



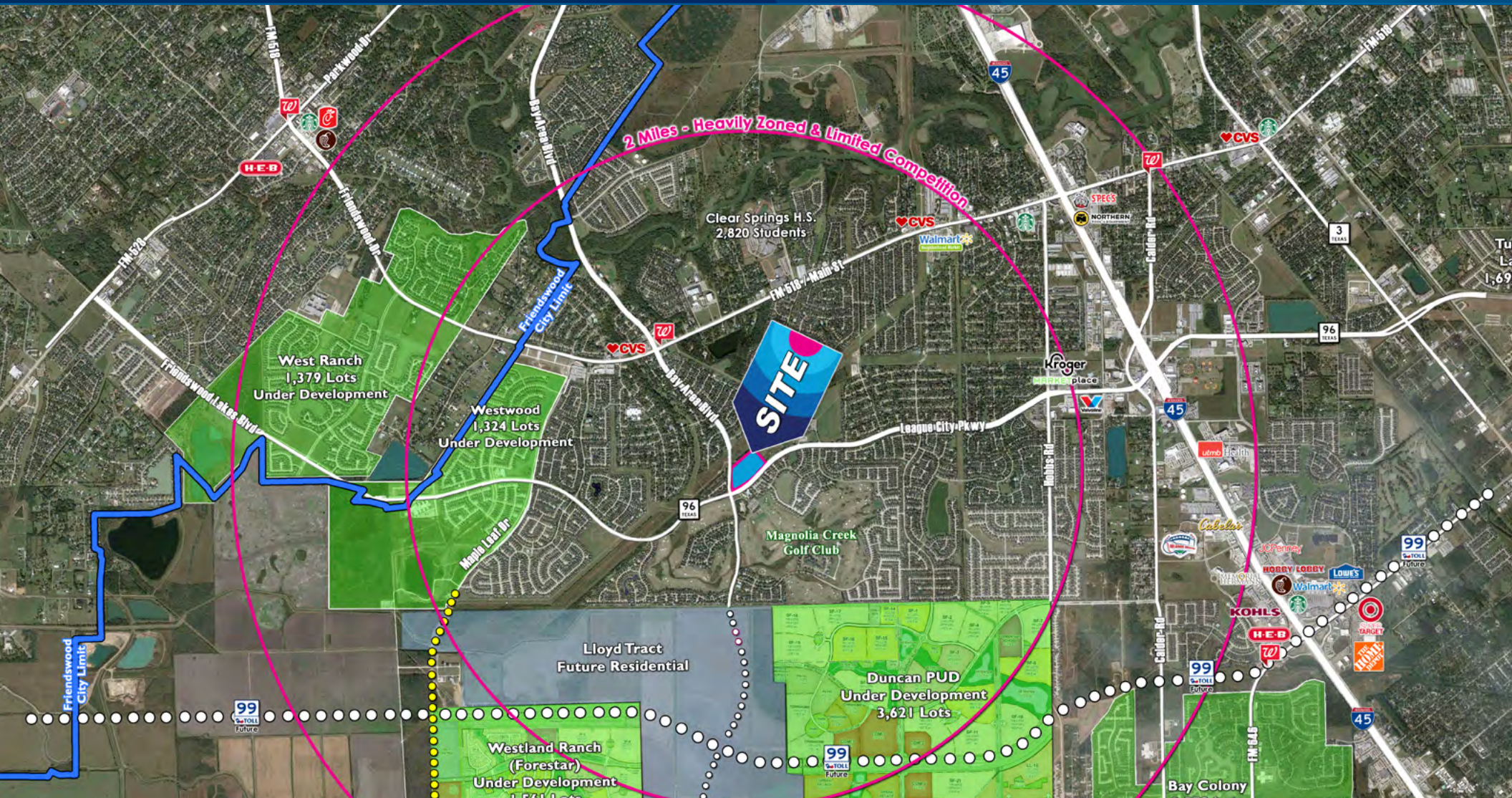
PAD SITE FOR SALE

WEST LEAGUE CITY CROSSING

PAD SITE AVAILABLE

NEC OF LEAGUE CITY PKWY & BAY AREA BLVD

LEAGUE CITY, TEXAS 77573



JOSH JACOBS
713.230.8882 | jj@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

