



# SHOPS AT WEST LEAGUE

## NEW CONSTRUCTION RETAIL CENTER FOR LEASE

NEC League City Pkwy & Bay Area Blvd | League City, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** NEC League City Pkwy & Bay Area Blvd  
League City, TX 77573

**Availability:** 9,900 SF (Divisible)

**Price:** \$40.00 - \$44.00 PSF + \$9.00 NNN

## HIGHLIGHTS:

- Brand new, high quality construction
- Positioned at the signalized intersection of League City Pkwy & Bay Area Blvd
- Access along Bay Area Blvd as well as cross-access with adjacent developments
- Frontage along League City Pkwy, a major thoroughfare for the trade area connecting I-45 and FM 528
- 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
- Easy access to I-45
- Located across from Magnolia Creek Golf Club

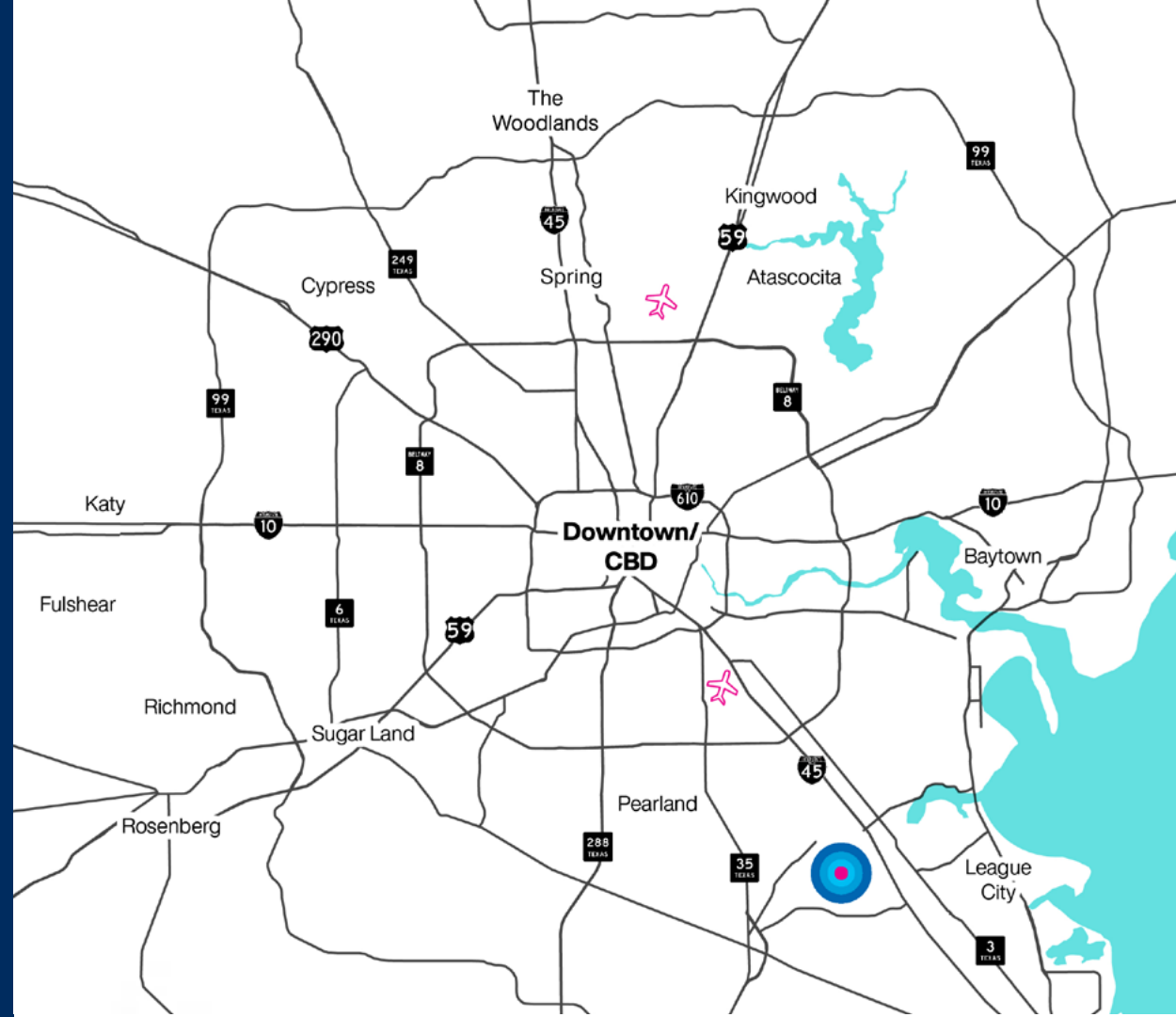
## TRAFFIC COUNTS:

**League City Pkwy:** 14,017 CPD '24

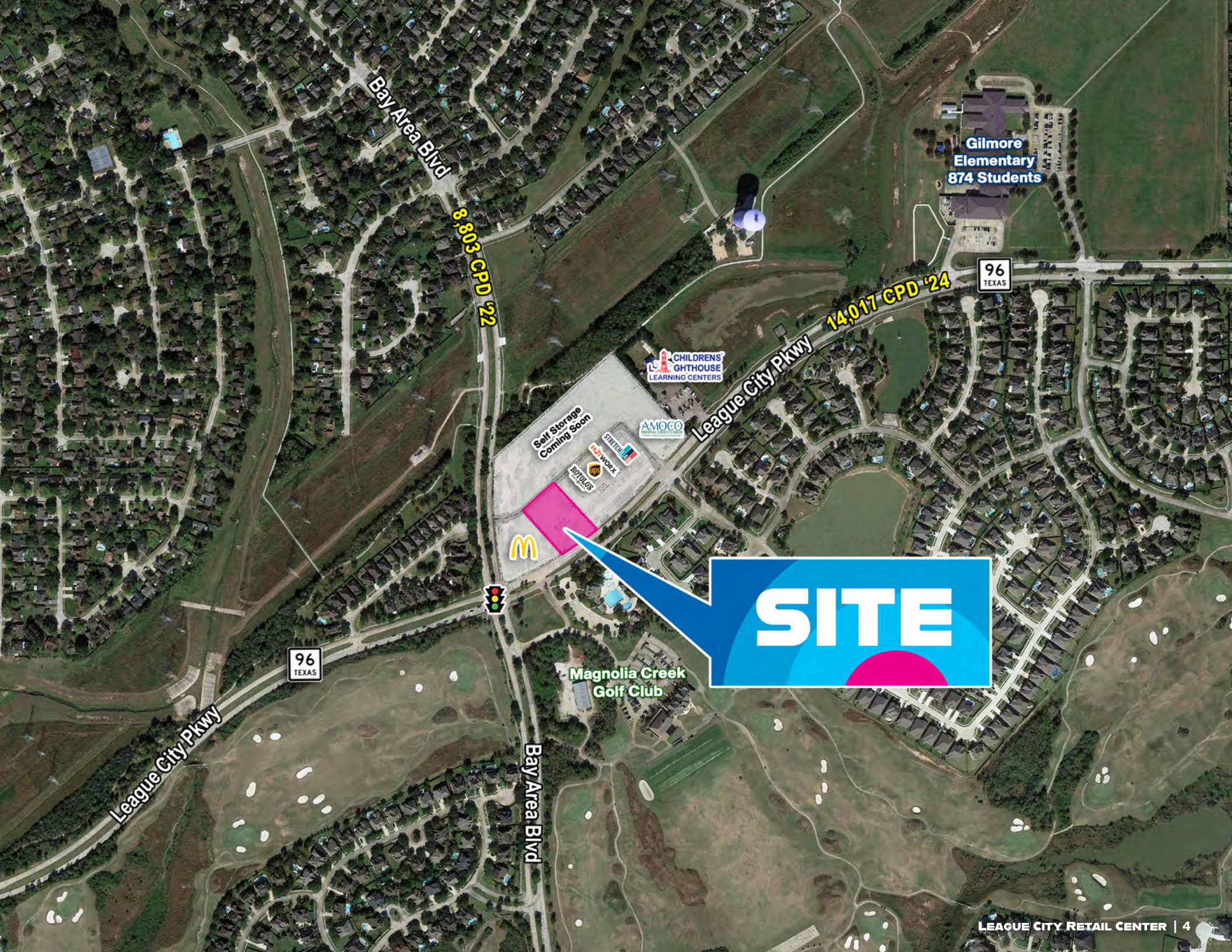
**Bay Area Blvd:** 8,803 CPD '22

## 2026 DEMOGRAPHICS:

|               | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------|-----------|-----------|-----------|
| Population    | 9,813     | 53,338    | 136,080   |
| Daytime Pop.  | 3,496     | 22,650    | 80,555    |
| Avg HH Income | \$157,029 | \$174,676 | \$149,980 |







