



**RETAIL CENTER UNDER CONSTRUCTION**

**MALABAR  
HILL CAPITAL**

# **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](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** SWC League City Pkwy & Tuscan Lakes Blvd  
League City, TX

**Availability (Retail):** Building A: 3,579 SF  
Building B: 8,326 SF (Divisible)

**Availability (Land):** 1.0 AC

**Price (Retail):** \$33.00 - \$35.00 PSF + \$9.00 NNN

**Price (Land):** Call For Pricing

## HIGHLIGHTS:

- Brand new retail center coming Q4 2025 - Under Construction
- 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

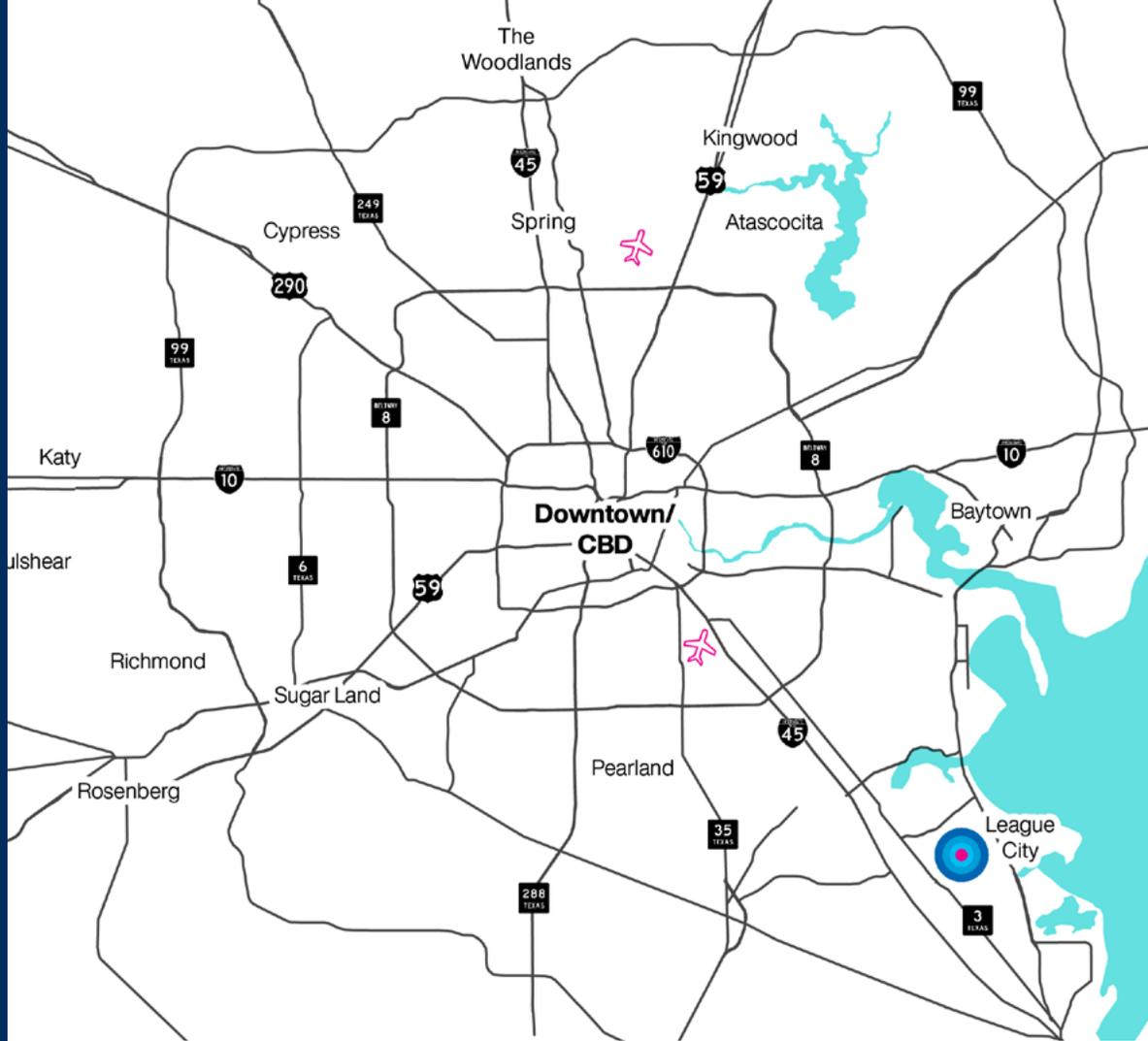
## TRAFFIC COUNTS:

**League City Pkwy:** 35,555 CPD '24

**Tuscan Lakes Blvd:** 11,626 CPD '24

## 2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	7,933	68,152	145,786
<b>Daytime Pop.</b>	2,599	29,299	79,692
<b>Avg HH Income</b>	\$175,745	\$140,877	\$127,504



# SITE PLAN

League City Pkwy



**AVAILABLE  
PAD C  
1 AC  
(43,560 SF)**

35' B.L. G.C.C.F. 2004083275  
ACCESS EASEMENT G.C.C.F. NO. 2024003329  
10' B.L. G.C.C.F. 2004083275  
10' B.L. G.C.C.F. 2004083275



6 FT. WHATABURGER  
10' UTILITY EASEMENT DOC. NO. 2017017583, G.C.M.R.

**AVAILABLE  
±8,326 SF  
(DIVISIBLE)**

OH MY GYRO  
HOTWORK

10' B.L. G.C.C.F. 2004083275  
10' TRANSITION BUFFER YARD  
TRACT 1 (2.23 AC)  
98 PS = 5.3 PS / 1k SF  
10' SETBACK / BUFFER YARD (ALL DIMENSIONS)  
10' BUILDING LINE G.C.C.F. NO. 2004083275

