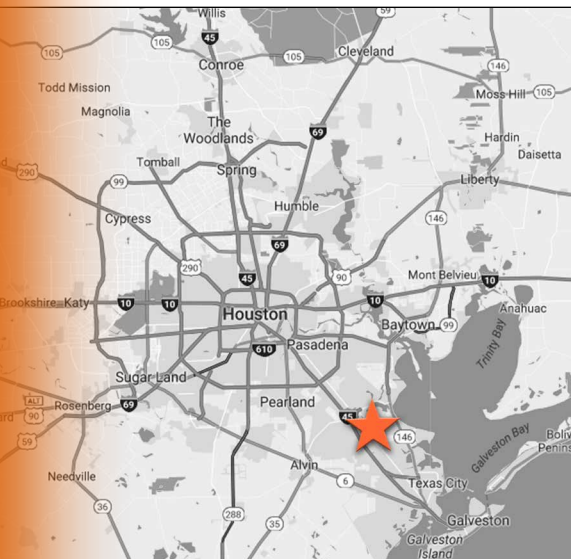


JOIN FROST BANK, TIFF'S TREATS, FLAWLESS DIAMONDS AND FAJITA PETE'S 201 SOUTH FM 270, LEAGUE CITY, TEXAS 77573

PROPERTY INFORMATION:

- 11,247 SF Retail Redevelopment
- Space Available: 3,210 SF
- Drive-Thru & Patio Opportunity
- Landlord is willing to demise spaces
- Frontage to the main intersection at FM 518 & N Egret Bay Blvd
- Monument signage available
- Ideal location for restaurant, retail, medical or service use
- Call for Pricing



SCAN ME

Contact:
Jolie Duhon
225-281-6246



Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave, Ste. 220
Houston, Texas 77007

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Demographics:

1 Mile Radius

Population: 10,061
Total Daytime Pop: 7,390
Med HH Income: \$95,164

3 Mile Radius

Population: 77,189
Total Daytime Pop: 66,457
Med HH Income: \$95,438

5 Mile Radius

Population: 195,152
Total Daytime Pop: 193,191
Med HH Income: \$92,550

Traffic Counts:

FM 518

15,226 VPD (TXDOT 2021)

Egret Bay Blvd

37,282 VPD (TXDOT 2021)

S Egret Bay Blvd

18,913 VPD (TXDOT 2021)

Marina Bay Dr

28,398 VPD (TXDOT 2021)



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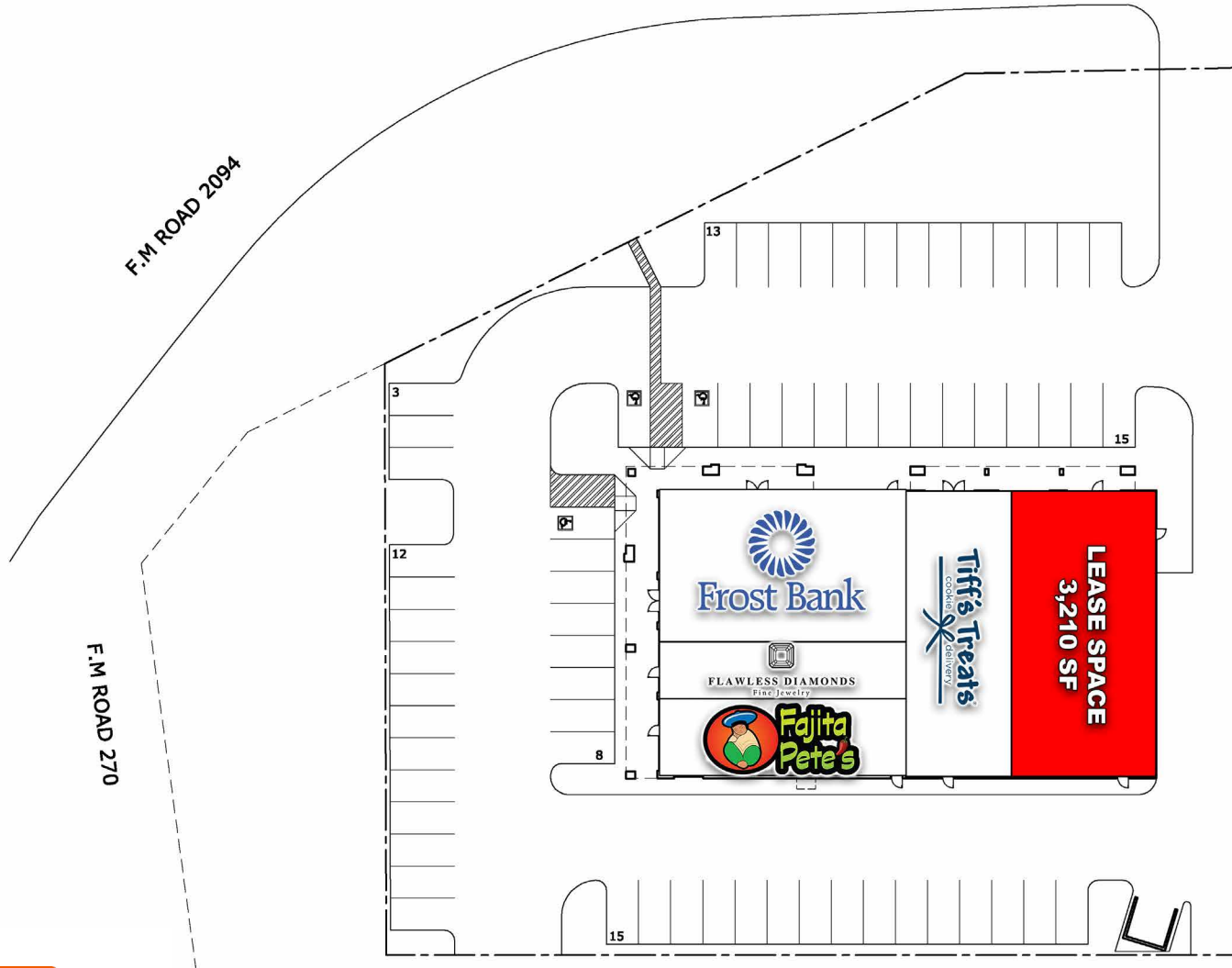


