

FOR LEASE | Parkway Medical Plaza - Corner of Gulf Freeway and 96 League City Parkway

1320 West League City Parkway, League City, TX 77573



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	25,030 SF
Available SF:	1,500 - 16,000 SF
Year Built:	2025
Submarket:	NASA/Clear Lake Retail Submarket

PROPERTY OVERVIEW

Parkway Medical Plaza presents an unparalleled opportunity for medical and retail professionals to establish their presence in the thriving community of League City, Texas. Situated at the bustling intersection of I-45 and 96 League City Parkway, this state-of-the-art plaza offers prime visibility and accessibility. Flexible leasing options available for various medical purposes including dental, physician offices, specialists, dermatologists, pharmacies, and more. Below market rates for brand new construction, offering competitive leasing rates at \$30 per square foot with competitive tenant improvement allowances. Parkway Medical Plaza presents an unparalleled opportunity for medical and retail professionals to establish their presence in the thriving community of League City. Don't miss out on this exceptional opportunity to be part of League City's premier medical and retail destination. Delivery set for the end of July!

PROPERTY HIGHLIGHTS

- Strategically positioned in the heart of League City, adjacent to UTMB and MD Anderson facilities
- Conveniently located off League City Parkway, ensuring easy access for both patients and staff.
- Boasting over 129 parking spots, the plaza provides ample parking space for patients and visitors.
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Jason Suchecki

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POPULATION	0.25 MILES	0.5 MILES	1 MILE	3 MILE	5 MILE
Total Population	475	1,996	8,745	61,531	171,212
Average Age	36.3	32.8	34.0	37	37.1
Average Age (Male)	39.8	32.6	31.9	35.9	36.1
36.3Average Age (Female)	29.4	29.9	35.9	38.2	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE	3 MILE	5 MILE
Total Households	122	614	3,037	22,864	67,029
# of Persons per HH	3.9	3.3	2.9	2.7	2.6
Average HH Income	\$189,940	\$135,182	\$114,902	\$120,678	\$114,631
Average House Value	\$357,482	\$280,062	\$231,868	\$272,191	\$276,371

2020 American Community Survey (ACS)

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