



TUSCAN LAKES MARKETPLACE

NEW CONSTRUCTION RETAIL CENTER FOR LEASE

PAD SITE AVAILABLE FOR SALE

SWC League City Pkwy & Tuscan Lakes Blvd | League City, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address:	SWC League City Pkwy & Tuscan Lakes Blvd League City, TX
Availability (Retail):	Building A: 3,579 SF (Divisible) Building B: 2,126 SF
Availability (Land):	1.0 AC - Under Contract
Price (Retail):	Inline: \$35.00 PSF + \$9.00 NNN End-cap: \$36.00 PSF + \$9.00 NNN
Price (Land):	Call For Pricing

HIGHLIGHTS:

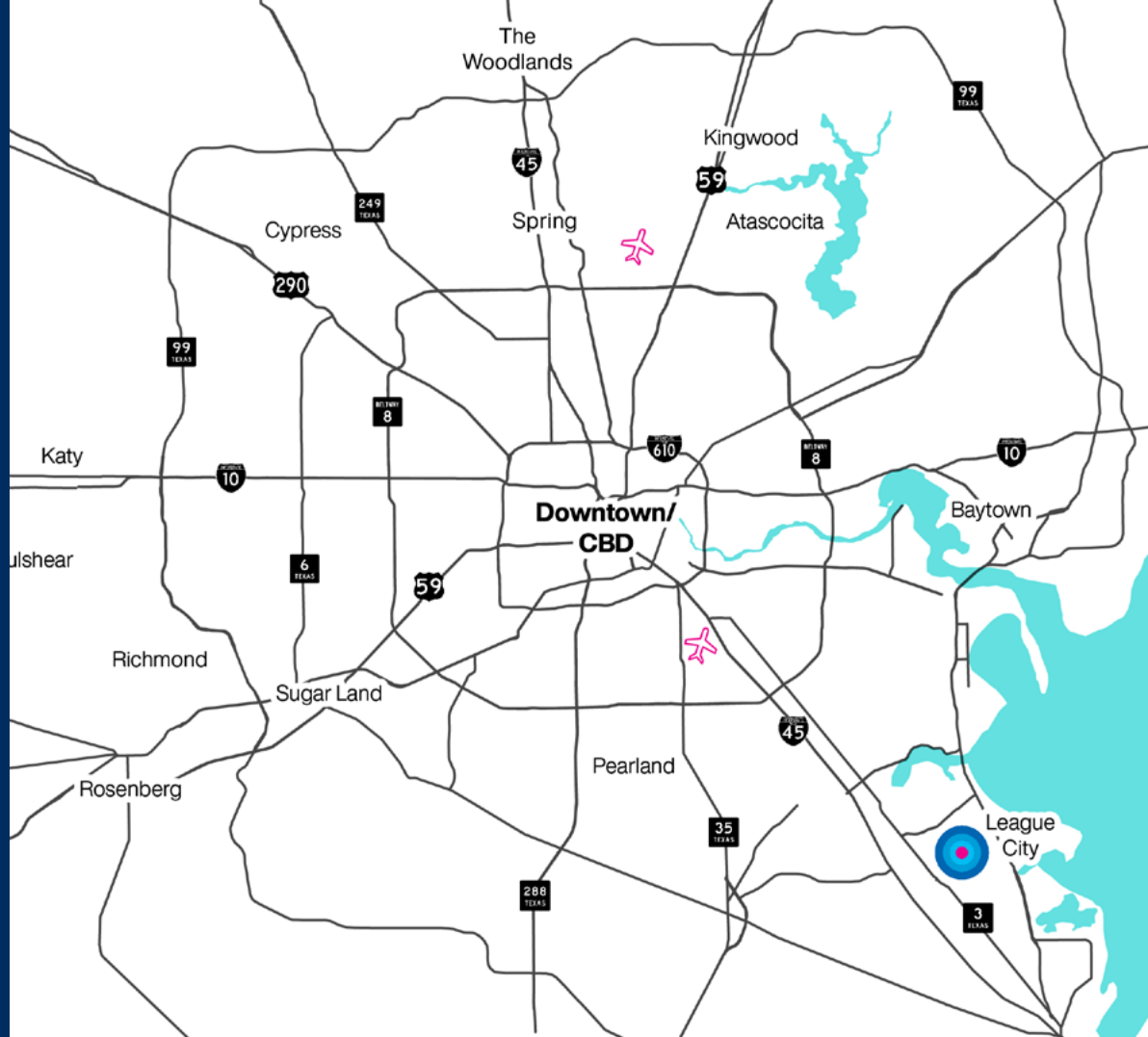
- Brand new retail center - construction complete
- Positioned at the entrance to Tuscan Lakes, a ±870 AC master-planned community developed by Johnson Development
- Adjacent to brand new ±180,000 SF Amazon logistics facility center with ±250 employees
- Major area retailers include: H-E-B, Kroger, Amazon, Buc-ees, Methodist, and LA Fitness amongst others

