

Demographic & Trade-Area Report

6011 W Main St.
League City, Texas 77573

144,244

2025 population
within 5 miles

\$135,754

Median HHI
within 1 mile

9,997

2025 population
within 1 mile

Prepared for leasing and tenant marketing | August 2026

Affluent Family-Oriented League City Trade Area

Westover Plaza combines strong immediate residential density, six-figure household incomes and a growing west-League City customer base.

9,997	60,799	144,244	149,571
2025 population - 1 mile	2025 population - 3 miles	2025 population - 5 miles	2030 projected - 5 miles
\$135.8K	\$127.7K	\$105.2K	3.0
Median HHI - 1 mile	Median HHI - 3 miles	Median HHI - 5 miles	Avg. household size - 1 mile

Why this matters for tenants

- The immediate one-mile ring contains nearly 10,000 residents with median household income of approximately \$135,754.
- The three-mile ring reaches more than 60,000 residents while maintaining median household income above \$127,000.
- The one-mile average household size of 3.0 and average age of 37 support family-oriented retail, medical, dental, education, fitness, food and personal-service concepts.
- League City reports approximately 123,910 residents, average household income of \$148,490 and 50.6% of residents holding a bachelor's degree or higher.
- The City adopted a Westside Master Plan in 2025 covering nearly 4,000 acres of future-development area, reinforcing long-term growth potential west of the established city core.

“Nearly 10,000 residents within one mile, median household income above \$135,000, and more than 144,000 residents within five miles.”

Source: Property-ring estimates: LoopNet property record for 6011 W Main St. League City citywide indicators: City of League City, League City By The Numbers (2025/2026 publication).

PROPERTY

West Main / FM 518 Neighborhood Retail Position

Westover Plaza is a neighborhood retail center on League City's west side, surrounded by established housing and positioned near future west-side development.

Address	6011 W Main St., League City, TX 77573
Center type	Neighborhood retail center
Gross leasable area	Approximately 50,962 SF
Frontage	Approximately 500 feet on West Main / FM 518
Site area	Approximately 5.9 acres
Year built	2015
Property record parcel	Plaza at Westover Park - Lot 1

