NewQuest

THE LEAGUE

For Lease

2771 E. FM 518 | League City, Texas

±46,926 SF of Ground-Floor Retail & 304 Multifamily Units



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Project Highlights

Preleasing Premier Mixed-Use Retail in League City, Texas

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- New mixed-use development featuring ±46,926 SF of Class-A retail
- Prominent frontage along FM 518 - directly across from Clear Creek High School
- Located within one of League City's fastest-growing residential corridors
- Strong household income with median household income exceeding $116,700 within 1 mile

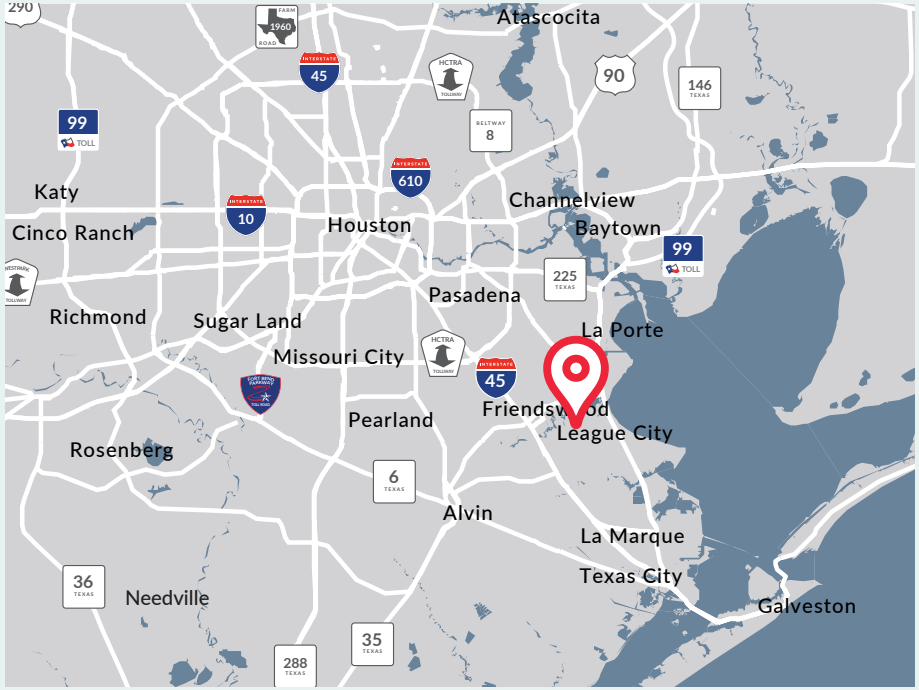
Approximate Size:	Commercial: ±49,926 SF activated retail Residential: 304 multifamily units (266,496 net rentable SF)
Frontage:	Directly on FM 518, across from Clear Creek High School
Estimated Delivery:	Q1 2027
Traffic Counts:	Approx. 16,499 VPD on FM 518 Approx. 35,655 VPD on E. Main Street