TRAFFIC COUNTS:

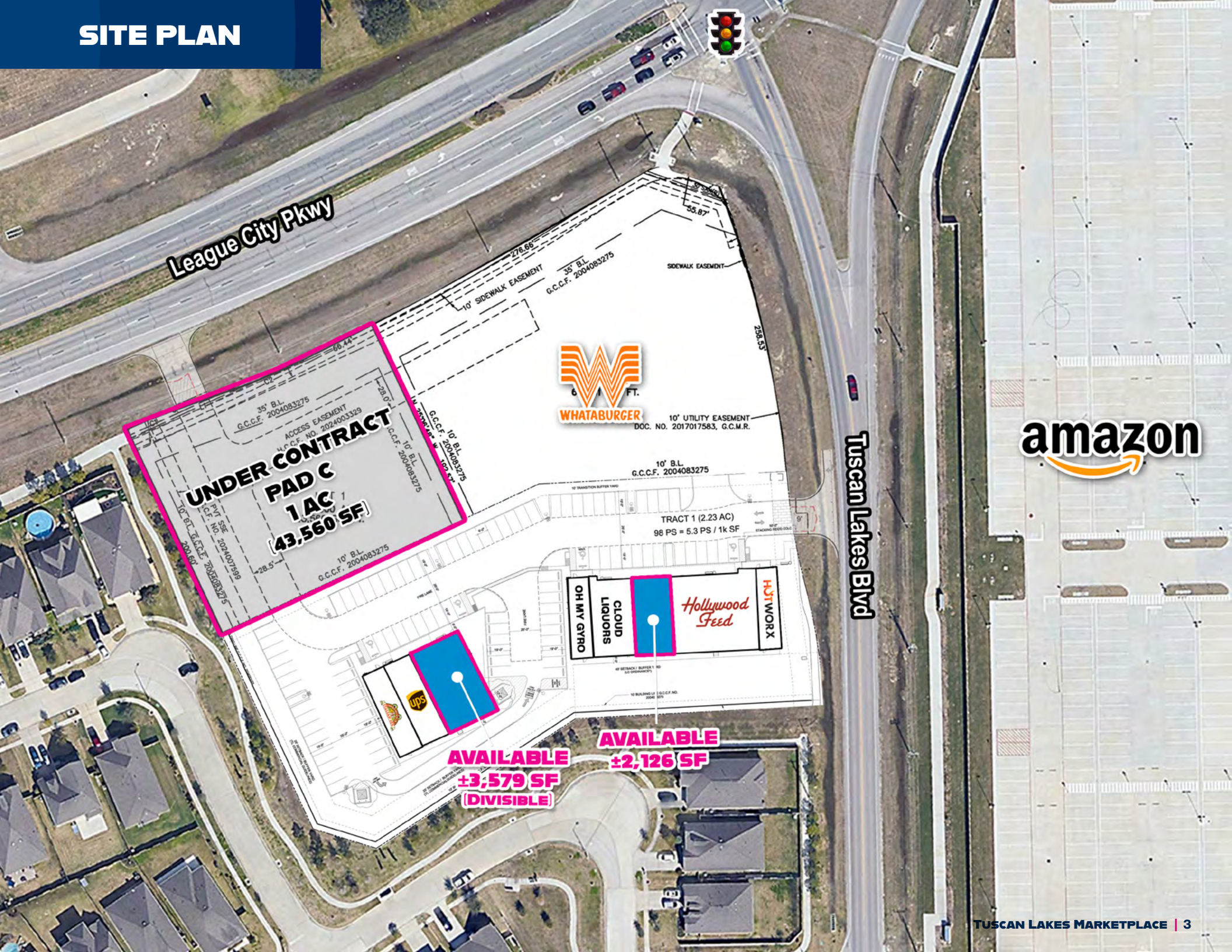
League City Pkwy:	38,431 CPD '25
Tuscan Lakes Blvd:	9,739 CPD '25