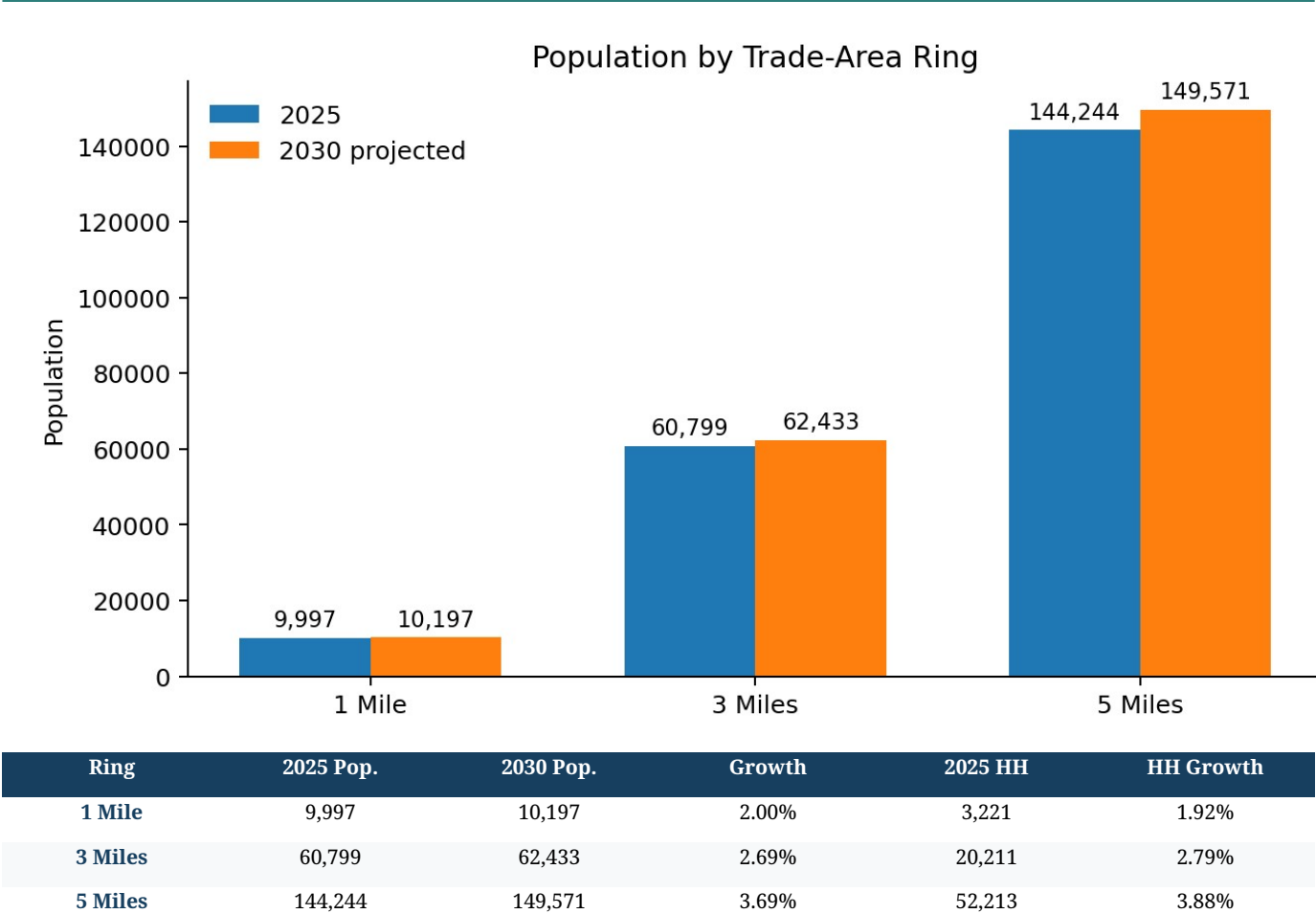
Location strengths

- Direct frontage on West Main / FM 518 with strong visibility, access and ample parking.
- Immediately associated with the Westover Park residential area and surrounded by other established west-League City neighborhoods.
- West Main / FM 518 provides an east-west connection toward central League City and I-45, while the broader west side remains a major focus of future city planning and development.
- The property is positioned for neighborhood-serving uses that depend on repeat visits from nearby households.

Source: LoopNet current Westover Plaza listing and property record for 6011 W Main St / 6011 W FM-518 Rd.

Population Scale & Household Growth

The trade area is already substantial, with continued growth projected across all three rings through 2030.



