

NewQuest

The Spot - 2502 Gulf Freeway S.

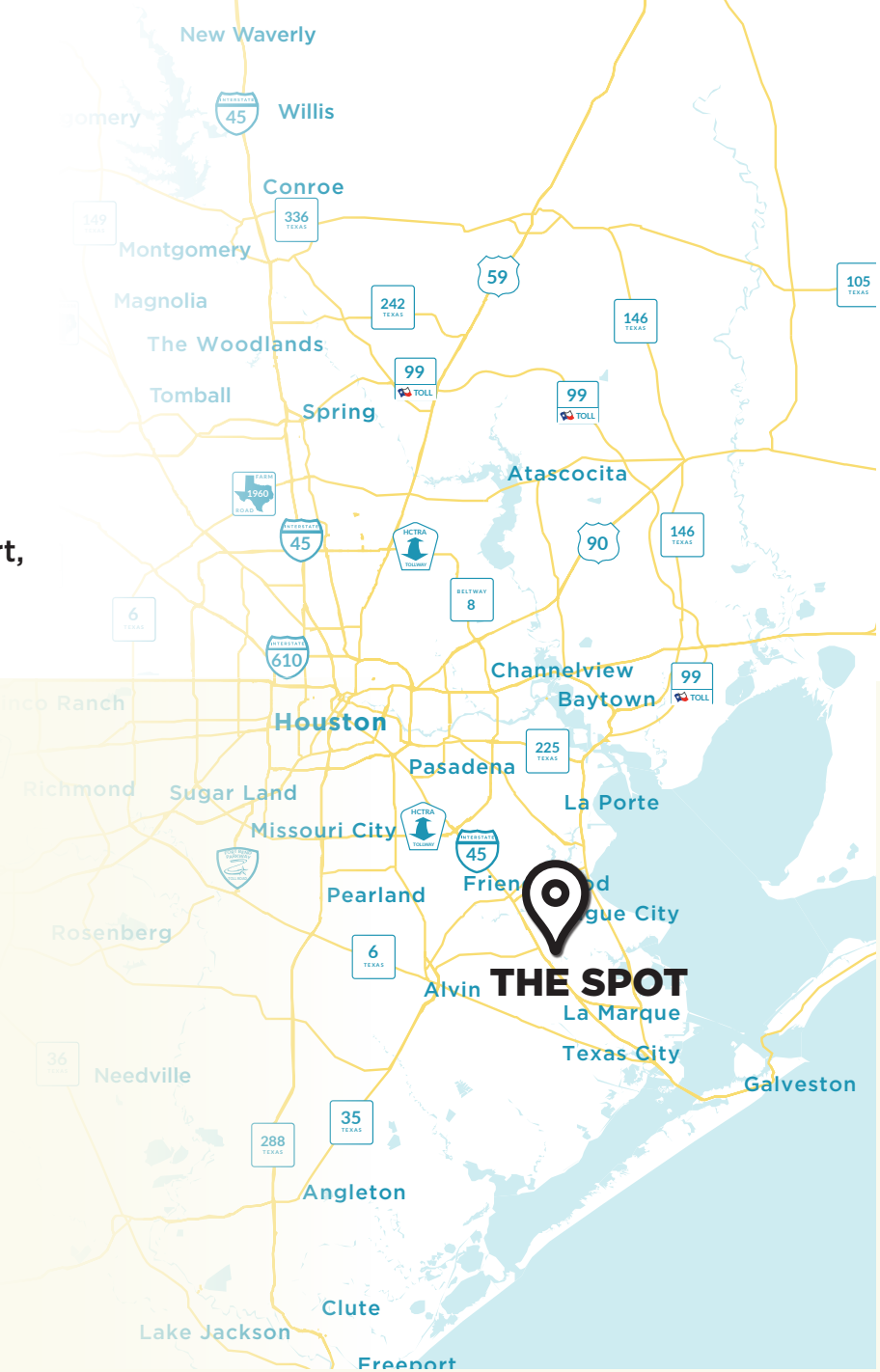
2502 Gulf Freeway South | League City, Texas

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Project Highlights

- Rare second-generation freestanding restaurant fronting I-45
- ±8,000 SF with a 1,890 SF patio on 2.09 acres
- 160 parking spots
- Strong visibility from I-45 with 99K VPD
- Cross access to Victory Lakes Town Center
- New improvements in 2023
- Super-regional intersection anchored by Target, H-E-B, Walmart, Bass Pro Shops, Home Depot, Lowe's, and UTMB Health



