

2ND GEN MEDICAL SPACE FOR LEASE (2,410 SF)

3725 E. LEAGUE CITY PKWY (SH 96), LEAGUE CITY, TEXAS 77573



S&P INTERESTS

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5353 W. Alabama St., Ste. 602 | Houston, TX 77056

PROPERTY OVERVIEW

ADDRESS
3725 E. League City Pkwy
League City, Texas 77573

MIXED-USE DEVELOPMENT
Medical & Retail Development
±35,000 SF

FRONTAGE
300+ FEET ON SH 96

Avg HH INCOME
\$143,703 WITHIN 1 MILE

PARKING
168 Spaces

SPACE AVAILABLE - MEDICAL
2,410 SF



SPACE CITY
ORTHODONTICS
cammarata
shisler & taylor
pediatric dentistry group

THE LEARNING EXPERIENCE
Academy of Early Education

Clear Falls High School

Texas Rheumatology
League City
PHYSICAL THERAPY
LEAGUE CITY
EYECARE & EYEWEAR
CODE NINJAS
VILLAGE
EMERGENCY CENTERS

AVAILABLE

Clear Falls Donuts
THE TEA LEAGUE
FANTASTIC SAM'S
CUT & COLOR
AMAZING lash
STUDIO
PINCH-A-PENNY
POOL·PATIO·SPA
The Perfect People For A Perfect Pool
TOKYCO
BAO

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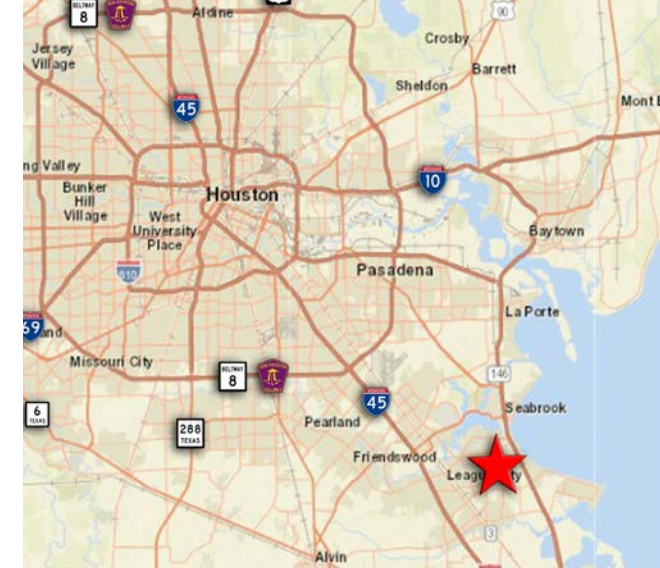
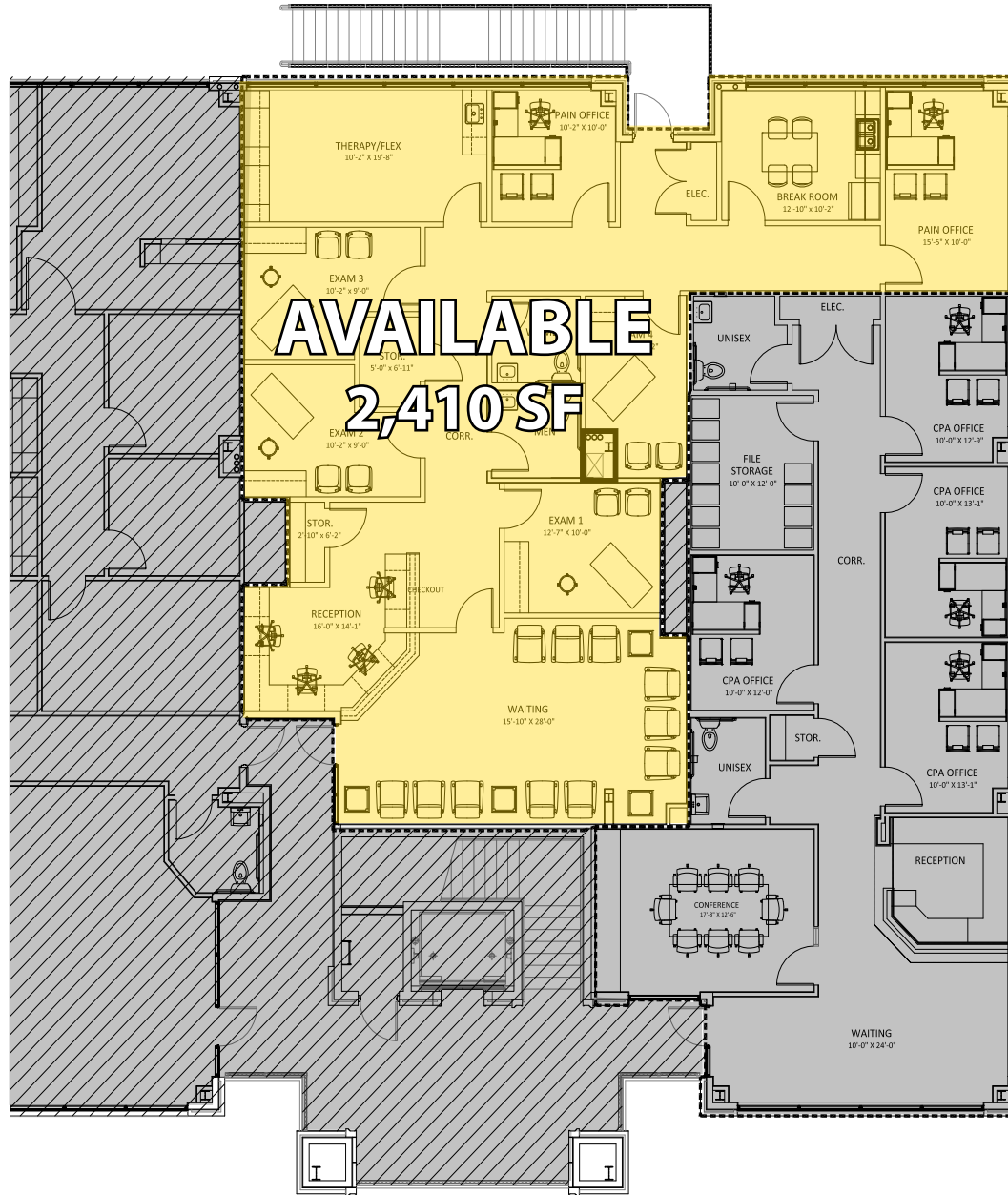
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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