Leasing interpretation

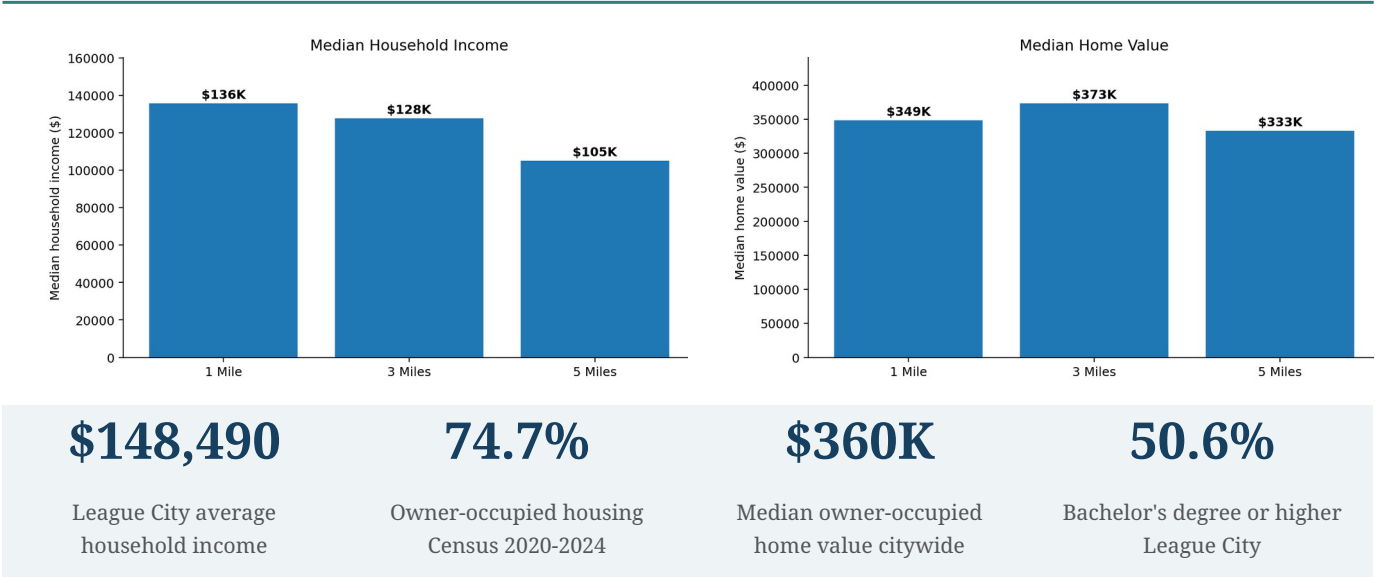
- The one-mile population density is particularly attractive for convenience, healthcare, food, fitness, education and personal-service tenants.
- The three-mile ring combines 60,000+ residents with a median household income above \$127,000.
- The five-mile ring provides a broad 144,000+ resident customer pool for destination and specialty concepts.

Source: LoopNet property demographics for 6011 W Main St. 2030 figures are vendor projections, not Census forecasts.

PURCHASING POWER

Six-Figure Median Household Income Across Every Ring

Westover Plaza serves an affluent suburban customer base, with strong incomes and owner-occupied housing values.



Source: City of League City, League City By The Numbers; U.S. Census Bureau QuickFacts; LoopNet property-ring demographics.

Family-Oriented, Educated & Homeowner-Heavy

League City's household composition supports recurring neighborhood spending and family-service demand.

123,910	38	44,002	2.74
League City population	Median age	Households	Average household size
50.6%	74.7%	26.4%	11.0%
Bachelor's degree or higher	Owner-occupied housing	Population under age 18	Foreign-born residents

Tenant implications

- Young-to-middle-age family households support pediatric, dental, urgent-care, childcare, tutoring, enrichment and family-oriented dining concepts.
- High educational attainment and household income support professional services, boutique fitness, wellness, specialty retail and premium convenience uses.
- High homeownership supports neighborhood loyalty and repeat-service categories such as personal care, home services and healthcare.

Source: City of League City and U.S. Census Bureau QuickFacts, 2020-2024 / current city publications.

Westover Park & West-League City Growth

Westover Plaza benefits from established rooftops immediately around the center while also sitting near the city's principal future-growth area.

Westover Park

- Westover Park is an approximately 500-acre master-planned community with more than 1,300 families according to HAR community information.
- Current 2026 listings and sales commonly fall from the \$300,000s through the \$500,000s, with larger homes reaching higher price points.
- HAR reports an average home profile of approximately four bedrooms and about 2,640 square feet for the community.

League City Westside Master Plan

- Adopted in May 2025, the plan guides future development of nearly 4,000 acres west of Hobbs Road and north of FM 517.
- The City states that roughly 40% of League City remains undeveloped, with much of that land concentrated on the west side.
- Public planning feedback specifically identified retail, restaurants, family-oriented entertainment, parks, mixed-use development and residential development as desired west-side uses.

