



**TUSCAN LAKES** | NWC SH-96 & FM 270, LEAGUE CITY, TX 77573

**Features**

SMALL SHOP SPACE & PAD SITE FOR GROUND LEASE 1.39 ACRES

- Located at the center of Tuscan Lakes, an 870-acre master-planned community with 1,736 homes and apartments
- 3 miles from IH-45, minutes from Clear Lake
- Surrounding communities boast strong incomes

[tuscan-lakes.com](http://tuscan-lakes.com)

**FOR LEASE - FOR GROUND LEASE**

**TOTAL SF:** 59,646

**AVAILABLE SF:** 2,970

**CONTACT FOR MORE INFORMATION**

**Traffic Counts**

League City Pkwy	29,965 VPD
S. Egret Bay Blvd	12,833 VPD

**Demographics**

	YEAR: 2020	1 MILE	3 MILE	5 MILE
Population		8,606	73,142	184,381
Households		3,036	29,279	71,209
Average HH Income		\$109,548	\$109,913	\$105,675
2019-2024 Total Population Change		10.5%	9.2%	7.6%

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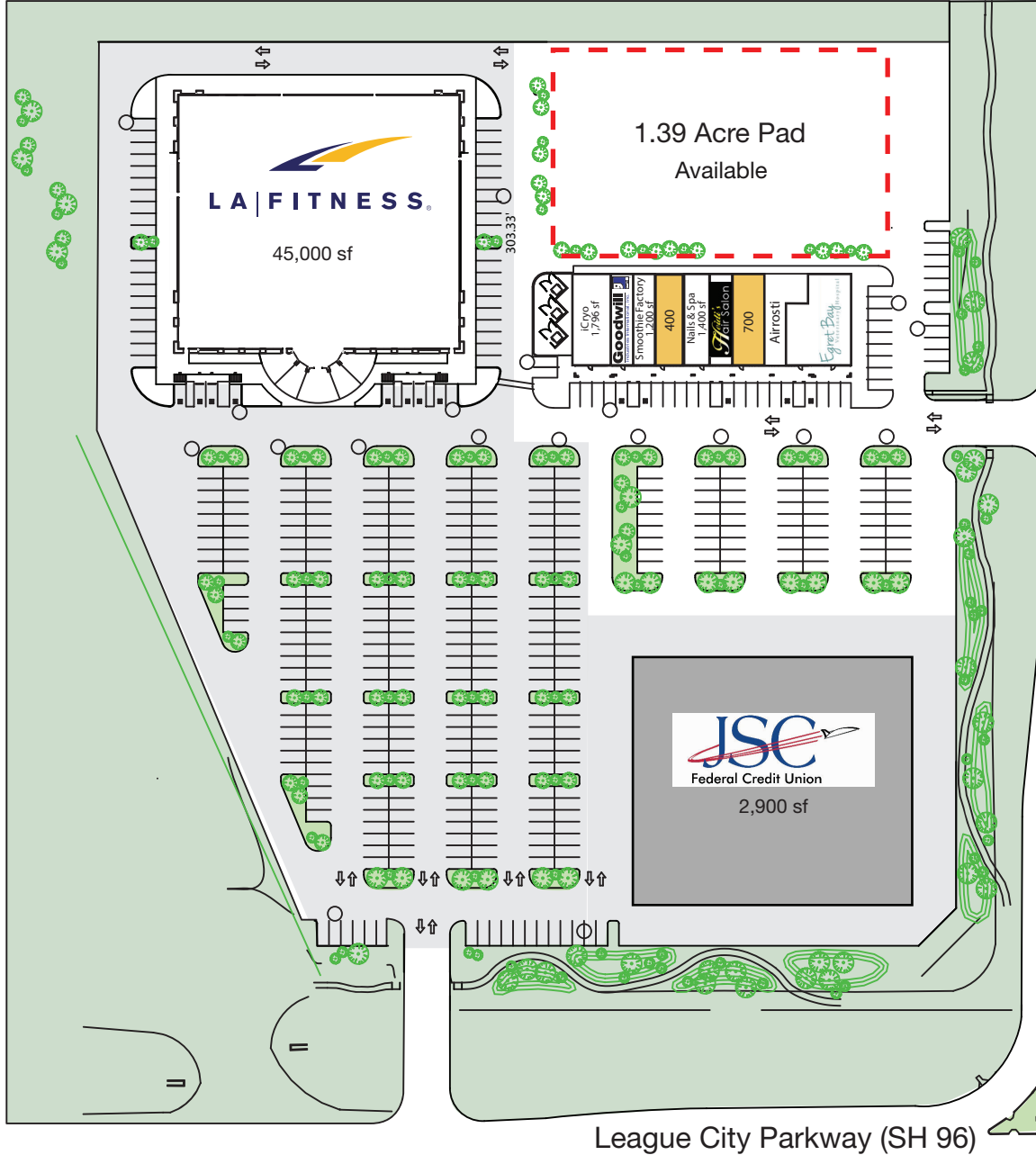
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**Area Retailers & Businesses**