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F.M ROAD 518



DATA ANALYSIS

BUILDING AREA: 11,345 S.F.
TOTAL PARKING: 66 SPACES
PARKING RATIO: 5.81

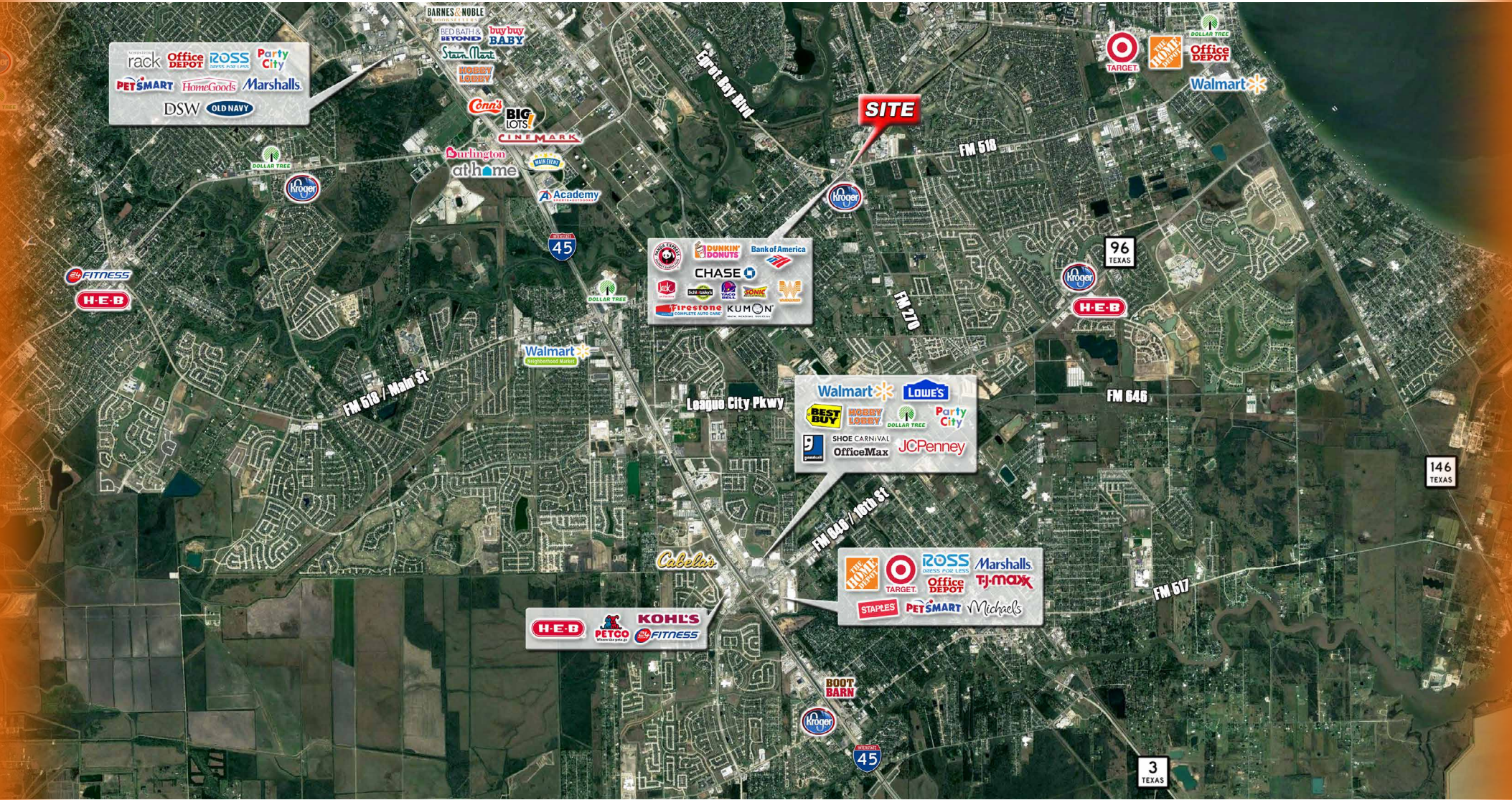


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