CLAIRE SALAZAR
713.574.6281 | cs@blueoxgroup.com

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WEST LEAGUE CITY CROSSING

LOCATION

NEC of League City Pkwy & Bay Area Blvd
League City, Texas 77573

SIZE

±2.00 AC

PRICE

\$22.00 PSF

HIGHLIGHTS

- Adjacent to brand new retail center (construction complete) and McDonald's (now open)
- Access to site from both League City Pkwy & Bay Area Blvd
- Frontage along League City Pkwy, a major thoroughfare for the trade area connecting I-45 and FM 528
- Signalized intersection
- Easy access to I-45
- Growth to the west and south of the site along with the continued development of the Grand Parkway transform this intersection to be a main & main of the trade area
- Across from Magnolia Creek Golf Club



2026 DEMOGRAPHICS

	Total Population	Daytime Population	Average HH Income
1 mi	9,365	3,475	\$157,477
3 mi	54,270	22,822	\$174,781
5 mi	137,980	81,632	\$149,507

TRAFFIC COUNTS

(TXDOT '22)

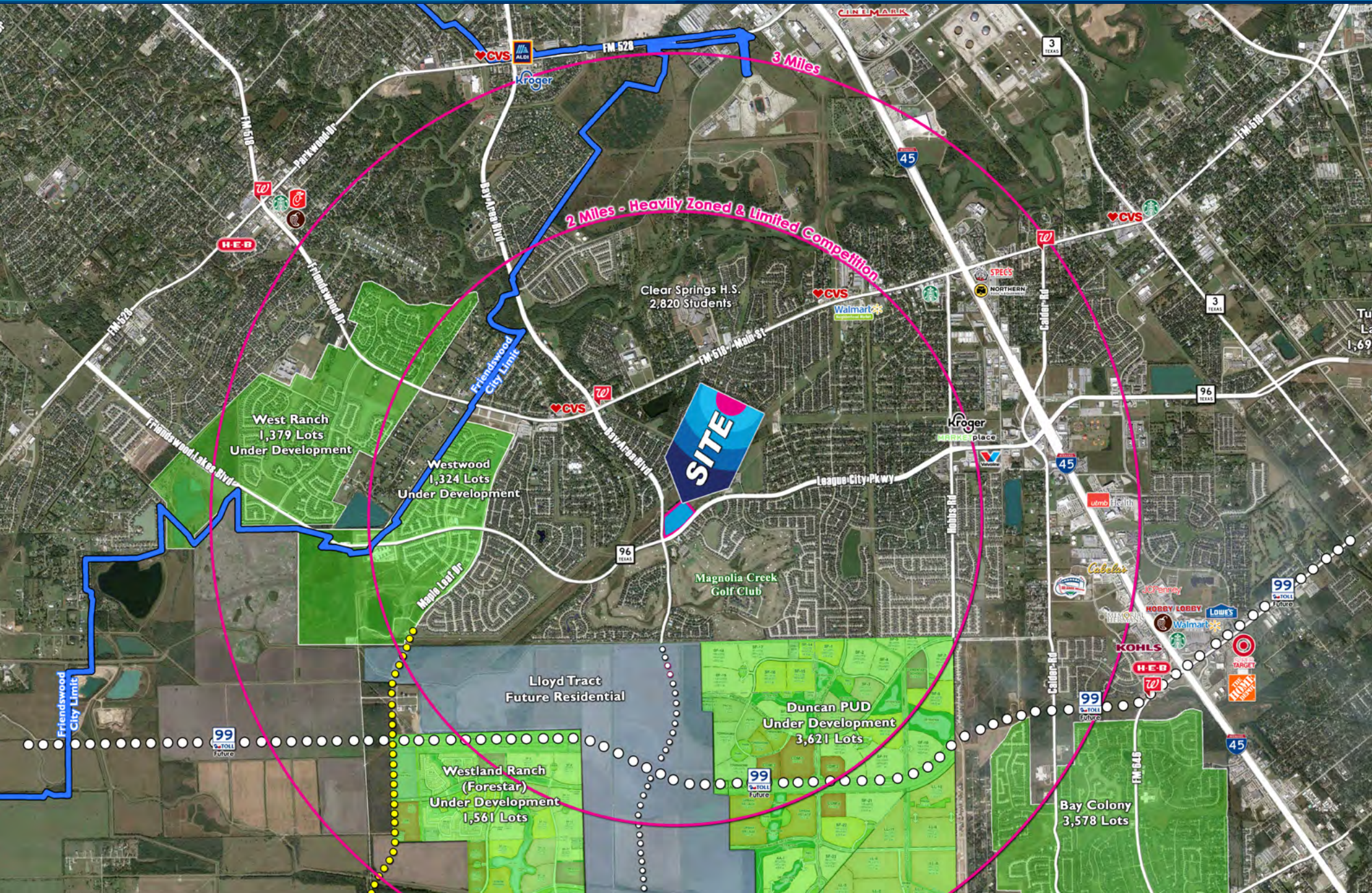
LEAGUE CITY PKWY:
19,760 VPD

BAY AREA BLVD:
8,803 VPD

WEST LEAGUE CITY CROSSING



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CLAIRE SALAZAR

THE STATE OF TEXAS
KNOW ALL MEN BY THE
COUNTY OF GALVESTON

THAT WEST LEAGUE CITY CROSSING, LLC, BY BRAND SONDOCK, MANAGER, OWNER OF THE PROPERTY SUBDIVISION IN THE ABOVE AND FOREGOING PLAN OF MINOR REPEAT LOT 2 OF REPEAT OF WEST LEAGUE CITY CROSSING, A SUBDIVISION IN THE COUNTY OF HARRIS, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS SHOWN ON THE ATTACHED MAP OF SAID DIVISION TO THE LINES, LOTS, BUILDING LINES, STREETS, RESERVES, NOTATIONS AND EASEMENTS THEREON SHOWN AND DESIGNATED SAID SUBDIVISION AS MINOR REPEAT LOT 5 OF REPEAT OF WEST LEAGUE CITY CROSSING, DO HEREBY DEDICATE TO THE PUBLIC THE RIGHTS OF WAY, INCLUDING THE RIGHT OF WAY, FOR THE PURPOSES OF THE HIGHWAY, AND