9%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025

$159K
AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

164K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/26

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Aerial

04.26 | 04.26
TxDOT Traffic Counts as of 2024



Aerial

06.26 | 04.26

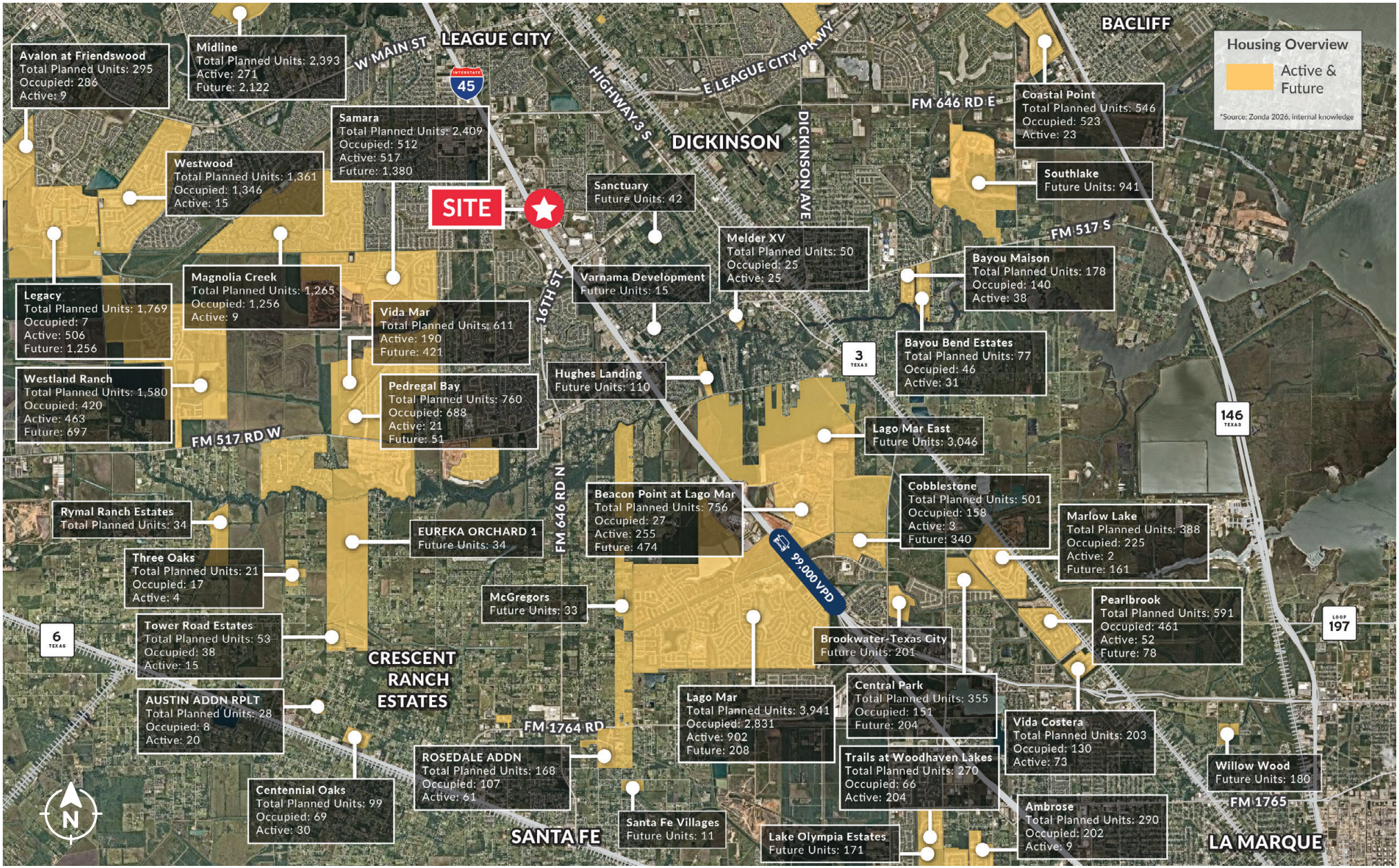
TxDOT Traffic Counts as of 2024



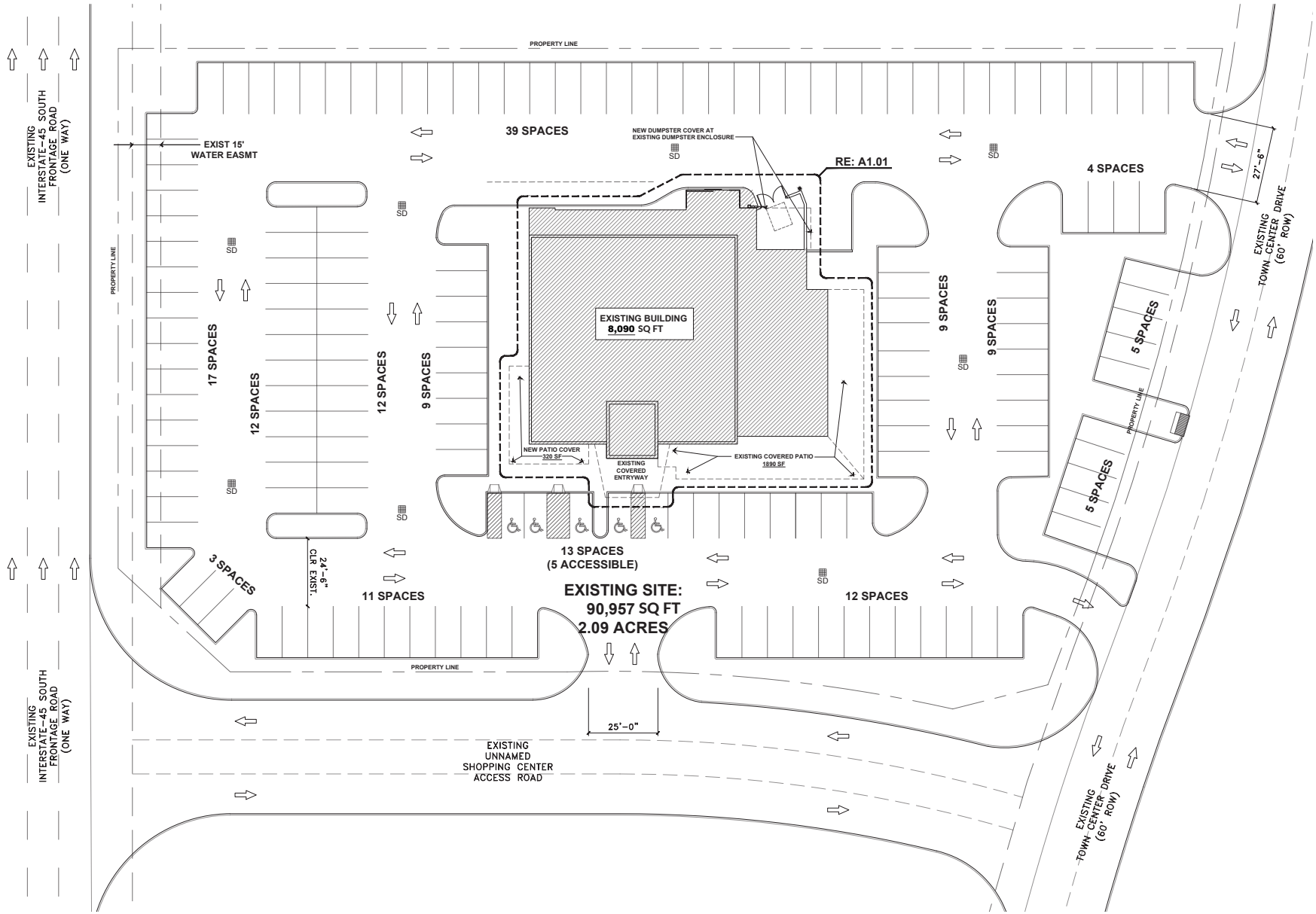
Aerial

06.26 | 04.26

TxDOT Traffic Counts as of 2024



Site Plan


PROPERTY LINE
EXISTING INTERSTATE-45 SOUTH FRONTAGE ROAD (ONE WAY)
EXIST 15' WATER EASMT
39 SPACES
NEW DUMPSTER COVER AT EXISTING DUMPSTER ENCLOSURE
RE: A1.01
4 SPACES
27'-6"
EXISTING TOWN CENTER DRIVE (60' ROW)
EXISTING BUILDING 8,090 SQ FT
17 SPACES
12 SPACES
12 SPACES
9 SPACES
9 SPACES
9 SPACES
5 SPACES
5 SPACES
NEW PATIO COVER 320 SF
EXISTING COVERED ENTRYWAY
EXISTING COVERED PATIO 1890 SF
3 SPACES
24'-6" CLR EXIST.
11 SPACES
13 SPACES (5 ACCESSIBLE)
12 SPACES
EXISTING SITE: 90,957 SQ FT 2.09 ACRES