**AVAILABLE  
±3,579 SF**

Tuscan Lakes Blvd





**SITE**

35,555 CPD '24

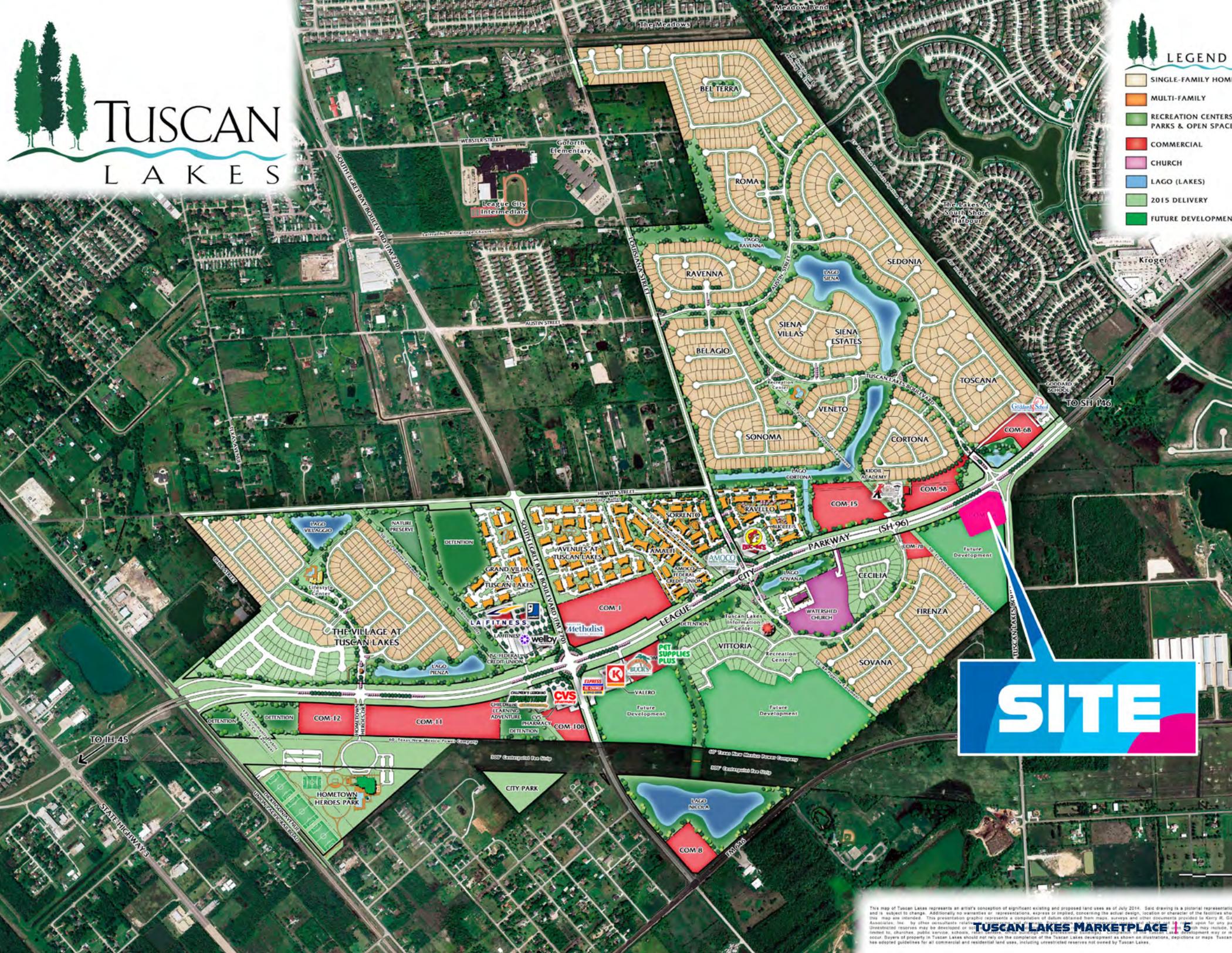
17,084 CPD '24

11,626 CPD '24



# TUSCAN LAKES

- ### LEGEND
- SINGLE-FAMILY HOME
  - MULTI-FAMILY
  - RECREATION CENTERS  
PARKS & OPEN SPACE
  - COMMERCIAL
  - CHURCH
  - LAGO (LAKES)
  - 2015 DELIVERY
  - FUTURE DEVELOPMENT



**SITE**

The map of Tuscan Lakes represents an artist's conception of significant existing and proposed land uses as of July 2014. Said drawing is a pictorial representation and is subject to change. Additionally no warranties or representations, express or implied, concerning the actual design, location or character of the facilities shown on this map are intended. This presentation graphic represents a compilation of datum obtained from maps, surveys and other documents provided by Kerry H. Gill Associates, Inc. No other professionally related or otherwise related information is intended to be included in this presentation. Unrestricted reserves may be developed or used for other purposes. This presentation is not intended to constitute an offer of any real estate. No representation is made that the information is accurate, complete or reliable. No representation is made that the information is intended to be used for any purpose other than that for which it is intended. Buyers of property in Tuscan Lakes should not rely on the completion of the Tuscan Lakes development as shown on illustrations, depictions or maps. Tuscan Lakes has adopted guidelines for all commercial and residential land uses, including unrestricted reserves not owned by Tuscan Lakes.



# CONSTRUCTION PROGRESS





# 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

Licensed Supervisor of Sales Agent/ Associate

### **Jack Savery Claire Salazar**

Sales Agent/Associate's Name

### **9009549**

License No.

### **448255**

License No.

License No.

### **612871 764131**

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Phone

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](http://www.trec.texas.gov)



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