ALL OTHER DISTRIBUTION SYSTEMS, COURTS, EASEMENTS, AND RIGHTS-OF-WAY; DO HEREBY RESERVE, SAVE, EXCEPT AND HOLD PRIVATELY ALL PARKS, ALL WATER COURSES, ALL DRAINAGE FACILITIES (INCLUDING DETENTION PONDS), AND ALL COMMON AREAS AND EASEMENTS, AND ANY OTHER RIGHTS OR INTERESTS, NOW OR HEREIN ACQUIRED, RESERVED, OR HEREINAFTER APPROVED FOR THE STREETS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS OR ALLEYS, OR OTHERWISE, IN CONNECTION WITH THIS DEED, OR OTHERWISE, IN CONNECTION WITH THIS DEED, AND FURTHER DEFEND THE TITLE TO LAND SO DEDICATED.

I, CHRIS RHODES, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON GROUND THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED BY REGULATION, THAT THE CORNERS AND ANGLES OF THE BOUNDARY OF THE SUBDIVISION ON THE ORIGINAL TRACT OF SURVEYED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532

FURTHER, WEST LEAGUE CITY CROSSING, LLC, BY BRANDO SONNENSHINE, MANAGER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAN OF MINOR REPEAT LOT 5 OF REPEAT OF WEST LEAGUE CITY CROSSING, DO HEREBY CERTIFY THAT THE ABOVE REVISIONS, CORRECTIONS OR EXONERATIONS ARE PROPRIETARY AND NOT SUBJECT TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWING NEEDS OF THE CITY OF LEAGUE CITY.

FURTHER, WEST LEAGUE CITY CROSSING, LLC, BY BRANDO SONNENSHINE, MANAGER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAN OF MINOR REPEAT LOT 5 OF REPEAT OF WEST LEAGUE CITY CROSSING, DO HEREBY CERTIFY THAT THE ABOVE REVISIONS, CORRECTIONS OR EXONERATIONS ARE NOT THE RESULT OF ANY INTENT TO LIE, OR TO BE SO DEDICATED AND TO BE IN ANY MANNER, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE, AS A RESULT OF THE DEDICATIONS OR EXONERATIONS MADE HEREIN.

FURTHER, WEST LEAGUE CITY CROSSING, LLC, BY BRAND SONDOCK, MANAGER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS.