25'-0"
EXISTING UNNAMED SHOPPING CENTER ACCESS ROAD
SD
N

Photos


ISLAND FAMOUS
THE SPOT


ISLAND FAM


2502
ISLAND FAMOUS
THE SPOT

Photos









League City, Texas



Nearby NASA (JSC)
$1.5B complex with 15k jobs[1]

Largest City in Galveston County
118K+ Total Population[3]
83K+ Daytime Population[2]

High-Income Trade Area
$141,653 Average Household Income[3]

1M+ STEM-Educated Workers[1]

UTMB Health League City
$300M Expansion
Expected Completion in 2030[4]

[1]City of Webster, 2024 | [2]League City EDC Esri, 2025 | [3]League City TX, 2025 | [4]UTMB, 2026

League City Market Overview

League City sits along the Clear Lake waterfront, about 30 miles southeast of Houston, offering easy access to both Galveston Bay and the Gulf Coast. Known for its strong quality of life, the city continues to earn recognition as a safe and family-friendly community with a relatively low cost of living. With a population exceeding 110,000, it attracts a broad mix of residents and lifestyles. League City also benefits from a healthy local economy, drawing professionals nationwide with career opportunities across sectors such as healthcare, energy, aerospace, marine services, and petrochemicals.



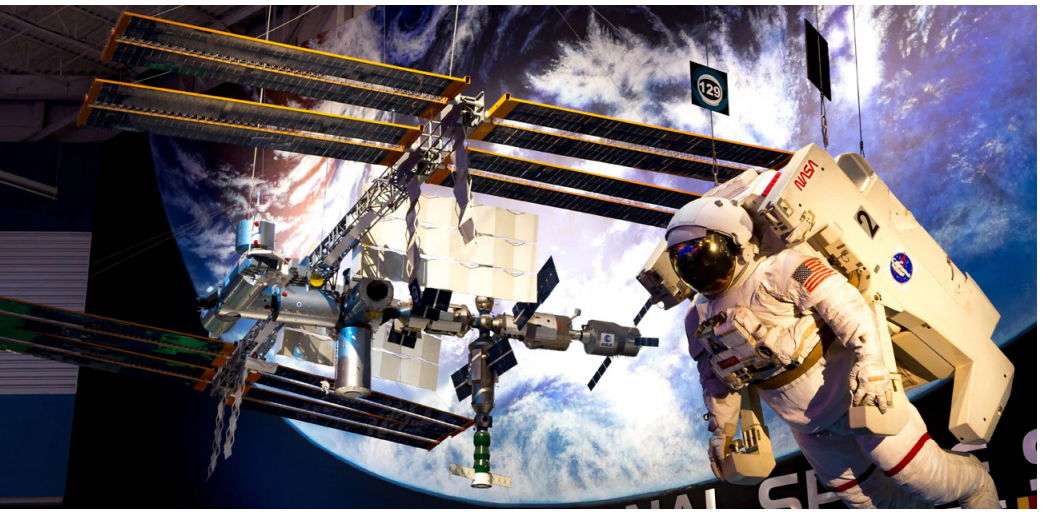
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Lifestyle Offerings

League City offers a dynamic coastal lifestyle centered around the surrounding waterways and nearby attractions. Clear Creek winds along the northern edge of the city, connecting to Clear Lake and Galveston Bay, creating an ideal setting for boating, fishing, kayaking, and other outdoor activities. The area's waterfront access is complemented by a variety of local attractions, including Space Center Houston, and popular destinations like the Kemah Boardwalk. Unique experiences such as Houston Pedal Barge and Houston Party Boats further enhance the entertainment and recreation offerings, giving residents and visitors plenty of ways to enjoy life on the water.