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





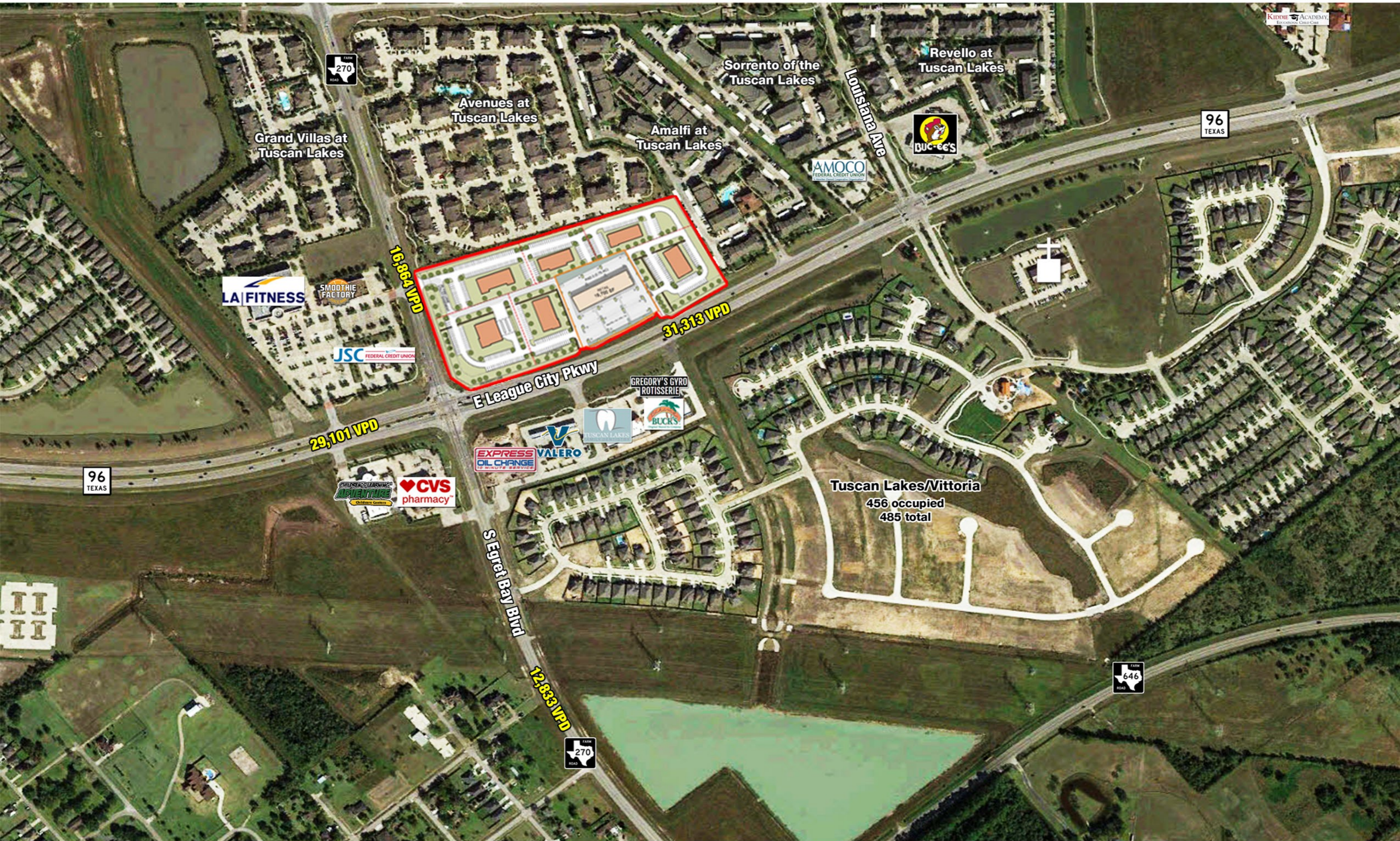
### Available Space

400	1,470 sf
700	1,500 sf
Outparcel 2	1.39 acres

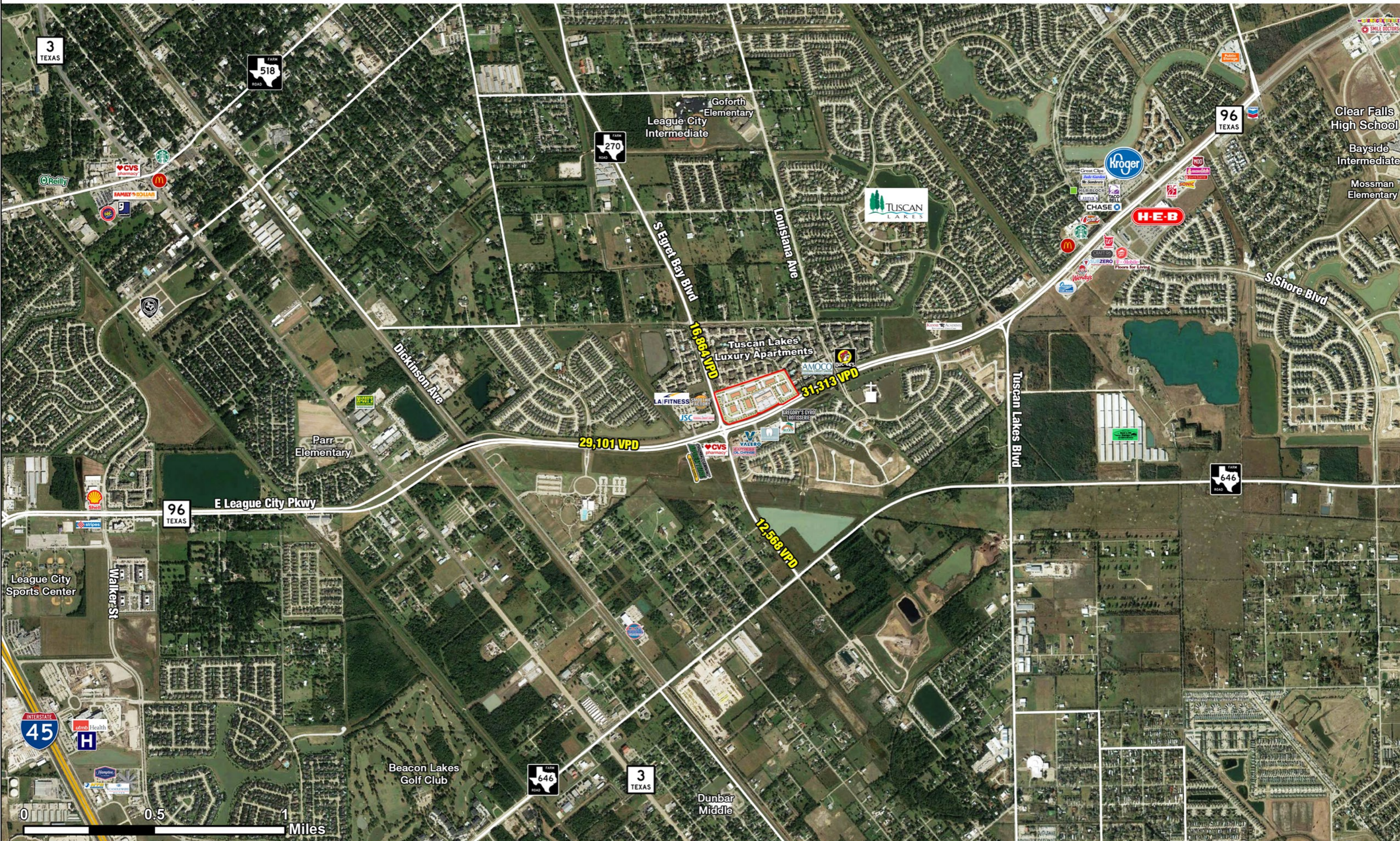
### Current Tenants

100	iCryo	1,796 sf
200	Goodwill	1,200 sf
300	Smoothie Factory	1,200 sf
500	Tuscan Nails	1,400 sf
600	Heidi's Hair Salon	1,200 sf
800	Airrosti	1,598 sf
1000	Egret Bay Veterinary Hospital	3,282 sf











# 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 on 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.

## 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.

**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.

**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;
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**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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