

2905 League City Pkwy

An offering overview for traditional or medical office space for lease in a new project with great visibility along the League City Pkwy.

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The Offering



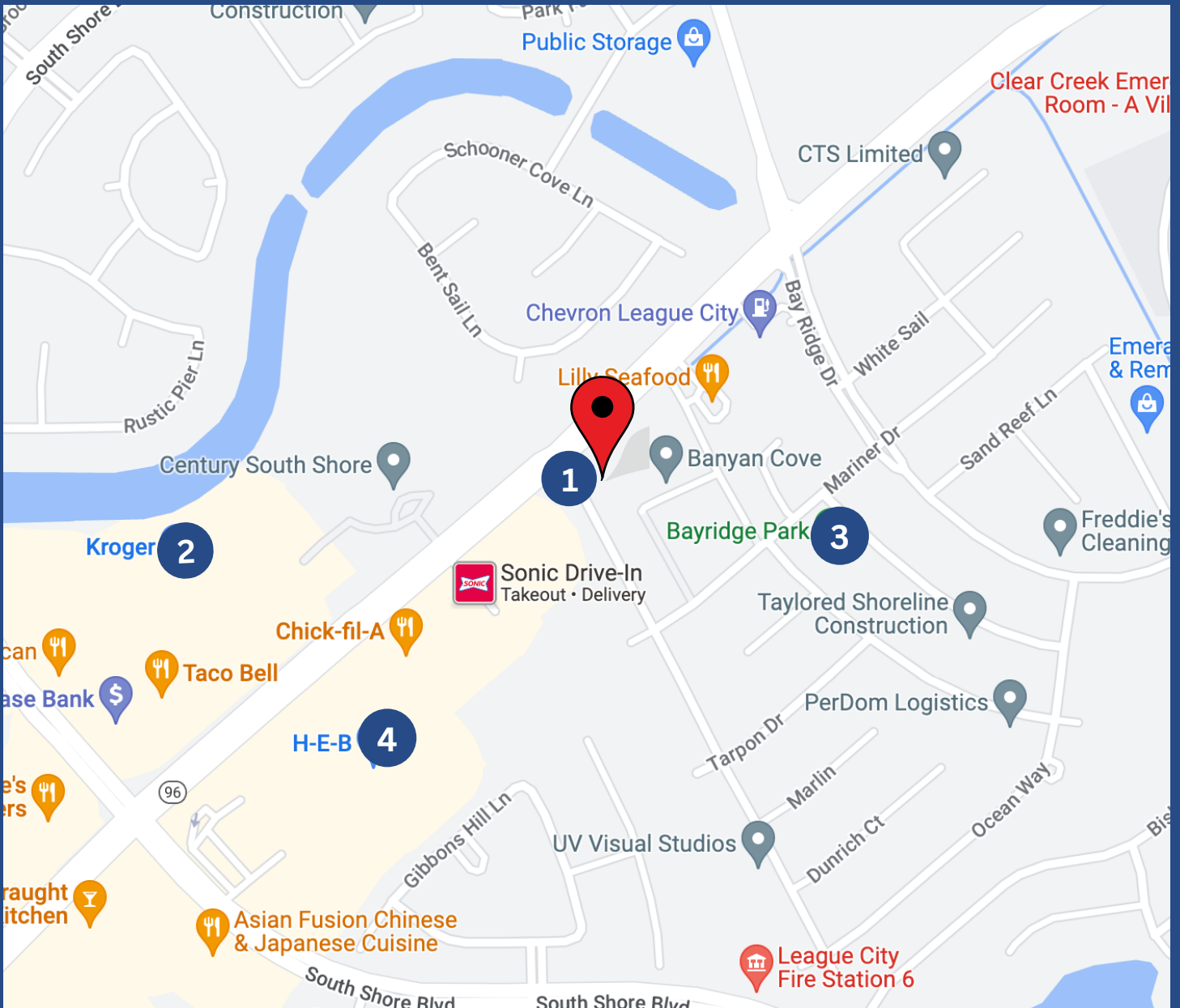
The Offering

Practice Real Estate Group is pleased to offer 2905 League City Pkwy, a 3,288 SF endcap retail space in a newly constructed 7,188 SF building off of Highway 96.

