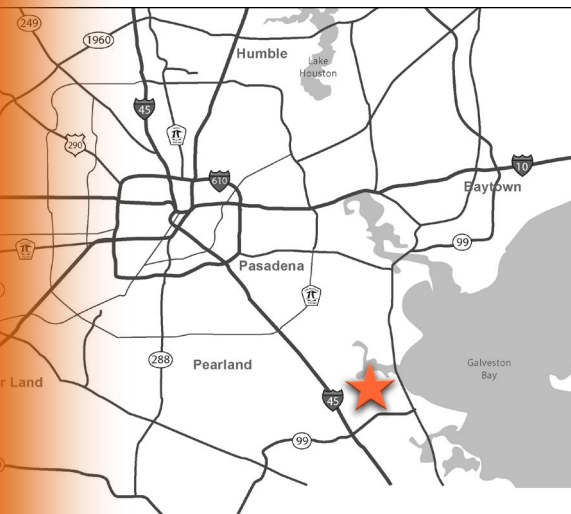


5 POINTS RETAIL DEVELOPMENT

201 SOUTH FM 270, LEAGUE CITY, TEXAS 77573

PROPERTY INFORMATION:

- 11,200 SF Retail Redevelopment
- Spaces Available:
3,210 SF Shell Space
1,370 SF 2nd Gen Restaurant
- Drive-Thru Opportunity on both spaces
- 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

5 POINTS RETAIL DEVELOPMENT

201 SOUTH FM 270, LEAGUE CITY, TEXAS 77573

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)



