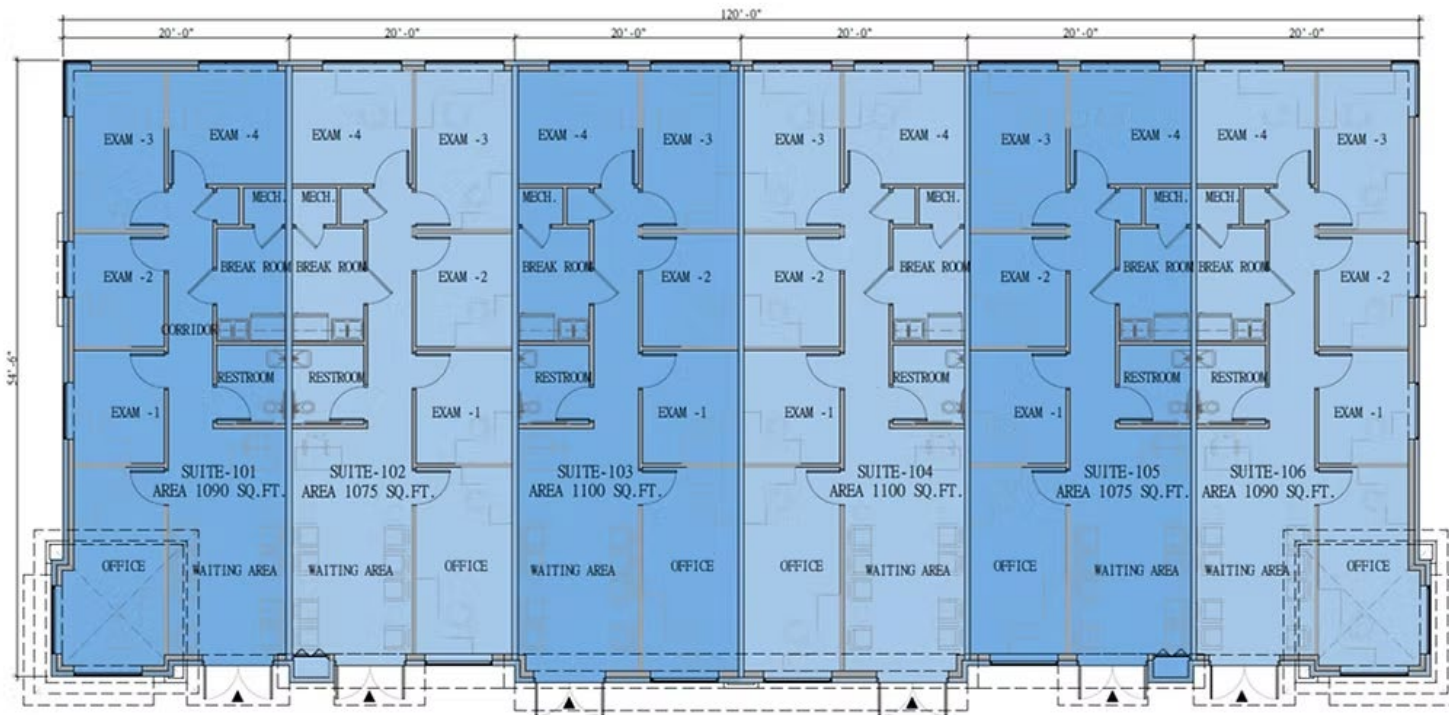
DATE: 03/04/2025

PROJECT NUMBER	24202
SCALE	1"=50'
DRAWN BY	R.B.
CHECKED BY	A.Z.
DATE PLOTTED	

**SITE LAYOUT PLAN**

DATE: 03/04/2025

**C-1.0**



SIX UNIT FLOOR PLAN

# of Unit	1	2	3	4	5	6
Square Feet	1,090	2,165	3,265	4,365	5,440	6,530

- \* Offices are efficiently designed and can be combined to create larger Units.
- \* Picture shows a 6 Unit floor plan 5 Unit floor plans are available



LEAGUE CITY PAD SITES - NEC EGRET BAY BLVD & LEAGUE CITY PKWY | 2025 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
TOTAL POPULATION	7,548	72,633	168,960
TOTAL DAYTIME POPULATION	5,094	59,204	148,107
PROJECTED POPULATION GROWTH 2025 TO 2030	5.84%	4.00%	3.76%
2030 PROJECTED POPULATION	7,989	75,541	175,306
% FEMALE POPULATION	51%	51%	51%
% MALE POPULATION	49%	49%	49%
MEDIAN AGE	40.1	38.5	38.4
<b>BUSINESS</b>			
TOTAL EMPLOYEES	1,396	16,217	51,989
TOTAL BUSINESSES	115	1,341	3,833
<b>HOUSEHOLD INCOME</b>			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$119,541	\$111,803	\$106,217
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$103,954	\$105,032	\$97,104
ESTIMATED PER CAPITA INCOME	\$65,835	\$50,639	\$49,637
<b>HOUSEHOLD</b>			
TOTAL OCCUPIED HOUSING UNITS	3,534	28,449	68,604
% HOUSING UNITS OWNER-OCCUPIED	49%	65%	60%
% HOUSING UNITS RENTER-OCCUPIED	46%	29%	33%
<b>RACE &amp; ETHNICITY</b>			
% WHITE	59%	64%	65%
% BLACK OR AFRICAN AMERICAN	16%	9%	9%
% ASIAN	5%	4%	5%
% OTHER	19%	23%	22%
% HISPANIC	22%	27%	26%
% NON-HISPANIC	78%	73%	74%

## 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
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

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