FURTHER, WEST LEAGUE CITY CROSSING, LLC, BY BRAND SONDOCK, MANAGER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING, DOES HEREBY GRANT DRAINAGE RIGHTS TO THE CITY OF LEAGUE CITY THROUGH ALL THE DETENTION PONDS ON MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING SUBDIVISION FOR THE PURPOSE OF THE CONVEYANCE OF STORM WATER RUNOFF.

WITNESS MY HAND IN THE COUNTY OF _____, TEXAS, THIS _____ DAY OF _____, 2026.

WEST LEAGUE CITY CROSSING, LLC

BY: BRAND SONDOCK, MANAGER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD SONDOCK, MANAGER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME:

LEGEND

B.L.	BUILDING LINE
F.H.E.	FILE HYDRANT EASEMENT
M.W.	MATERIAL EASEMENT
W.E.	WATER LINE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
G.C.C.F.	GALVESTON COUNTY CLEK'S FILE
D.R.	DREDD RECORD
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
L.S.	LANDSCAPE
N.W.	NUMBER
P.G.	PAGE
R.W.	RIGHT OF WAY
S.F.	SQUARE FEET
SAN. S.W.	SANITARY SEWER
STM.	STORM SEWER
U.E.	UTILITY EASEMENT
V.O.L.	VOLUME
P.N.D.	FOUND
I.R.	IRON ROD
C.I.R.	CAPPED IRON ROD
T.B.	TEMPORARY BENCHMARK
U.F.L.	FLOWLINE
PLT.	PLAT
P.R.	PLAT RECORD

OWNER: WEST LEAGUE CITY CROSSING, LLC
4635 SOUTHWEST FREEWAY, SUITE 950
HOUSTON, TEXAS 77027

THIS IS TO CERTIFY THAT THE CITY PLANNER FOR THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS, HAS APPROVED THIS PLAT MINOR REPLAT LOT 5 OF REPLAT OF WEST LEAGUE CITY CROSSING, IN CONFORMITY WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LEAGUE CITY AND HAS AUTHORIZED THE RECORDING OF SAID PLAT THIS _____ DAY OF _____, 2026.

KRIS CARPENTER, AIC
PLANNING DIRECTOR
CITY OF LEAGUE CITY

BENCHMARK ELEV. 25.74'

LEAGUE CITY BENCHMARK No. LC-2021-129; BEING A 1/2-INCH CAPPED IRON ROD IN CONCRETE; FROM THE INTERSECTION OF I.H. 45 AND F.M. 518 (MAIN STREET), TRAVEL WEST 2.7 MILES ALONG F.M. 518 TO COUNTRY LANE, THEN SOUTH 0.2 MILE TO MORNINGSIDE DRIVE, THEN SOUTH 0.24 MILE TO COUNTRY PLACE, MONUMENT IS IN THE MIDDLE OF THE INTERSECTION OF COUNTRY PLACE AND MORNINGSIDE DRIVE.

TEMPORARY BENCHMARK (T.B.M.) ELEV. 26.71'

BEING A BOX CUT ON THE NORTHWEST CURB LINE OF THE ACCESS DRIVE AT THE SOUTHERNMOST CORNER OF THE SURVEYED PROPERTY, APPROXIMATELY 11.3 FEET NORTH OF AN AREA INLET AND APPROXIMATELY 40.0 FEET NORTHWEST OF A FIRE HYDRANT, AS SHOWN ON SURVEY.

NOTES:

- [illegible]



10090 WESTFACIO DR. SUITE 100
HOUSTON, TEXAS 77042

Civil-Surv
Land Surveying, LLC

FRM No. 10143800 OFFICE: (713)
Email: michael@civil-surv.net

MINOR REPLAT LOT 5 OF REPLAT
OF WEST LEAGUE CITY CROSSING

A SUBDIVISION OF 5.0552 ACRES OF LAND, BEING A REPLAT
OF LOT 5, BLOCK 1, OF THE REPLAT OF WEST LEAGUE CITY
CROSSING, A SUBDIVISION OF RECORD IN