EXISTING FLOOR PLAN



PROPERTY FEATURES:

- Mixed Use Building 93% Occupied
- Rental Rate: \$29/SF + NNN
- Estimated NNN: \$11.00/SF
- Pylon Signage Available
- Great Tenant Mix in String Trade Area
- +300' of frontage along SH 96
- 2nd Gen Medical Space Available

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	9,308	62,519	131,387
Households	3,298	23,838	51,719
Avg. HH Income	\$143,703	\$116,463	\$110,461

TRAFFIC COUNTS:

League City Pkwy: 15,577 VPD

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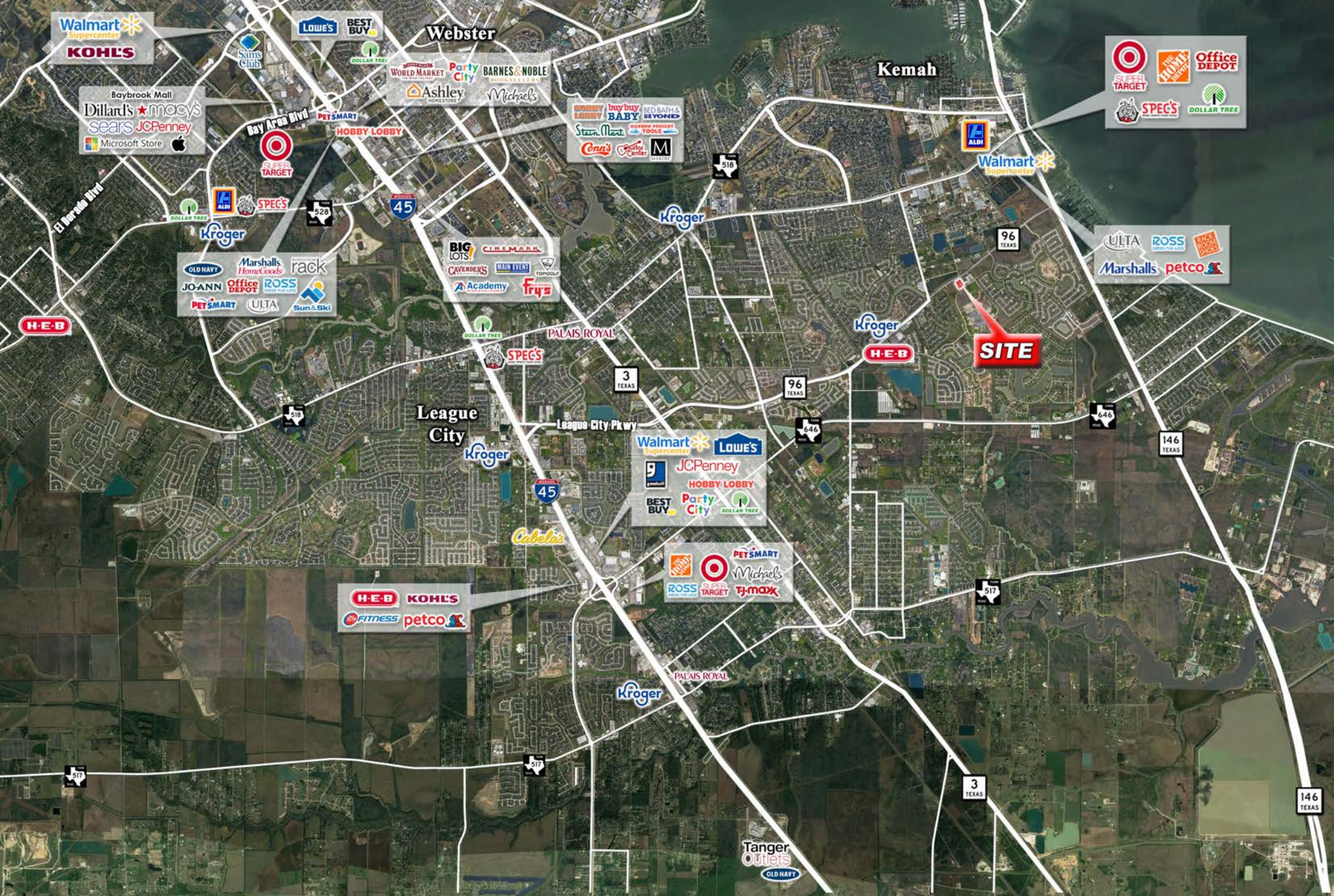


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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	10,140	66,190	137,401
2023 Estimate	9,308	62,519	131,387
2010 Census	5,056	46,086	102,398
Growth 2023 - 2028	8.94%	5.87%	4.58%
Growth 2010 - 2023	84.10%	35.66%	28.31%

2023 Population by Age	9,308	62,519	131,387
Age 0 - 4	571 6.13%	3,715 5.94%	7,765 5.91%
Age 5 - 9	655 7.04%	4,110 6.57%	8,373 6.37%
Age 10 - 14	751 8.07%	4,551 7.28%	9,074 6.91%
Age 15 - 19	742 7.97%	4,512 7.22%	8,961 6.82%
Age 20 - 24	620 6.66%	3,950 6.32%	8,069 6.14%
Age 25 - 29	549 5.90%	3,772 6.03%	8,049 6.13%
Age 30 - 34	558 5.99%	3,980 6.37%	8,586 6.53%
Age 35 - 39	633 6.80%	4,329 6.92%	9,059 6.89%
Age 40 - 44	698 7.50%	4,482 7.17%	9,097 6.92%
Age 45 - 49	689 7.40%	4,301 6.88%	8,705 6.63%
Age 50 - 54	652 7.00%	4,141 6.62%	8,560 6.52%
Age 55 - 59	607 6.52%	4,065 6.50%	8,572 6.52%
Age 60 - 64	543 5.83%	3,887 6.22%	8,346 6.35%
Age 65 - 69	420 4.51%	3,257 5.21%	7,156 5.45%
Age 70 - 74	293 3.15%	2,444 3.91%	5,534 4.21%
Age 75 - 79	171 1.84%	1,530 2.45%	3,610 2.75%
Age 80 - 84	90 0.97%	846 1.35%	2,095 1.59%
Age 85+	67 0.72%	648 1.04%	1,776 1.35%
Age 65+	1,041 11.18%	8,725 13.96%	20,171 15.35%