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Space Center Houston







Space Center Houston is a premier science and space exploration destination, serving as the official visitor center for NASA's Johnson Space Center, and is a Smithsonian Affiliate. As one of the region's top attractions, it draws visitors from around the world and plays a central role in showcasing America's human spaceflight program. The 250,000-square-foot facility offers more than 400 space artifacts, along with immersive exhibits, interactive experiences, astronaut encounters, and behind-the-scenes tours. Since opening in 1992, it has welcomed over 26 million guests and continues to inspire curiosity and interest in science through its engaging, educational environment.

- VISITLEAGUECITYTX.COM - SPACECENTERHOUSTON.ORG

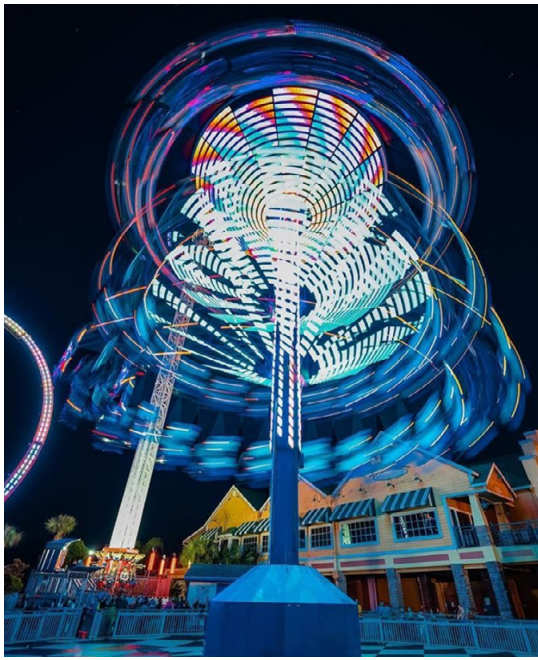
Kemah Boardwalk

Kemah Boardwalk offers a lively coastal destination along the shores of Galveston Bay, blending waterfront dining, amusement rides, retail shops, and live entertainment into a vibrant, walkable setting.

Its scenic views and mix of attractions make it a popular spot for both daytime activities and evening outings.
The boardwalk also features a variety of seasonal events and live performances throughout the year, contributing to its role as a key recreational hub for the region. Recognized nationally, Kemah Boardwalk was ranked No. 2 in USA Today's 2026 10 Best Boardwalks, reinforcing its reputation as one of the premier waterfront attractions along the Gulf Coast.







- VISITLEAGUECITYTX.COM - KEMAHBOARDWALK.COM

Historic Charm





League City's historic charm is woven throughout its beautifully preserved spaces, where the past and present come together to create a uniquely inviting atmosphere. Landmarks like Helen's Garden offer a tranquil escape filled with lush greenery and scenic touches, while nearby streets reveal thoughtfully maintained homes shaded by mature oaks. Destinations such as the Shoppes at Founder's Square bring new life to historic residences, blending boutique shopping and local experiences with timeless architecture. Iconic properties like the T.J. & Mary Lelia Dick House further showcase the city's heritage, with carefully restored details that reflect its early roots.

Together, these destinations highlight a community that takes pride in its history while offering vibrant, meaningful experiences for visitors and residents alike. Boardwalks, reinforcing its reputation as one of the premier waterfront attractions along the Gulf Coast.



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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,856	27,094	59,962
Current Population	5,388	76,134	164,314
2020 Census Population	6,183	70,414	150,939
Population Growth 2020 to 2025	-12.86%	8.12%	8.86%
2025 Median Age	36.4	35.9	36.3

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	60.80%	60.55%	61.07%
Black or African American	11.34%	11.80%	11.35%
Asian or Pacific Islander	8.99%	5.99%	6.39%
Other Races	18.54%	21.03%	20.58%
Hispanic	24.34%	27.86%	27.59%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$158,775	$129,757	$134,503
Median Household Income	$144,417	$114,961	$117,073
Per Capita Income	$55,607	$46,400	$49,681

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	15.43%	18.86%	22.65%
2 Person Households	34.92%	33.21%	32.21%
3+ Person Households	49.65%	47.92%	45.13%
Owner-Occupied Housing Units	71.70%	70.60%	65.96%
Renter-Occupied Housing Units	28.30%	29.40%	34.04%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/26

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Sales Agent/Associate's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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