LOCATED IN THE JOHN DICKSON LEAGUE, A-9,
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE TWO COMMERCIAL LOTS

DATE: JANUARY, 2026

JOB NO. 24229
SHEET 1 OF 1

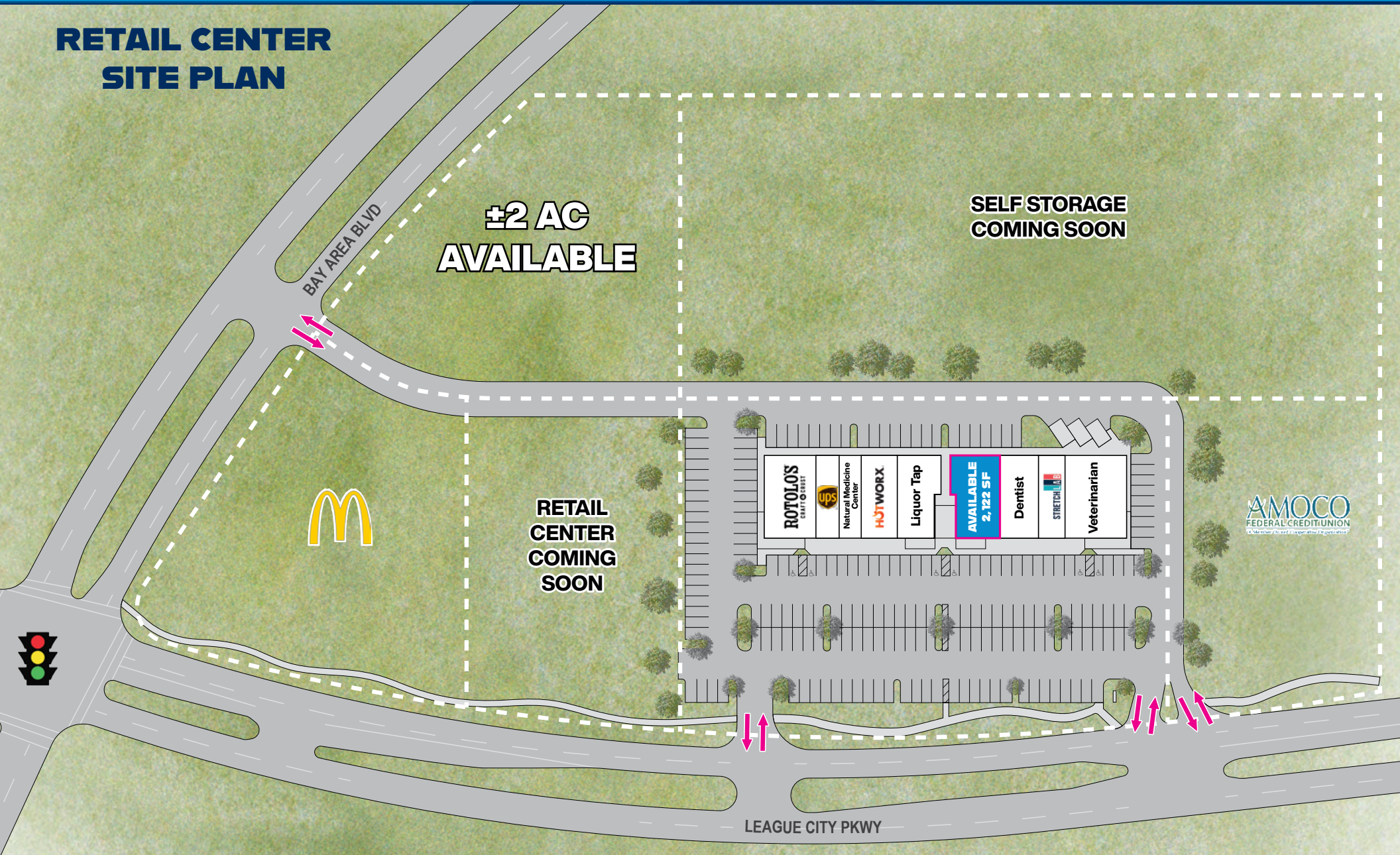
SHEET 1 OF 1

WEST LEAGUE CITY CROSSING



WEST LEAGUE CITY CROSSING

RETAIL CENTER SITE PLAN





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.

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.

Blue Ox Brokerage, LLC

9009549

jj@theblueoxgroup.com

713.804.7777

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Joshua Jacobs

448255

jj@theblueoxgroup.com

713.230.8882

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Claire Salazar

764131

cs@theblueoxgroup.com

713.574.6281

Sales Agent/Associate's Name

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0