SCAN ME

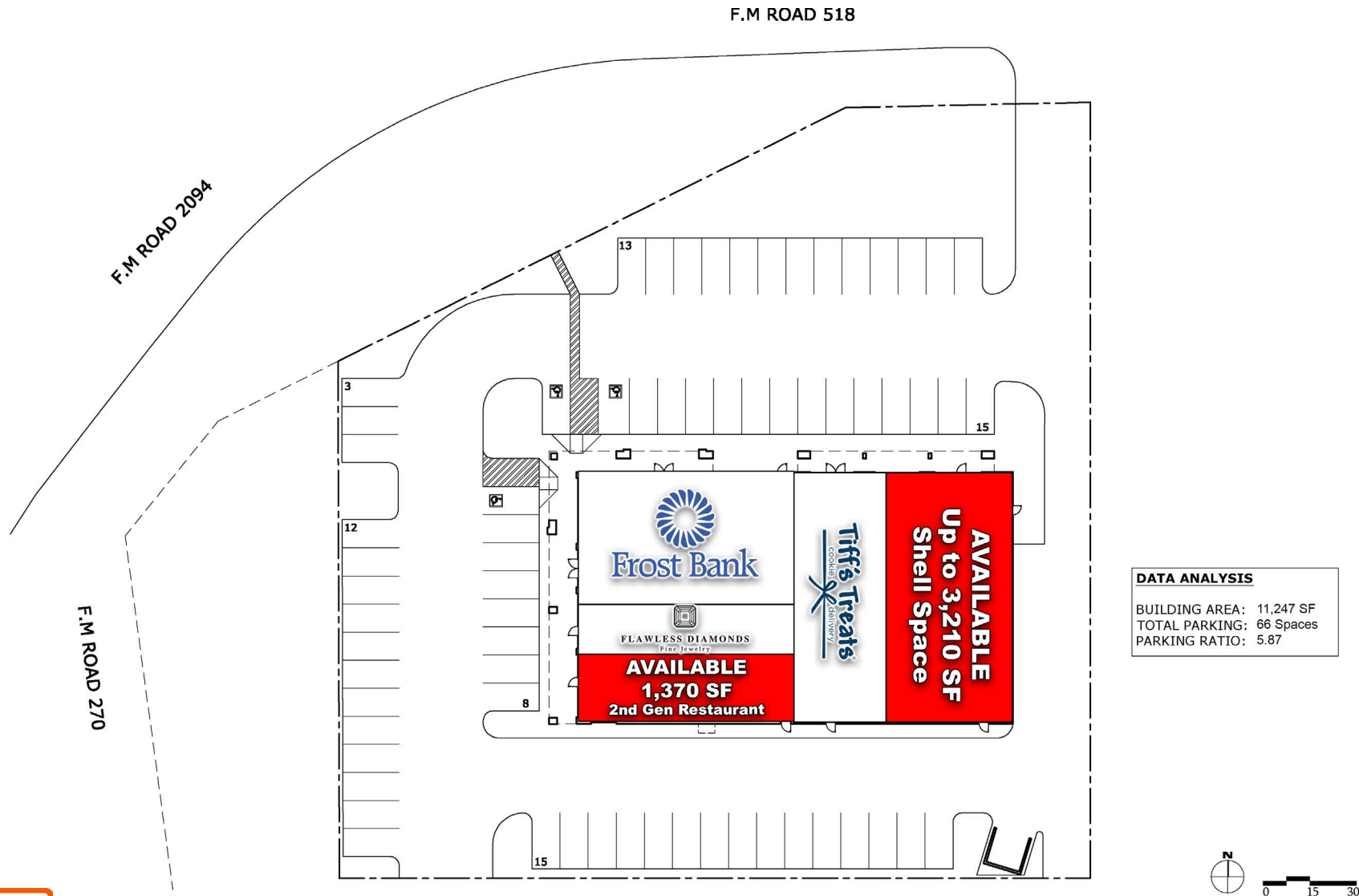
Contact: **Jolie Duhon**
225.281.6246



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

5 POINTS RETAIL DEVELOPMENT

201 SOUTH FM 270, LEAGUE CITY, TEXAS 77573



DATA ANALYSIS

BUILDING AREA: 11,247 SF
TOTAL PARKING: 66 Spaces
PARKING RATIO: 5.87



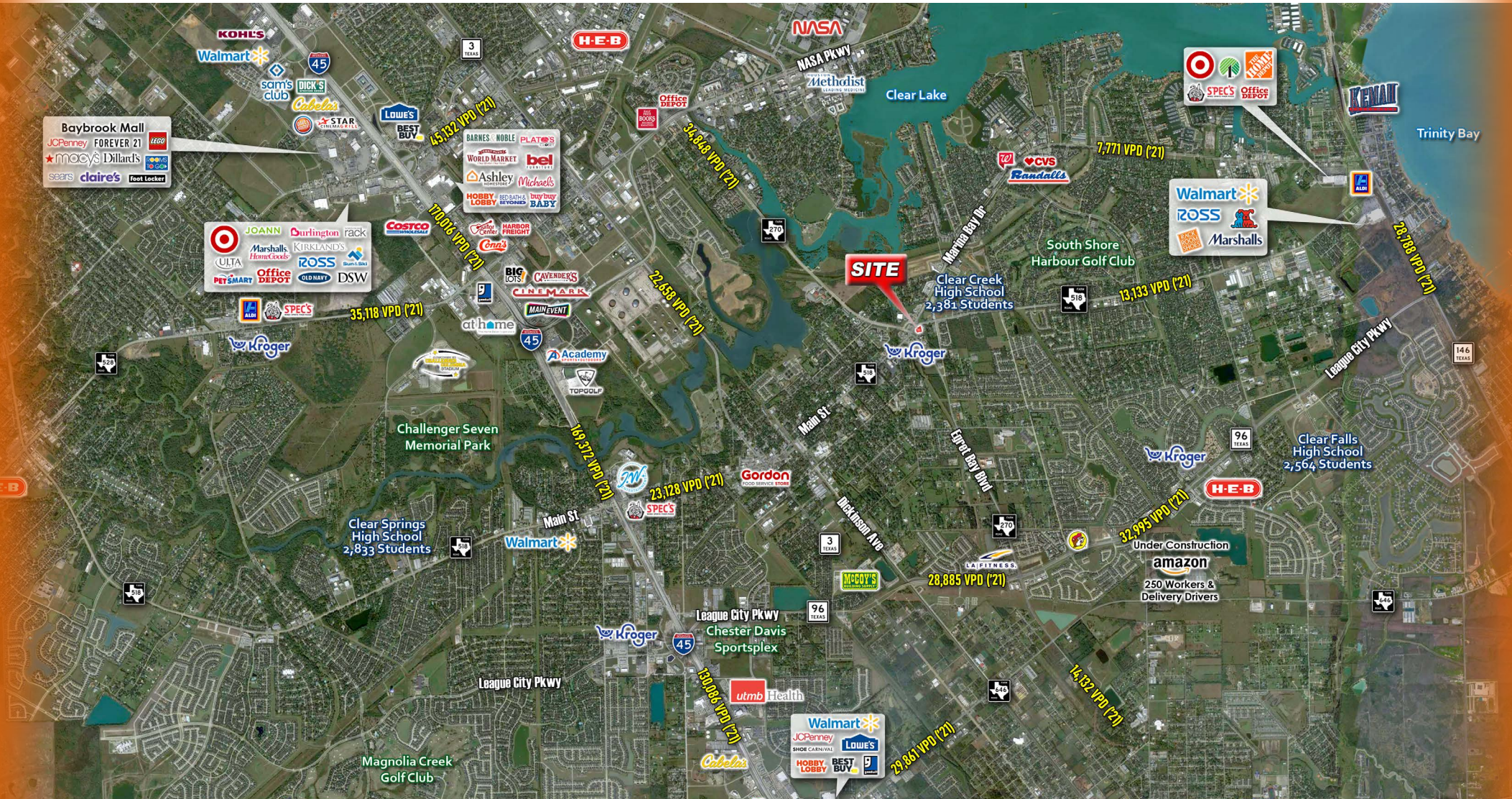
SCAN ME

Contact:
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5 POINTS RETAIL DEVELOPMENT

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