Median Age	36.60	38.10	38.80
Average Age	36.20	37.80	38.60

2023 Population By Race	9,308	62,519	131,387
White	7,837 84.20%	54,451 87.10%	111,430 84.81%
Black	724 7.78%	3,891 6.22%	9,679 7.37%
Am. Indian & Alaskan	55 0.59%	393 0.63%	930 0.71%
Asian	448 4.81%	2,348 3.76%	6,167 4.69%
Hawaiian & Pacific Island	9 0.10%	58 0.09%	150 0.11%
Other	235 2.52%	1,380 2.21%	3,031 2.31%

Population by Hispanic Origin	9,308	62,519	131,387
Non-Hispanic Origin	7,351 78.98%	46,415 74.24%	98,116 74.68%
Hispanic Origin	1,958 21.04%	16,104 25.76%	33,271 25.32%

2023 Median Age, Male	36.10	37.60	38.20
2023 Average Age, Male	35.70	37.30	38.10

2023 Median Age, Female	37.10	38.60	39.30
2023 Average Age, Female	36.70	38.30	39.10

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation Classification	7,183	49,240	104,381
Civilian Employed	4,921 68.51%	32,446 65.89%	66,916 64.11%
Civilian Unemployed	269 3.74%	1,538 3.12%	3,114 2.98%
Civilian Non-Labor Force	1,990 27.70%	15,144 30.76%	34,183 32.75%
Armed Forces	3 0.04%	112 0.23%	168 0.16%

Households by Marital Status	2,144	13,280	26,778
Married	2,144	13,280	26,778
Married No Children	927	6,654	14,426
Married w/Children	1,217	6,626	12,352

2023 Population by Education	6,120	43,718	94,319
Some High School, No Diploma	292 4.77%	3,535 8.09%	7,176 7.61%
High School Grad (Incl Equivalency)	981 16.03%	7,847 17.95%	17,500 18.55%
Some College, No Degree	2,066 33.76%	13,122 30.02%	29,153 30.91%
Associate Degree	151 2.47%	2,037 4.66%	5,174 5.49%
Bachelor Degree	1,769 28.91%	11,098 25.39%	22,911 24.29%
Advanced Degree	861 14.07%	6,079 13.91%	12,405 13.15%

2023 Population by Occupation	9,464	60,580	124,233
Real Estate & Finance	301 3.18%	2,036 3.36%	4,133 3.33%
Professional & Management	3,725 39.36%	21,364 35.27%	42,035 33.84%
Public Administration	229 2.42%	1,282 2.12%	2,628 2.12%
Education & Health	1,354 14.31%	8,495 14.02%	16,913 13.61%
Services	407 4.30%	3,578 5.91%	8,181 6.59%
Information	84 0.89%	322 0.53%	536 0.43%
Sales	856 9.04%	6,121 10.10%	13,885 11.18%
Transportation	32 0.34%	209 0.34%	609 0.49%
Retail	340 3.59%	2,706 4.47%	6,346 5.11%
Wholesale	150 1.58%	816 1.35%	1,777 1.43%
Manufacturing	656 6.93%	3,548 5.86%	7,103 5.72%
Production	566 5.98%	3,642 6.01%	7,061 5.68%
Construction	295 3.12%	2,472 4.08%	5,135 4.13%
Utilities	226 2.39%	1,634 2.70%	3,507 2.82%
Agriculture & Mining	139 1.47%	949 1.57%	1,443 1.16%
Farming, Fishing, Forestry	18 0.19%	288 0.48%	387 0.31%
Other Services	86 0.91%	1,118 1.85%	2,554 2.06%

2023 Worker Travel Time to Job	4,744	31,108	64,201
<30 Minutes	2,396 50.51%	16,720 53.75%	36,912 57.49%
30-60 Minutes	1,690 35.62%	10,749 34.55%	20,550 32.01%
60+ Minutes	658 13.87%	3,639 11.70%	6,739 10.50%

Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	1,767	17,115	39,623
1-Person Households	296 16.75%	3,855 22.52%	10,303 26.00%
2-Person Households	527 29.82%	5,504 32.16%	12,948 32.68%
3-Person Households	361 20.43%	3,023 17.66%	6,566 16.57%
4-Person Households	380 21.51%	2,752 16.08%	5,631 14.21%
5-Person Households	141 7.98%	1,265 7.39%	2,612 6.59%
6-Person Households	44 2.49%	465 2.72%	990 2.50%
7 or more Person Households	18 1.02%	251 1.47%	573 1.45%