Bay Area Blvd

Gilmore  
Elementary  
874 Students

8,803 CPD '22

96  
TEXAS

14,017 CPD '24

CHILDREN'S  
GHTHOUSE  
LEARNING CENTERS

Self Storage  
Coming Soon

AMOCO



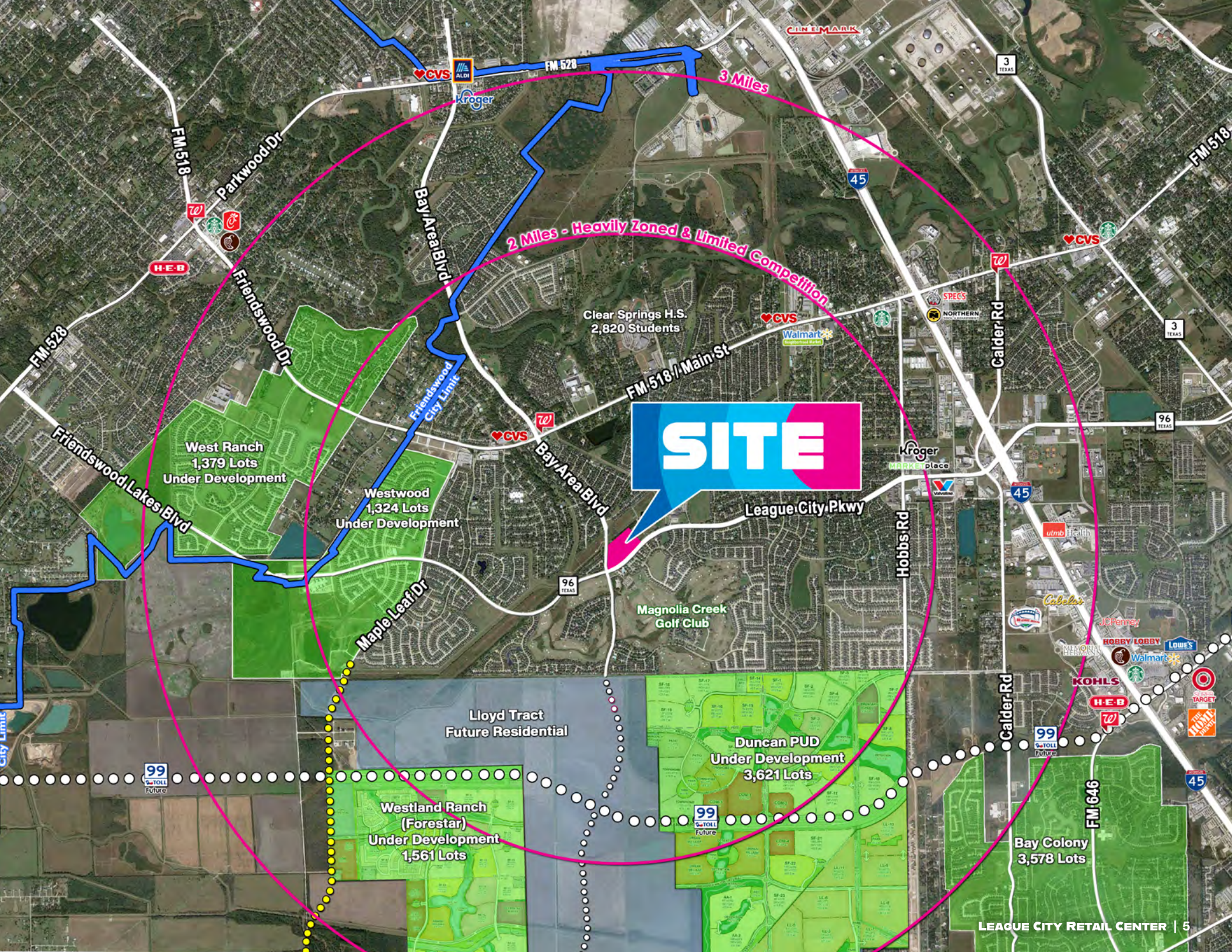
Magnolia Creek  
Golf Club

**SITE**

96  
TEXAS

League City Pkwy

Bay Area Blvd



**SITE**

2 Miles - Heavily Zoned & Limited Competition

3 Miles

West Ranch  
1,379 Lots  
Under Development

Westwood  
1,324 Lots  
Under Development

Lloyd Tract  
Future Residential

Westland Ranch  
(Forestar)  
Under Development  
1,561 Lots

Magnolia Creek  
Golf Club

Duncan PUD  
Under Development  
3,621 Lots

Bay Colony  
3,578 Lots

Clear Springs H.S.  
2,820 Students

League City Pkwy

Calder Rd

FM 518

FM 520

FM 528

FM 518

FM 646

Parkwood Dr

Bay Area Blvd

Friendswood Lakes Blvd

Maple Leaf Dr

FM 518 / Main St

Calder Rd

Hobbs Rd

99  
TOLL  
Future

99  
TOLL  
Future

99  
TOLL  
Future

45

45

45

96

96

99

3  
TEXAS

3  
TEXAS

96  
TEXAS

45



## 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.

|                                                                    |                   |                           |                     |
|--------------------------------------------------------------------|-------------------|---------------------------|---------------------|
| <b>Blue Ox Brokerage, LLC</b>                                      | <b>9009549-BB</b> | <b>jj@blueoxgroup.com</b> | <b>713.804.7777</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.       | Email                     | Phone               |
| <b>Joshua Jacobs</b>                                               | <b>448255-B</b>   | <b>jj@blueoxgroup.com</b> | <b>713.230.8882</b> |
| Designated Broker of Firm                                          | License No.       | Email                     | Phone               |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.       | Email                     | Phone               |
| <b>Claire Salazar</b>                                              | <b>764131-SA</b>  | <b>cs@blueoxgroup.com</b> | <b>713.574.6281</b> |
| 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](http://www.trec.texas.gov)

IABS 1-0



# SHOPS AT WEST LEAGUE

## NEW CONSTRUCTION RETAIL CENTER FOR LEASE

NEC League City Pkwy & Bay Area Blvd | League City, TX

**Josh Jacobs** | 713.230.8882  
jj@blueoxgroup.com

**Claire Salazar** | 713.574.6281  
cs@blueoxgroup.com



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)