Leasing implication

Westover Plaza is not relying only on future growth: it already has a dense affluent one-mile population. The west-side planning initiative adds a longer-term growth story that can strengthen tenant confidence in the corridor.

Source: HAR Westover Park community profile; City of League City Westside Master Plan and Long Range Planning pages.

Healthcare, Schools, Employment & Regional Access

League City sits within the Clear Lake / Bay Area employment and healthcare ecosystem, with major institutions accessible from the West Main corridor.

Healthcare

- UTMB Health League City Hospital Campus is a major regional medical destination and one of the city's largest employers.
- UTMB has approved a \$300 million multiphase League City campus expansion, with full completion expected by 2030. The project includes a new 40-bed Emergency Department, added inpatient capacity and expanded diagnostic services.
- MD Anderson provides cancer-care services on the UTMB League City campus.

Employment

- Clear Creek Independent School District is identified by the City as League City's largest employer, with approximately 5,459 employees in the city's 2022 employer table.
- Other major League City employers include H-E-B, UTMB, the City of League City, American National, Walmart, Kroger, INEOS USA and MD Anderson.
- Educational services, healthcare and social assistance are among the city's dominant employment sectors.

Regional access & recreation

- League City is approximately 30 miles south of Downtown Houston and is part of the Clear Lake / Galveston Bay corridor.
- The city highlights proximity to NASA Johnson Space Center, Kemah, Clear Lake and Galveston Bay, supporting a broader regional consumer and visitor economy.

Source: City of League City Master Mobility Plan; UTMB Health 2026 expansion announcement; MD Anderson; League City At A Glance.

Best-Fit Tenant Categories

The strongest prospecting strategy is to emphasize the specific demographic facts most relevant to each tenant category.

Tenant Category	Why Westover Plaza Fits
Medical / Dental / Urgent Care	Affluent family households; strong homeownership; large healthcare sector; growing UTMB medical ecosystem.
Childcare / Tutoring / Enrichment	One-mile household size of 3.0; 26.4% of League City residents under 18; educated family customer base.
Fitness / Wellness	High incomes, younger median age, homeowner base and repeat neighborhood demand.
Restaurants / Fast Casual	Nearly 10,000 residents within one mile; strong incomes; family-oriented households and repeat neighborhood traffic.
Beauty / Personal Care	Affluent suburban households, repeat-service model and strong neighborhood loyalty.
Professional / Financial Services	Educated workforce, high household incomes and large homeowner population.
Specialty Retail	144,000+ residents within five miles with six-figure median household income across every trade-area ring.

Recommended leasing pitch

Westover Plaza offers direct FM 518 / West Main visibility in an affluent family-oriented trade area with nearly 10,000 residents within one mile, median household income above \$135,000, and access to League City's long-term west-side growth corridor.

How to Use This Report

Property-centered trade-area estimates and League City citywide statistics describe different geographies and should not be treated as interchangeable.

Methodology notes

- 1-, 3- and 5-mile statistics are centered on 6011 W Main St. and are third-party vendor estimates from the LoopNet property record.
- League City citywide data comes from City of League City publications and U.S. Census Bureau QuickFacts.
- 2030 ring projections are vendor projections and should not be described as Census forecasts.
- Residential listing and sales information changes continuously and should be refreshed before use in a time-sensitive tenant pitch.
- For national site selectors requiring drive-time, daytime-population or consumer-expenditure data, an Esri/CoStar/Placer.ai appendix can supplement this report.

Primary sources

- LoopNet - 6011 W Main St property record and Westover Plaza leasing listing.
- City of League City - League City By The Numbers.
- U.S. Census Bureau QuickFacts - League City city, Texas.
- City of League City - Westside Master Plan and Long Range Planning.
- City of League City - Master Mobility Plan.
- UTMB Health - League City Hospital Campus and 2026 expansion announcement.
- HAR.com - Westover Park community and current residential market activity.
- MD Anderson - League City location information.

Prepared: August 2026