League City is located in the Greater Houston metropolitan area, just 30 miles southeast of downtown Houston. League City is a waterfront community with a fast-growing population and strong economy.

The property is surrounded by schools, new office buildings, and residential housing. Major grocery retailers HEB and Kroger are within view from the site, along with popular restaurants and other local businesses.

The shell is expected to deliver September 2022.



- 01 2905 League City Parkway
- 02 Kroger
- 03 Bayridge Park
- 04 H-E-B

NO

Property Summary



Property Summary

Address	2905 League City Pkwy
Building Type	New Construction
Year Built	2022
Building Size	7,188 SF
Suite 1	3,900 SF (General Dentist)
Suite 2	3,288 SF



The Opportunity



The Opportunity

Problem

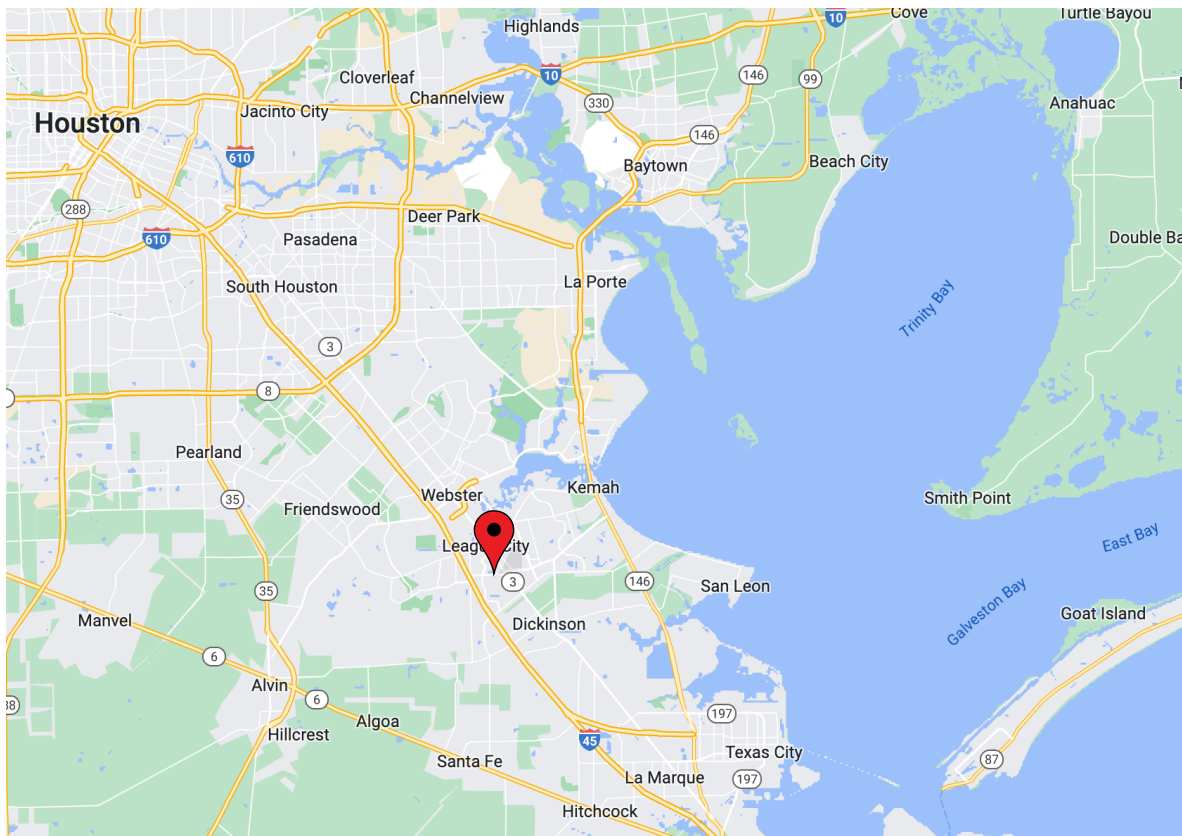
There is very limited space in the League City trade area. The area is growing but construction hasn't caught up.

