



**AVAILABLE
1,231 SF
SHELL SPACE**

**AVAILABLE
1,769 SF
2ND GEN. RESTAURANT**

**FIVE POINTS RETAIL DEVELOPMENT
2ND GEN. RESTAURANT SPACE & SHELL SPACE FOR LEASE**

NEC of FM 518 & FM 270 | League City, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 201 S FM 270
League City, TX 77573

Availability: ±1,231 SF Shell Space
±1,769 SF 2nd Gen. Restaurant

Price: Call For Pricing

HIGHLIGHTS:

- 2nd gen. restaurant space & shell space available
- Frontage along the main intersection of FM 518 & FM 270
- Monument signage opportunity available
- Located in the heart of the League City/Kemah trade area
- Close proximity to Kemah Boardwalk and NASA, two major attractions to the Houston MSA and surrounding trade area
- Major area retailers include: Kroger, Target, Walmart, H-E-B, Home Depot, Marshalls, Ross, Office Depot, Spec's and Amazon amongst others

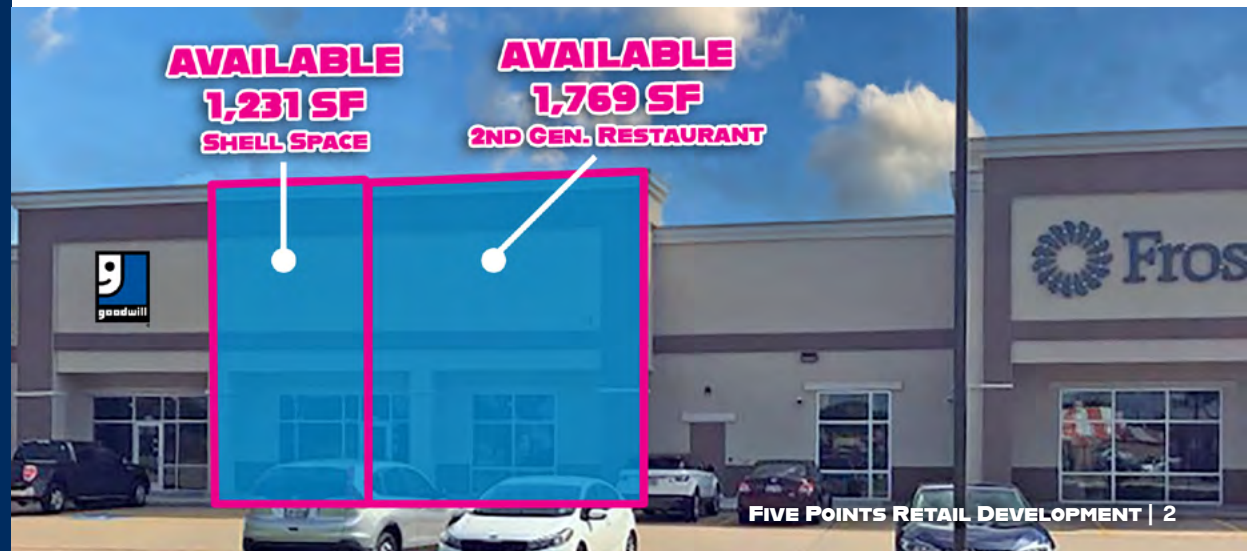
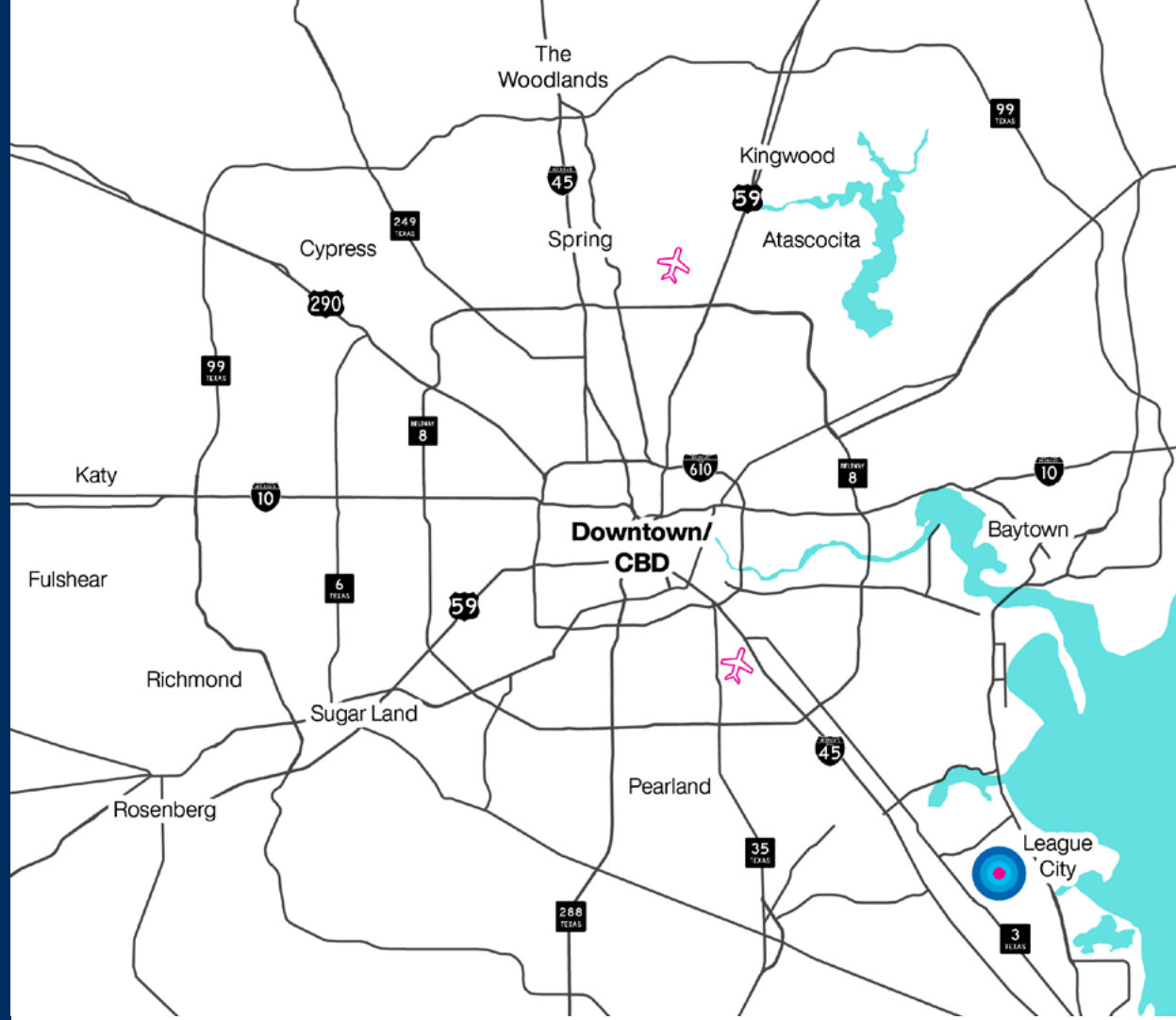
TRAFFIC COUNTS:

FM 518: 31,500 CPD '23

Egret Bay Blvd: 33,667 CPD '23

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	9,056	71,057	183,836
Daytime Pop.	5,072	51,682	131,763
Avg HH Income	\$118,755	\$129,942	\$127,901



SITE PLAN



DATA ANALYSIS
BUILDING AREA: 11,345 SF
TOTAL PARKING: 66 Spaces
PARKING RATIO: 5.81

Clear Creek High School
2,391 Students



Veterans Memorial Stadium

Marina Bay Dr

FM 518

SITE

St. Christopher Episcopal Church

Huntcliff Apartments
240 Units

St. Christopher Ave

FM 270

Egret Bay Blvd

The Crossings Retirement Community

FM 518 / Main St

Shady Oaks Apartments

Church of Christ League City

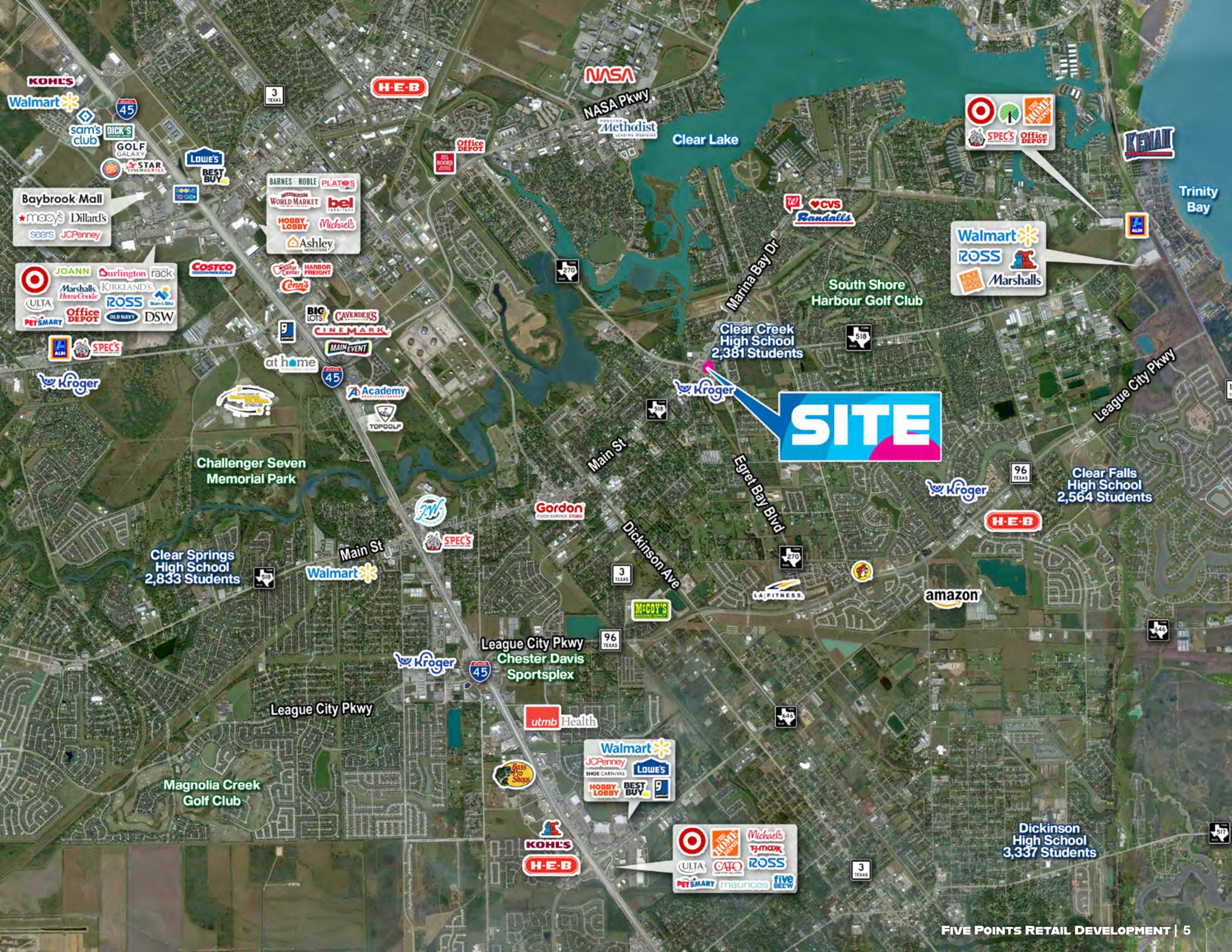


Bank of America



Today's Dentistry
Office in Galveston & League City, TX





SITE

KOHL'S

Walmart

sam's club

DICK'S

GOLF GALAXY

STAR

LOWE'S

BEST BUY

Baybrook Mall

macy's Dillard's

sears JCPenney

Target

JOANN

Durlington

Marshall's

Office DEPOT

PETSMART

ALDI

SPECS

Kroger

Challenger Seven Memorial Park

Clear Springs High School 2,833 Students

Walmart

Main St

Clear Falls High School 2,564 Students

Clear Creek High School 2,381 Students

League City Pkwy

Magnolia Creek Golf Club

utmb Health

Walmart

JCPenney

3 TEXAS

H-E-B

NASA

NASA Pkwy

Methodist

Office DEPOT

BARNES & NOBLE

PLATON'S

WORLD MARKET

bel

HOBBY LOBBY

Michael's

Ashley

Costco

Harbor Freight

CONN'S

at home

9

45

Academy

TOPGOLF

League City Pkwy

League City Pkwy

League City Pkwy

League City Pkwy

League City Pkwy

League City Pkwy

League City Pkwy

League City Pkwy

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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
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

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