2023 Average Household Size	2.80	2.60	2.50
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Households			
2028 Projection	3,599	25,339	54,208
2023 Estimate	3,298	23,838	51,719
2010 Census	1,767	17,115	39,624
Growth 2023 - 2028	9.13%	6.30%	4.81%
Growth 2010 - 2023	86.64%	39.28%	30.52%

2023 Households by HH Income	3,297	23,838	51,719
<\$25,000	248 7.52%	2,555 10.72%	6,411 12.40%
\$25,000 - \$50,000	210 6.37%	3,372 14.15%	8,120 15.70%
\$50,000 - \$75,000	521 15.80%	3,685 15.46%	8,511 16.46%
\$75,000 - \$100,000	224 6.79%	2,282 9.57%	5,342 10.33%
\$100,000 - \$125,000	495 15.01%	3,982 16.70%	7,161 13.85%
\$125,000 - \$150,000	488 14.80%	2,367 9.93%	4,532 8.76%
\$150,000 - \$200,000	423 12.83%	2,423 10.16%	5,286 10.22%
\$200,000+	688 20.87%	3,172 13.31%	6,356 12.29%

2023 Avg Household Income	\$143,703	\$116,463	\$110,461
2023 Med Household Income	\$122,499	\$100,157	\$88,185

2023 Occupied Housing	3,298	23,839	51,719
Owner Occupied	2,799 84.87%	16,793 70.44%	34,191 66.11%
Renter Occupied	499 15.13%	7,046 29.56%	17,528 33.89%

2010 Housing Units	3,474	23,738	53,783
1 Unit	3,268 94.07%	18,849 79.40%	37,654 70.01%
2 - 4 Units	40 1.15%	440 1.85%	1,419 2.64%
5 - 19 Units	88 2.53%	2,372 9.99%	7,082 13.17%
20+ Units	78 2.25%	2,077 8.75%	7,628 14.18%

2023 Housing Value	2,799	16,791	34,190
<\$100,000	65 2.32%	1,996 11.89%	4,625 13.53%
\$100,000 - \$200,000	289 10.33%	2,799 16.67%	7,142 20.89%
\$200,000 - \$300,000	1,164 41.59%	6,073 36.17%	11,436 33.45%
\$300,000 - \$400,000	879 31.40%	3,846 22.91%	6,525 19.08%
\$400,000 - \$500,000	199 7.11%	944 5.62%	1,903 5.57%
\$500,000 - \$1,000,000	203 7.25%	1,069 6.37%	2,384 6.97%
\$1,000,000+	0 0.00%	64 0.38%	175 0.51%

2023 Median Home Value	\$289,819	\$259,286	\$246,589
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Radius	1 Mile	3 Mile	5 Mile
2023 Housing Units by Yr Built	3,490	25,808	57,110
Built 2010+	1,653 47.36%	7,098 27.50%	13,088 22.92%
Built 2000 - 2010	896 25.67%	5,924 22.95%	10,516 18.41%
Built 1990 - 1999	353 10.11%	5,077 19.67%	9,157 16.03%
Built 1980 - 1989	388 11.12%	3,603 13.96%	8,260 14.46%
Built 1970 - 1979	165 4.73%	2,064 8.00%	7,217 12.64%
Built 1960 - 1969	28 0.80%	1,025 3.97%	5,858 10.26%
Built 1950 - 1959	3 0.09%	585 2.27%	1,704 2.98%
Built <1949	4 0.11%	432 1.67%	1,310 2.29%

2023 Median Year Built	2009	1999	1994
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Demographic Trend Data

Radius	1 Mile	3 Mile	5 Mile
Population			
Age 50 - 54	652 7.00%	4,141 6.62%	8,560 6.52%
Age 55 - 59	607 6.52%	4,065 6.50%	8,572 6.52%
Age 60 - 64	543 5.83%	3,887 6.22%	8,346 6.35%
Age 65 - 69	420 4.51%	3,257 5.21%	7,156 5.45%
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2023 Population by Occupation Classification	7,183	49,240	104,381
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Information About Brokerage Services

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Ethan Beck **723996** **ebeck@spinterests.com** **832.454.8586**
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____