Solution

2905 League City Pkwy offers an opportunity for a traditional office user or medical practice to have incredible visibility on a main parkway within direct view of 2 major grocery retailers, surrounded by strong daily needs tenants.

The location is surrounded by an affluent, well-educated residential population with average household incomes exceeding \$115,000 in the 1,3, and 5 mile radiuses.

The Opportunity





Investment Highlights



Investment Highlights

Premier Visibility

2905 League City Pkwy's close proximity to the city's newest and busiest major grocery retailer, H-E-B, guarantees high daily traffic levels. With frontage on League City Pkwy, the exposure is invaluable.

Residential Boom

League City became a popular destination in the early 2000s when high real estate costs drove people from central Houston. The economic factors combined with the city's proximity to the Kemah Boardwalk, NASA, and Galveston drove its population growth by 420% since 2000. League City's population is expected to grow an additional 10% in the next five years.

Competitive Commercial Market

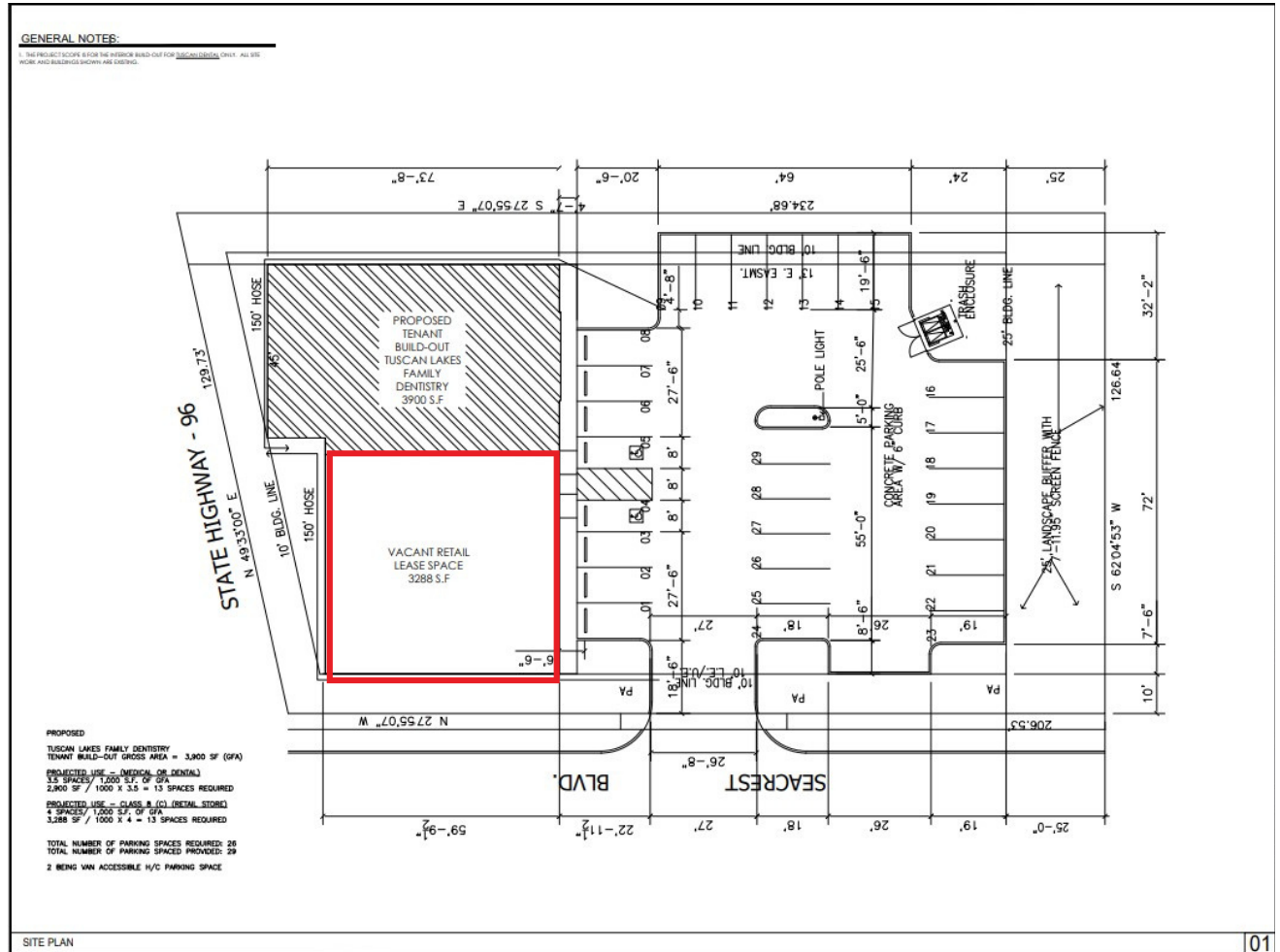
League City's commercial real estate is currently in high demand with limited supply, making this property an excellent opportunity to start a new business in this waterfront community.