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	9,054	72,087	147,679
Daytime Pop.	3,108	35,186	82,845
Avg HH Income	\$165,128	\$145,502	\$132,923



SITE PLAN



amazon

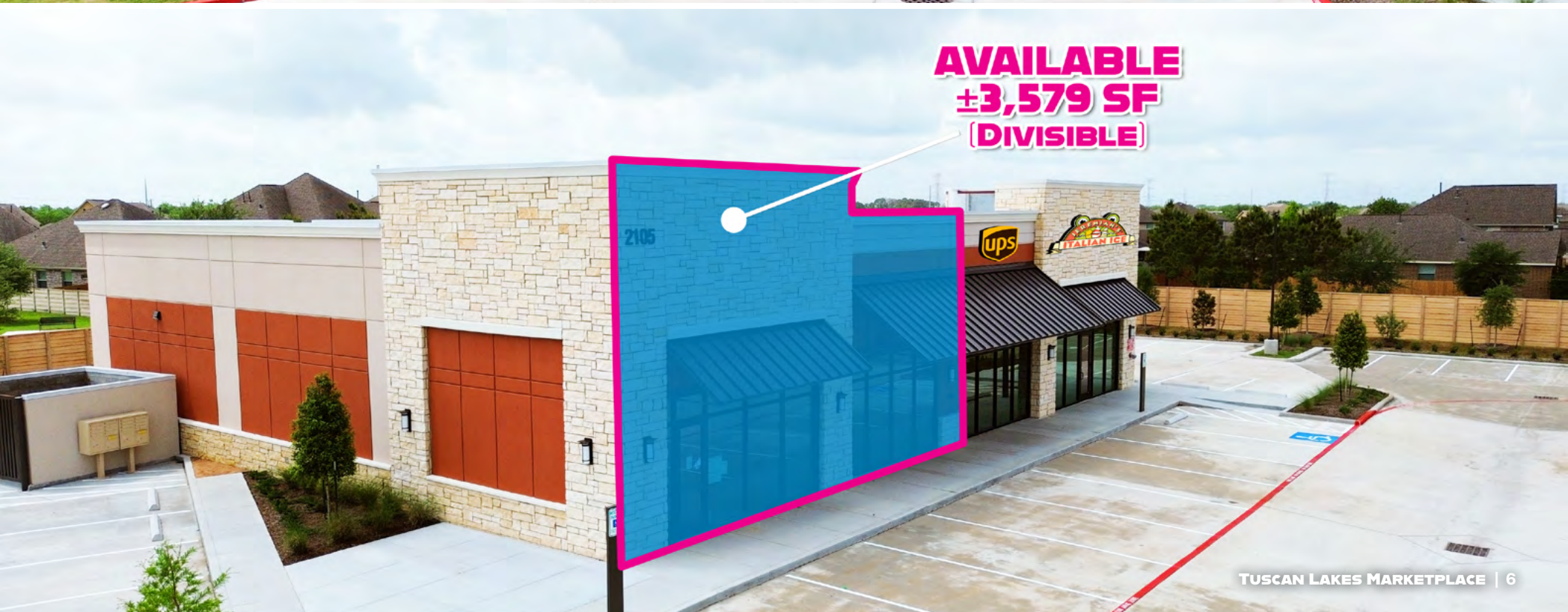


SITE

38,431 CPD '25

17,846 CPD '25

9,739 CPD '25





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

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

9009549

License No.

448255

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

713.804.7777

Phone

713.230.8882

Phone

Licensed Supervisor of Sales Agent/ Associate

Jack Savery
Claire Salazar

Sales Agent/Associate's Name

License No.

612871
764131

License No.

Email

js@blueoxgroup.com
cs@blueoxgroup.com

Email

Phone

713.814.4930
713.574.6281

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

amazon

AVAILABLE
±2,126 SF

AVAILABLE
±3,579 SF
(DIVISIBLE)

Tuscan Lakes Blvd



PAD C
UNDER CONTRACT
±1AC

TUSCAN LAKES MARKETPLACE

NEW CONSTRUCTION RETAIL CENTER FOR LEASE

PAD SITE AVAILABLE FOR SALE

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Claire Salazar | 713.574.6281
cs@blueoxgroup.com

Jack Savery | 713.814.4930
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