7% POPULATION GROWTH
within 3 miles from 2020 to 2026

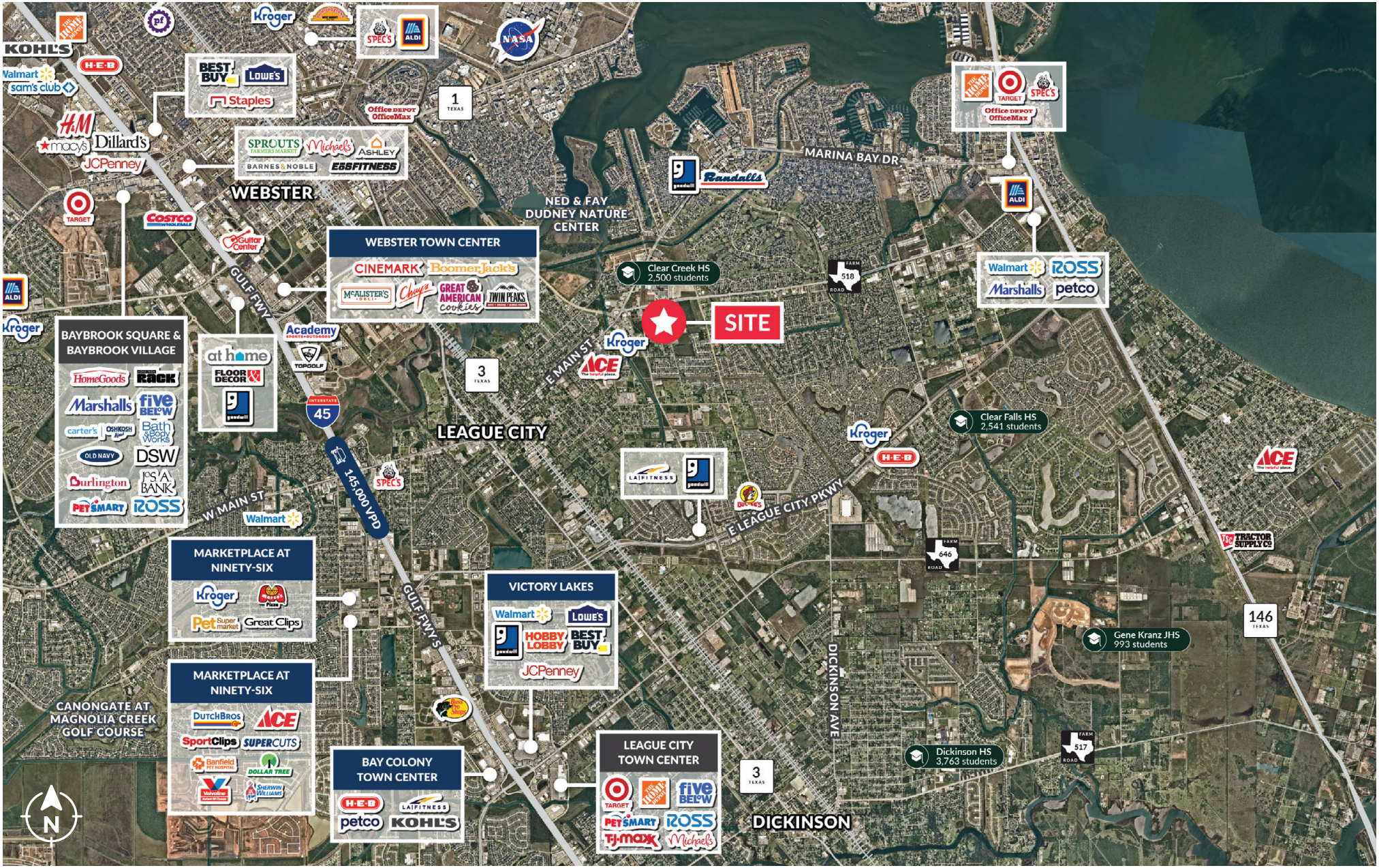
$148K AVERAGE HOUSEHOLD INCOME
within 1 mile