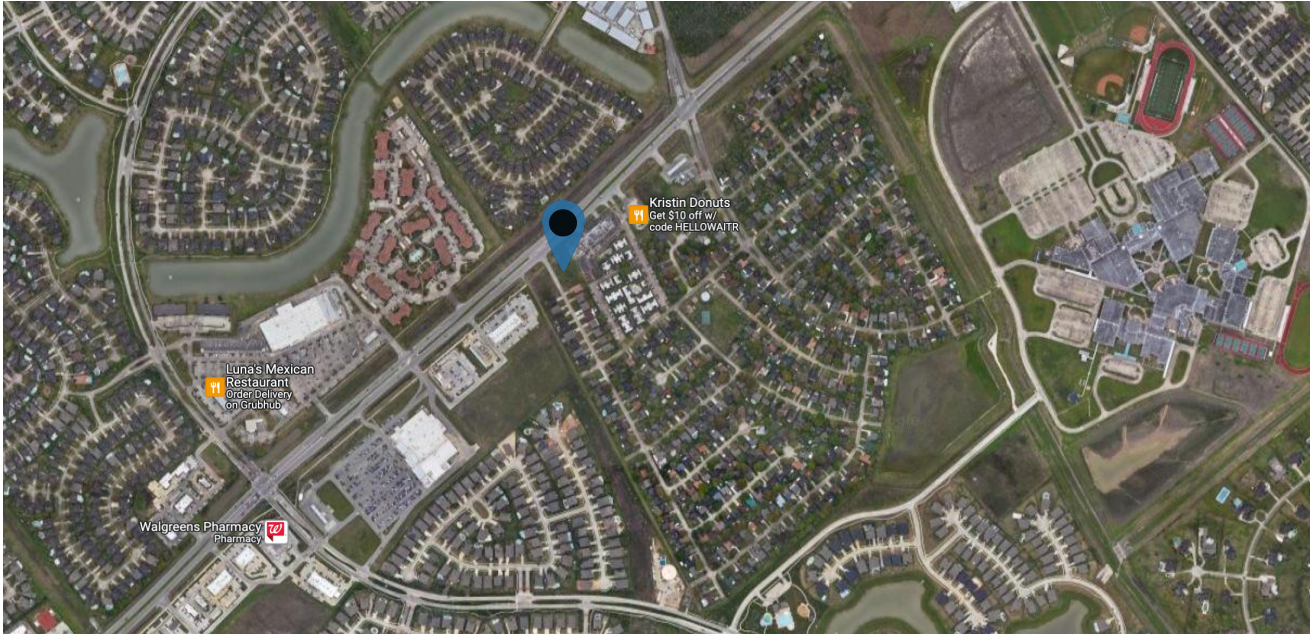
Property Images



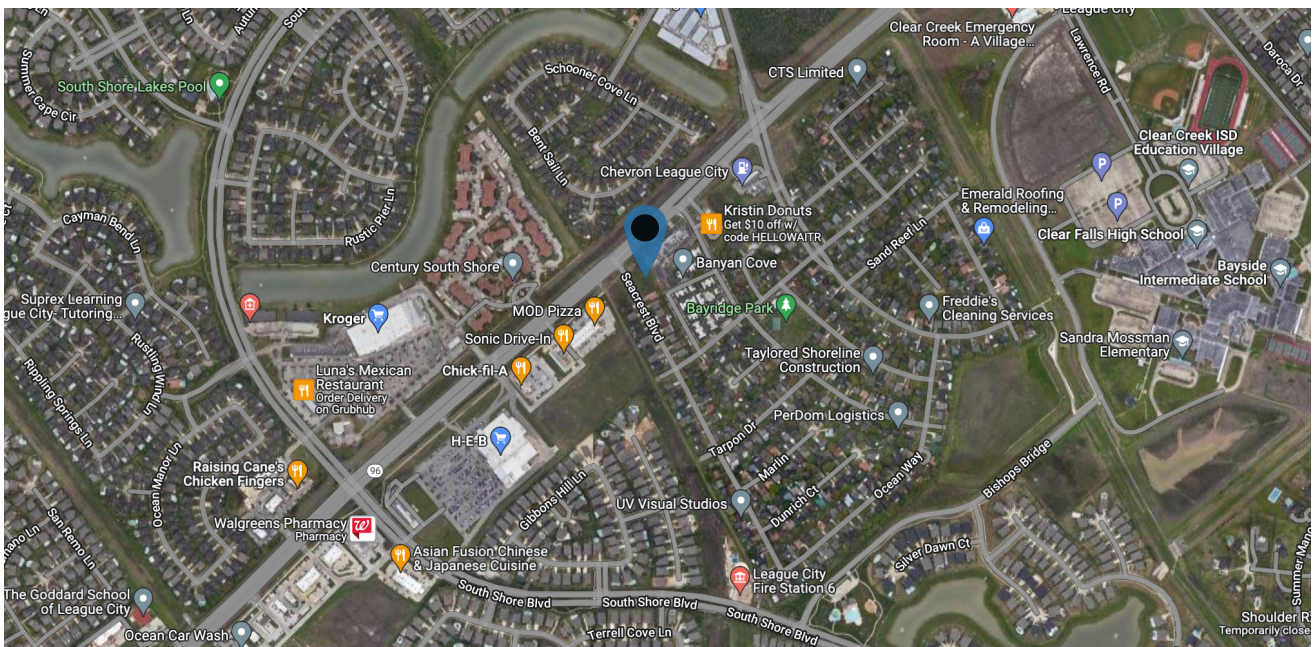
DRAFT PLANS, AERIAL VIEW



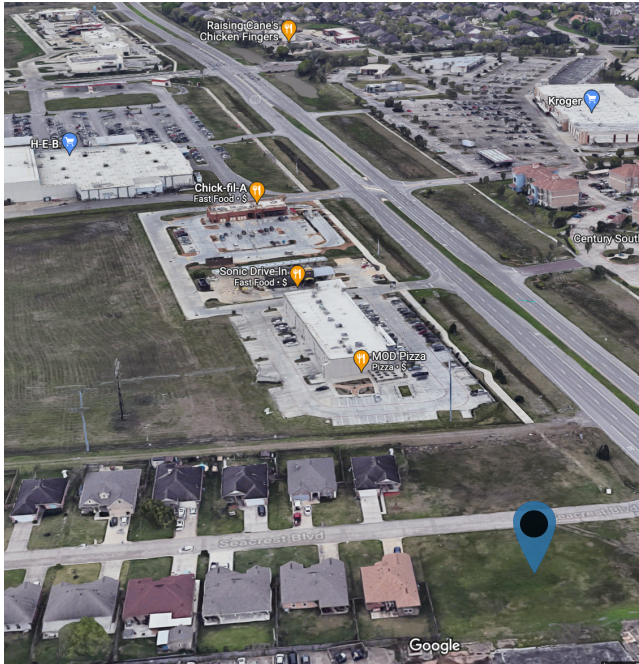
MAP VIEW, SITE WITH RESIDENTIAL HIGHLIGHTS



MAP VIEW, SITE WITH COMMERCIAL HIGHLIGHTS



