

**OCCUPIED BUT
AVAILABLE
1,600 SF**

**AVAILABLE
1,260 SF**

**AVAILABLE
1,200 SF**

2800 MARINA BAY DR RETAIL CENTER FOR LEASE

SWQ Marina Bay Dr & South Shore Blvd | League City, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 2800 Marina Bay Dr
League City, TX 77573

Availability:

- 1,200 SF & 1,260 SF
- 1,600 SF (Occupied but Available Q1 2027)

Price: Call For Pricing

HIGHLIGHTS:

- Located just off the signalized intersection of Marina Bay Dr & South Shore Blvd
- Across from Randalls, a major grocer for the immediate trade area with ±636,900 annual visits
- Positioned near the entrance to the South Shore Harbour neighborhood featuring ±12,000 homes
- Close proximity to NASA and Kemah Boardwalk, two major attractions to the Houston MSA and the surrounding trade area
- Easy access to Interstate 45 & TX 146

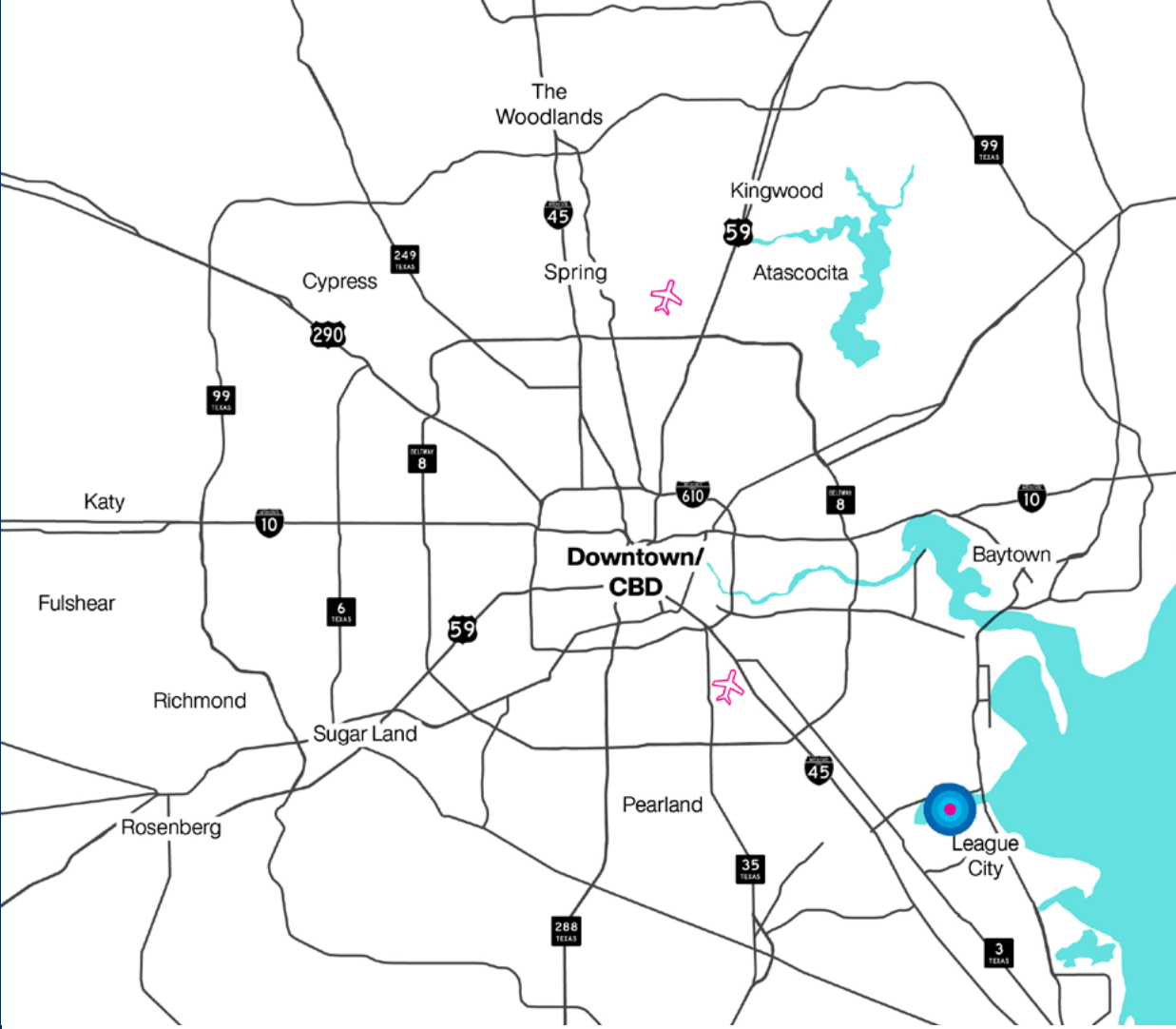
TRAFFIC COUNTS:

Marina Bay Dr: 35,655 CPD '25

South Shore Blvd: 9,332 CPD '22

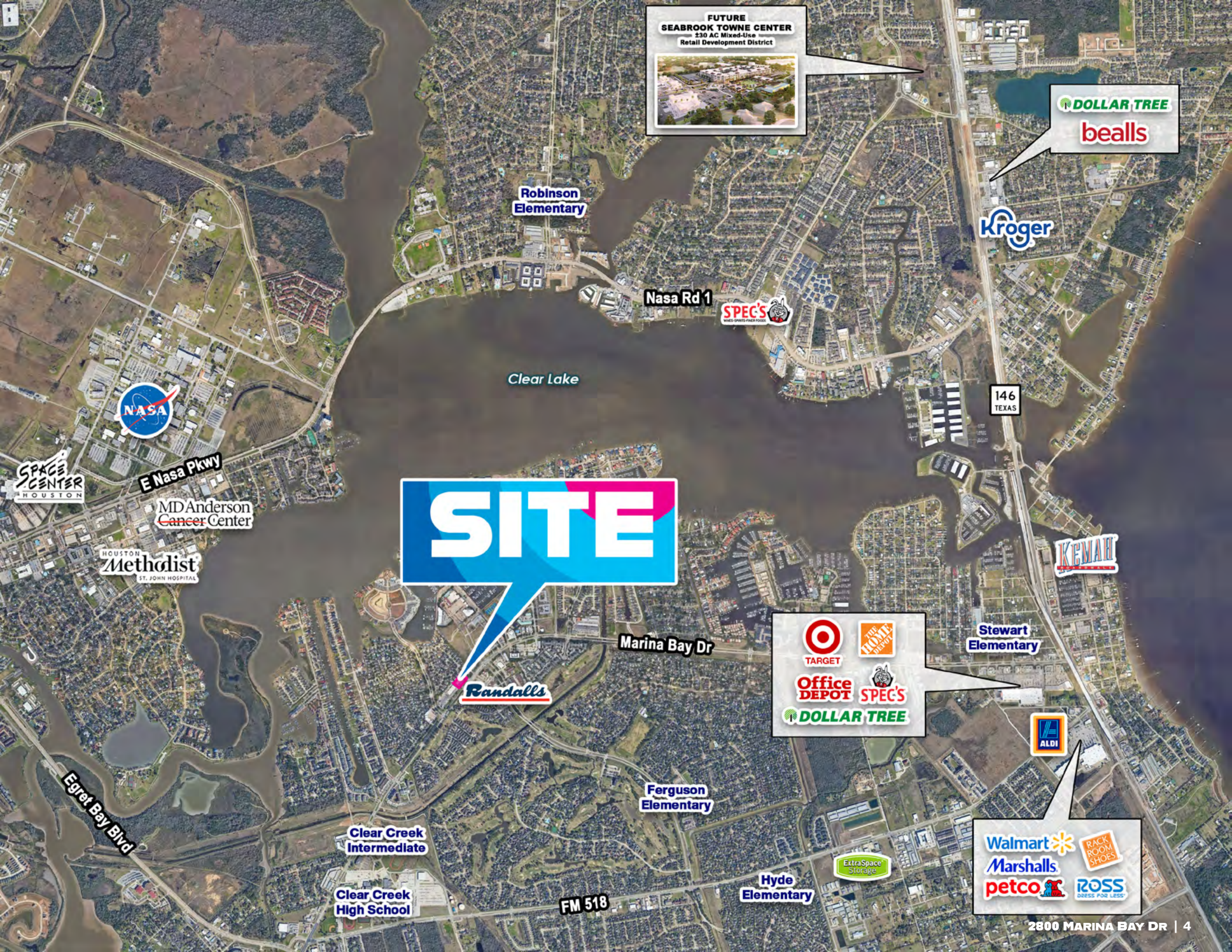
2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	9,211	74,642	166,756
Daytime Pop.	7,771	49,369	127,474
Avg HH Income	\$137,579	\$133,868	\$135,535



SITE PLAN





**FUTURE
SEABROOK TOWNE CENTER**
230 AC Mixed-Use
Retail Development District

DOLLAR TREE
bealls

Kroger

**Robinson
Elementary**

Nasa Rd 1

SPEC'S
WHEELS SPINNS PINES FOODS

Clear Lake

**146
TEXAS**

SITE



**SPACE
CENTER
HOUSTON**

E Nasa Pkwy

**MD Anderson
Cancer Center**

**HOUSTON
Methodist
ST. JOHN HOSPITAL**

KENAH

**Stewart
Elementary**

TARGET **THE HOME DEPOT**
Office DEPOT **SPEC'S**
DOLLAR TREE



Marina Bay Dr

Randalls

**Ferguson
Elementary**

**Hyde
Elementary**

**ExtraSpace
Storage**

**Clear Creek
Intermediate**

**Clear Creek
High School**

FM 518

Walmart **RACK ROOM SHOES**
Marshalls **ROSS**
petco **DRESS FOR LESS**

Egret Bay Blvd



SITE

Target
Office Depot
SPECS
DOLLAR TREE

Walmart
Marshalls
petco
ROSS
BACK ROOM SHOES

Ellington Field
Joint Reserve Base



Bay Area Blvd

Red Bluff Rd

146
TEXAS

**FUTURE
SEABROOK TOWNE CENTER**
±30 AC Mixed-Use
Retail Development District



bealls



Seabrook Intermediate



146
TEXAS

Stewart Elementary



Proposed



146
TEXAS

Clear Creek ISD
Education Village

SITE

Clear Lake

Harris County
Boys School

Robinson Elementary

White Elementary

University of
Clear Lake

Clear Lake
High School



Space Center Blvd

Linkage Rd



Johnson
Space Center

MD Anderson
Cancer Center

Methodist

NASA Pkwy

528

Egret Bay Blvd

Galveston Rd



Burlington
at home



45



**AVAILABLE
1,260 SF**

**AVAILABLE
1,200 SF**





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@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rami Khoury	775141	rk@blueoxgroup.com	832.677.3434
Sales Agent/Associate's Name	License No.	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

**OCCUPIED BUT
AVAILABLE
1,600 SF**

**AVAILABLE
1,260 SF**

**AVAILABLE
1,200 SF**

2800 MARINA BAY DR RETAIL CENTER AVAILABLE FOR LEASE

SWQ Marina Bay Dr & South Shore Blvd | League City, TX

Rami Khoury | 832.677.3434
rk@blueoxgroup.com



WWW.BLUEOXGROUP.COM