186K POPULATION
within 5 miles

2020 Census, ESRI 2026



Aerial



TxDOT Traffic Counts as of 2026

08.26 | 05.26

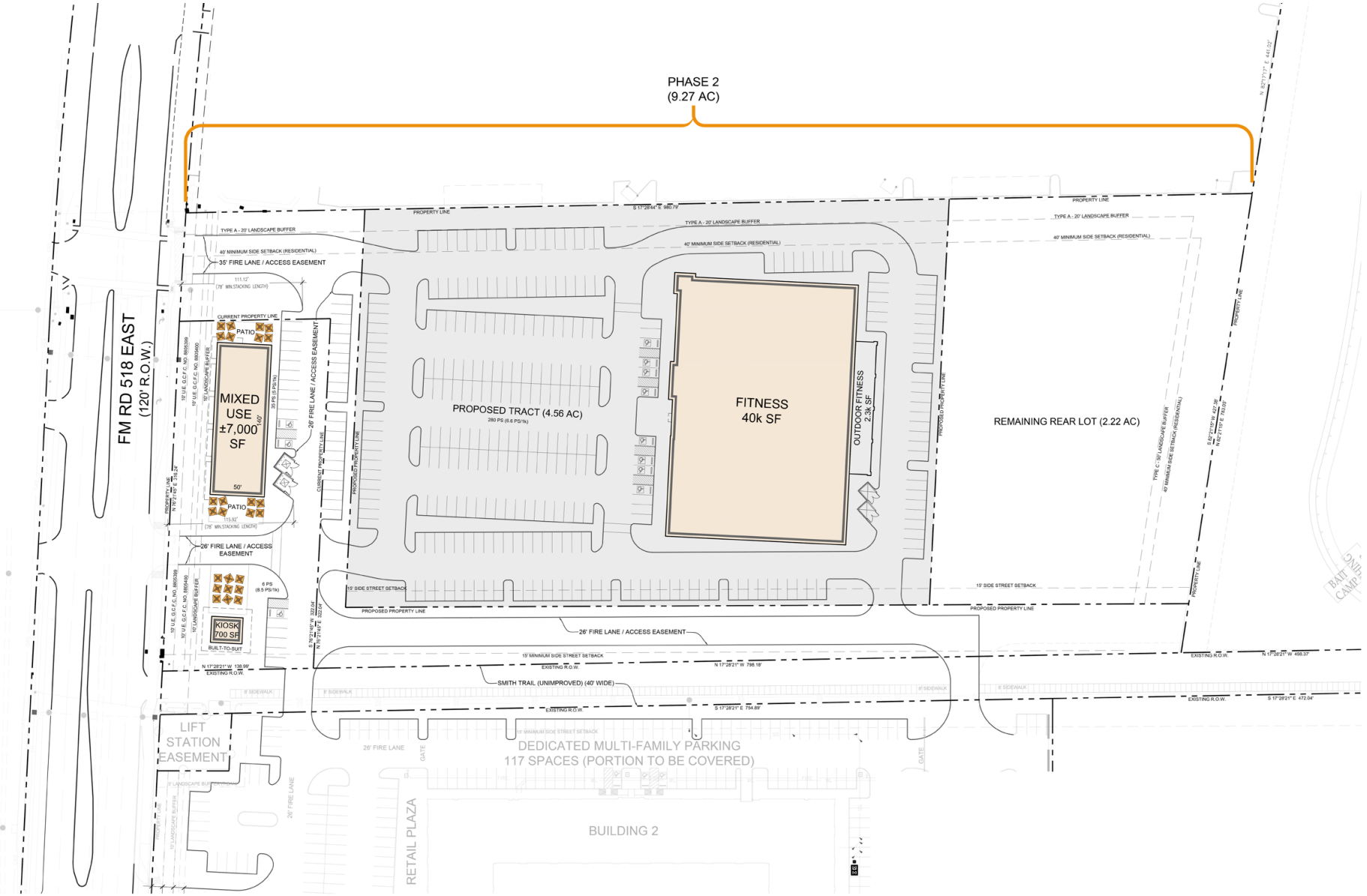
Aerial



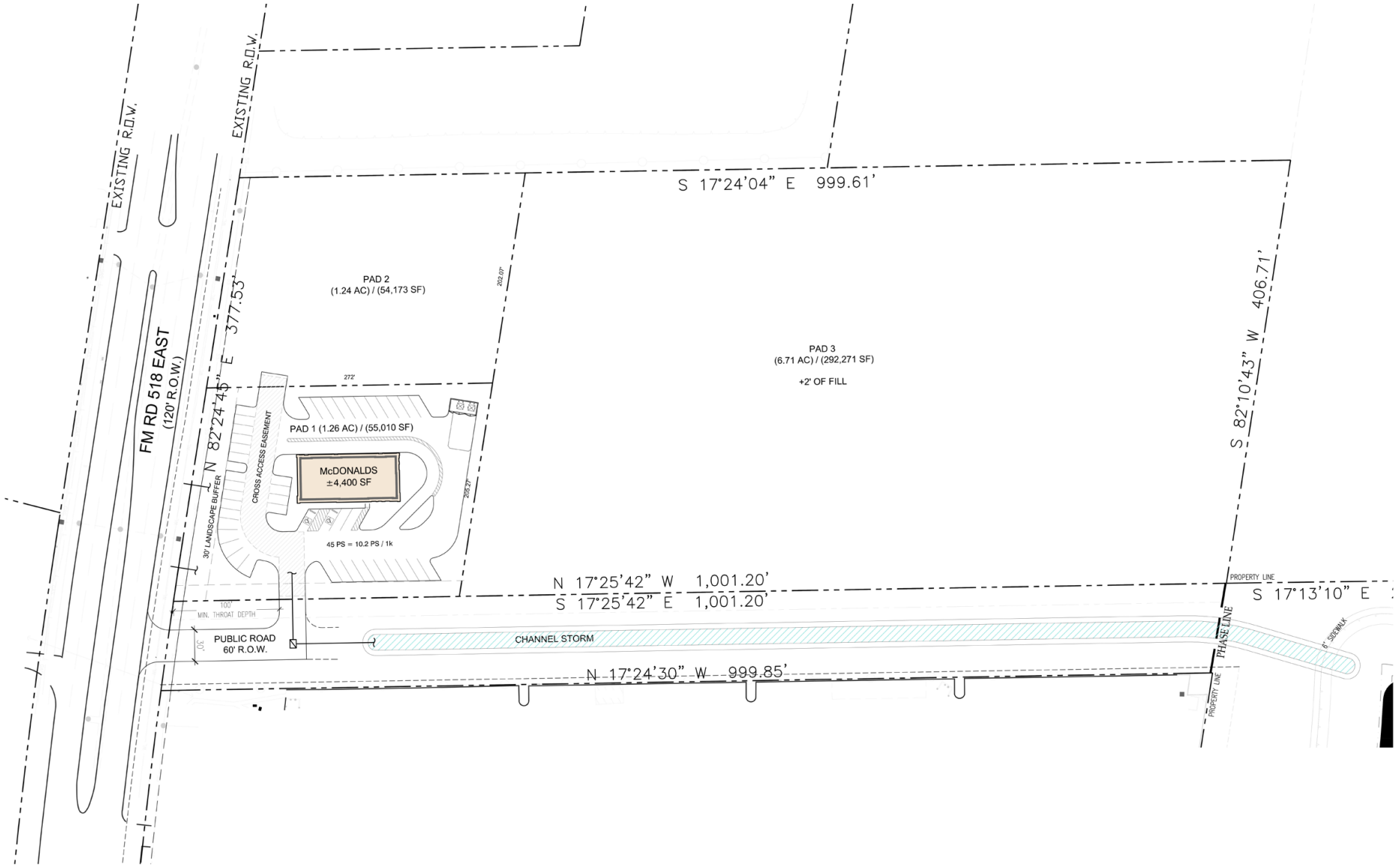
TxDOT Traffic Counts as of 2026

11.26 | 05.26

Site Plan


PHASE 2
(9.27 AC)
FM RD 518 EAST
(120' R.O.W.)
MIXED USE ±7,000 SF
PROPOSED TRACT (4.56 AC)
280 PS (6.6 PS/1k)
FITNESS 40k SF
OUTDOOR FITNESS 2.3k SF
REMAINING REAR LOT (2.22 AC)
KIOSK 700 SF
BUILT-TO-SUIT
6 PS (8.5 PS/1k)
PATIO
TYPE A - 20' LANDSCAPE BUFFER
40' MINIMUM SIDE SETBACK (RESIDENTIAL)
35' FIRE LANE / ACCESS EASEMENT
26' FIRE LANE / ACCESS EASEMENT
15' SIDE STREET SETBACK
SMITH TRAIL (UNIMPROVED) (40' WIDE)
LIFT STATION EASEMENT
DEDICATED MULTI-FAMILY PARKING
117 SPACES (PORTION TO BE COVERED)
BUILDING 2
RETAIL PLAZA

Site Plan


EXISTING R.O.W.
EXISTING R.O.W.
FM RD 518 EAST
(120' R.O.W.)
N 82°24'45" E 377.53'
S 17°24'04" E 999.61'
S 82°10'43" W 406.71'
PAD 2
(1.24 AC) / (54,173 SF)
PAD 3
(6.71 AC) / (292,271 SF)
+2' OF FILL
PAD 1 (1.26 AC) / (55,010 SF)
McDONALDS
±4,400 SF
CROSS ACCESS EASEMENT
30' LANDSCAPE BUFFER
45 PS = 10.2 PS / 1k
N 17°25'42" W 1,001.20'
S 17°25'42" E 1,001.20'
PROPERTY LINE
S 17°13'10" E
PUBLIC ROAD
60' R.O.W.
CHANNEL STORM
PHASE LINE
6' SIDEWALK
N 17°24'30" W 999.85'
PROPERTY LINE

Renderings



Demographics

2020 Census, ESRI 2026

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	3,830	29,791	73,208
POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Current Households	5,048	32,442	75,851
Current Population	11,665	76,016	186,007
2020 Census Average Persons per Household	2.48	2.41	2.52
2020 Census Population	11,139	71,289	179,663
Population Growth 2020 to 2026	4.7%	6.6%	3.5%
2026 Median Age	42	39	38
CENSUS HOUSEHOLDS	**1 MILE**	**3 MILES**	**5 MILES**
1 Person Households	28.9%	29.6%	27.9%
2 Person Households	33.6%	32.3%	31.1%
3+ Person Households	15.8%	15.7%	16.2%
Owner-Occupied Housing Units	45.2%	44.6%	45.4%
Renter-Occupied Housing Units	54.8%	55.4%	54.6%
RACE AND ETHNICITY	**1 MILE**	**3 MILES**	**5 MILES**
White	69.0%	64.6%	59.7%
Black or African American	7.8%	8.2%	8.8%
Asian or Pacific Islander	3.6%	5.2%	5.8%
Other Races	7.4%	7.2%	9.2%
Hispanic	21.4%	23.4%	28.0%
INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Average Household Income	$148,377	$146,485	$136,213
Median Household Income	$116,737	$111,642	$102,939
Per Capita Income	$64,651	$62,371	$55,612
EDUCATION	**1 MILE**	**3 MILES**	**5 MILES**
Estimated High School Graduate	12.6%	13.0%	13.9%
Estimated Bachelor's Degree	33.7%	34.4%	30.8%
Estimated Graduate Degree	16.9%	15.8%	15.0%

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
Ben Postma	**834079**	**bpostma@newquest.com**	**281.955.3547**
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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