AERIAL VIEW IMAGES OF LAND



CURRENT PHOTOS OF SITE UNDER CONSTRUCTION



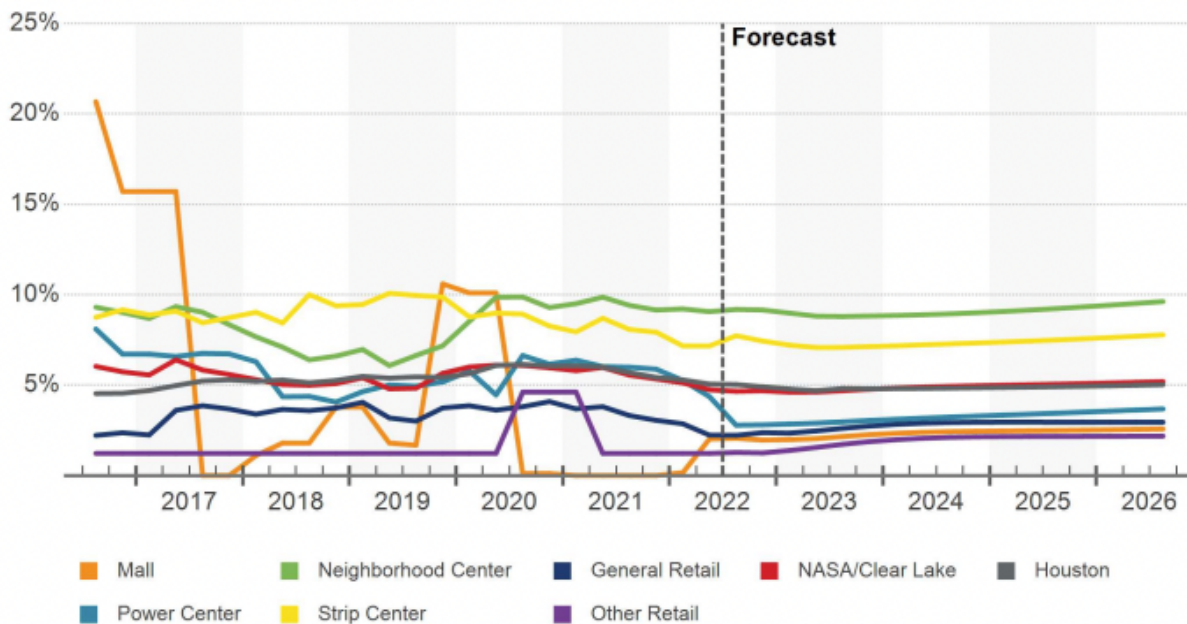


The Market



The Market

VACANCY RATE



League City's construction has yet to catch up with its booming economy and incredible population growth. The graph above from CoStar illustrates how few vacancies (opportunities) are currently in the area for medical or office use in a retail site.

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