# PINNACLE PARK

NWC & SWC of Gulf Freeway and Ballpark Way | League City, Texas

**2nd-Gen Restaurant, Retail and Pads Available For Lease**

**RETAIL WITH FREEWAY VISIBILITY FOR LEASE**

**COMING SOON:**

stewart

PHO BEN VIETNAMESE NOODLE HOUSE

LUXURY HAIR STUDIO




NewQuest

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# Project Highlights

## MAJOR AREA RETAILERS

Academy Sports + Outdoors · Walmart · Best Buy · JCPenney · Lowe's · H-E-B · Target · Costco Wholesale · Topgolf · Whiskey Cake · Bass Pro Shops · Great Wolf Lodge

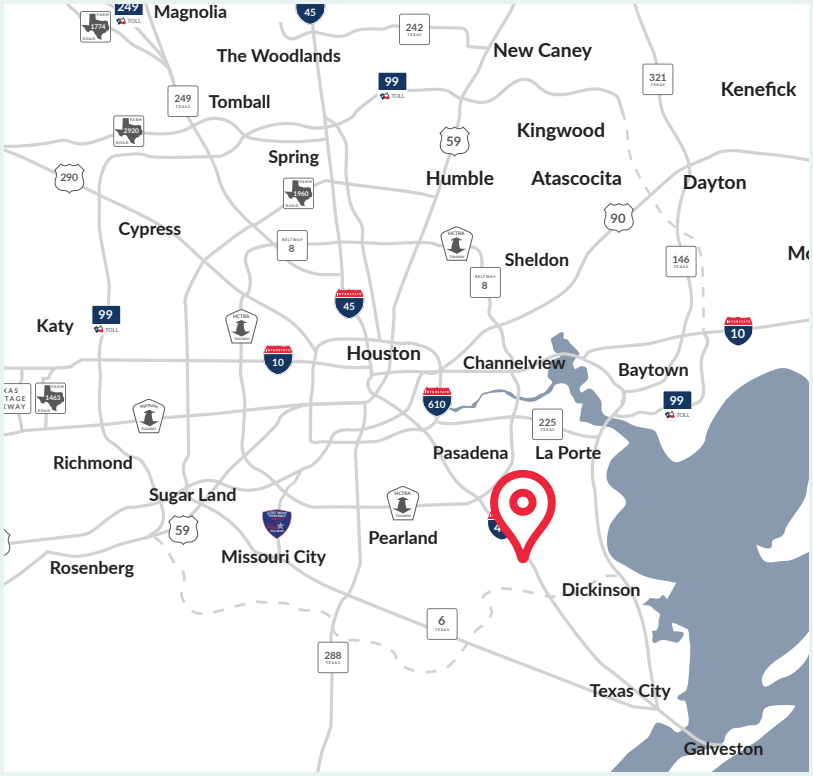



**7%**
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2026

**$168K**
AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

**158K**
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, ESRI 2026




## NOTABLE AREA GROWTH

10,043 FUTURE HOMES | 5 MILES
1,026 ANNUAL HOME STARTS | 5 MILES
58K CURRENT HOUSEHOLDS | 5 MILES

Source: Zonda & Regis Estimates as of Q1 2026

# Project Highlights

**Future Grand Parkway expansion** planned, enhancing accessibility to the area (labeled on aerial map page 4).

**Domain at Pinnacle Park** is a **340-unit luxury multifamily development** behind Pinnacle Park.

Conveniently situated within **a 10-minute drive** of the **#1 Cinemark in the Houston MSA & #2 in Texas.**

*- Placer.ai, '26*

Approximately **5 miles from Flyway**, a premier Texas entertainment destination.

**UTMB Health League City campus** is undergoing a **$300M, 177,000 SF expansion,** including a **6,600 SF outpatient clinic opening in fall 2026** and approximately **32,000 SF of future shell space,** further expanding healthcare services just **2 miles from the property.**

**Ballpark at League City** is a 35-acre facility with **341K annual visitors** adjacent to Pinnacle Park.

*- Placer.ai, '26*

**Available for Lease:**

1,544 SF White Box

3,862 SF 2nd-Generation Restaurant

9,840 SF 2nd-Generation Restaurant

5.1 to 7.26 Acres Available

Ideal for retail, hospitality, fitness, entertainment, pickleball, and food & beverage




06.26 | 06.26

# Aerial




TxDOT Traffic Counts as of 2026

06.26 | 05.26

# Housing Aerial




06.26 | 05.26

AVAILABLE LEASED IN NEGOTIATION NOT A PART

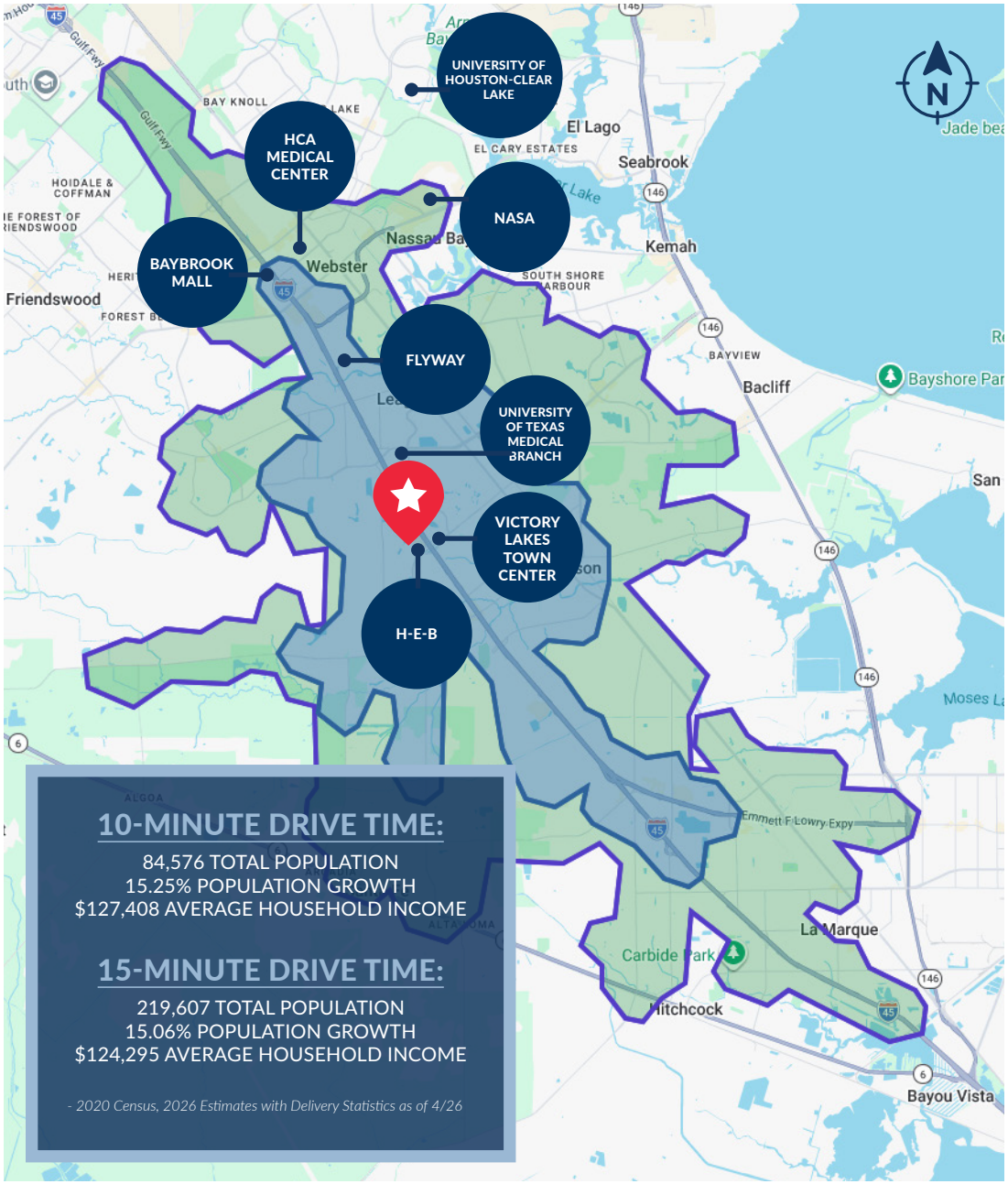
# Site Plan




| KEY | BUSINESS | LEASE AREAS |
|---|---|---|
| 1 | Kabuki Grill | 4,300 SF |
| **2** | **2nd-Gen Restaurant Available for Lease** | **3,862 SF** |
| 3 | Toasted Yolk Cafe | 6,110 SF |
| 4 | Salata | 3,000 SF |
| 5 | Nothing Bundt Cakes | 2,200 SF |
| **6** | **White Box Available for Lease** | **1,544 SF** |
| **7** | Coming Soon: Stewart Title | 3,200 SF |
| **8** | **2nd-Gen Restaurant Available for Lease** | **9,840 SF** |
| 9 | Black Bear Diner | 7,477 SF |
| **10** | Coming Soon: Pho Ben | 2,965 SF |
| 11 | Red Wing Shoes | 1,500 SF |
| **12** | Coming Soon: Luxury Hair Studio | 879 SF |
| 13 | Fuji Ramen & Bar | 2,075 SF |
| **14** | **Available Pad** | **7.26 AC** |
| **15** | **Available Pad** | **5.1 AC** |

11.26 | 05.26

# Regional Destination




**10-MINUTE DRIVE TIME:**

84,576 TOTAL POPULATION
15.25% POPULATION GROWTH
$127,408 AVERAGE HOUSEHOLD INCOME

**15-MINUTE DRIVE TIME:**

219,607 TOTAL POPULATION
15.06% POPULATION GROWTH
$124,295 AVERAGE HOUSEHOLD INCOME

*- 2020 Census, 2026 Estimates with Delivery Statistics as of 4/26*

## DRIVE-TIME RADIUS TO PINNACLE PARK

- 10-MINUTE DRIVE-TIME
- 15-MINUTE DRIVE-TIME

1. **H-E-B**
   5 MIN
2. **UNIVERSITY OF TEXAS MEDICAL BRANCH**
   5 MIN
3. **VICTORY LAKES TOWN CENTER**
   7 MIN
4. **FLYWAY**
   8 MIN
5. **BAYBROOK MALL**
   9 MIN
6. **NASA CENTER**
   12 MIN
7. **HCA MEDICAL CENTER**
   13 MIN
8. **UNIVERSITY OF HOUSTON-CLEAR LAKE**
   19 MIN

# Photos


White Box
Available for Lease
2515
UBH
NOTHING BUNDT CAKES


2nd-Gen Restaurant
Available for Lease


2nd-Gen Restaurant
Available for Lease
PINNACLE PARK
ABUELO'S
FOOD + DRINKS + FAMILY
Fairfield
BY MARRIOTT
Kabuki
Japanese Grill & Sushi Bar
salata
salad kitchen
TOASTED YOLK
UBH
UNITED BUILT
HOMES
League City
TEXAS

# Demographics




| USPS POSTAL COUNTS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Q2 2026 | 2,332 | 27,182 | 61,616 |

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 2,151 | 26,679 | 58,860 |
| Total Population | 6,213 | 72,431 | 157,877 |
| 2020 Total Population | 6,211 | 67,970 | 147,318 |
| Population Growth 2020 to 2026 | 0% | 7% | 7% |
| 2026 Median Age | 38.5 | 37.4 | 37.5 |

| RACE AND ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 2026 White | 58.1% | 59.1% | 59.9% |
| 2026 Black/African American | 9.8% | 9.9% | 9.2% |
| 2026 Asian | 9.4% | 5.6% | 6.2% |
| 2026 Hispanic | 24.9% | 28.1% | 27.1% |

| INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Average Household Income | $168,118 | $145,030 | $147,177 |
| Median Household Income | $142,826 | $116,681 | $115,273 |
| Per Capita Income | $60,062 | $53,571 | $55,404 |

| CENSUS HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 1 Person Households | 15.0% | 21.0% | 22.0% |
| 2 Person Households | 29.0% | 30.3% | 30.5% |
| 3 Person Households | 20.2% | 18.2% | 17.8% |
| Owner-Occupied Housing Units | 83.8% | 80.8% | 80.8% |
| Renter-Occupied Housing Units | 58.7% | 55.3% | 54.5% |

2020 Census, ESRI 2026

# 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.

| | | | |
|---|---|---|---|
| **Home Asset, Inc., dba NewQuest** | **420076** | **-** | **281.477.4300** |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **H. Dean Lane, Jr.** | **366134** | **dlane@newquest.com** | **281.477.4300** |
| Designated Broker of Firm | License No. | Email | Phone |
| **H. Dean Lane, Jr.** | **366134** | **dlane@newquest.com** | **281.477.4300** |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| **John Nguyen** | **622480** | **jnguyen@newquest.com** | **281.477.4326** |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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