

# League City Plaza

League City, TX



## Center Highlights

Located at the SEC of I-45 and FM 518, League City Plaza sits in the heart of League City's retail hub and serves a densely populated trade area. The center benefits from high traffic volumes and exposure as well as positioning which attracts consumers from Galveston County's fastest growing area. Kroger and Spec's Liquor anchor this center.

**Center Address:** Gulf Fwy (I-45) at FM 518

**City/State:** League City, TX

**Population:** 3 mile radius – 54,744 people

**Avg. Household Income:** \$84,014

**Traffic Counts:** Gulf Fwy (I-45) and FM 518 - 172,000

**Property Size:** 126,890 sq. ft.

**Latitude/Longitude:** 29.501952 N, -95.111129 W

### Leasing Executive

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People-to-People. Coast-to-Coast.



### TENANT LIST

A0A	Bronco's	
A0C	Acceptance Insurance	
A0E	Liberty Tax Services	
A0F	Stewart Title	
A0K	Available (34' x 70')	2,414 SF
A0L	Miracle-Ear	
A0M	Insta Wireless	
A0N	Nails By Kimloan	
A0P	League City Travel	
A0Q	D & T Beauty Supply	
A0R	Box It	
A0T	Melany's Mexican Grill	
B0A	Fantastic Sams	
B0B	Elite Vision Care	
B0G	Check 'N Go	
B0H	Available (20' x 80')	1,600 SF
B0K	That's Haute Boutique	
B0M	Spec's Liquor	
COA	Kroger	
FOA	Lordex Spine Institute	
FOD	South Shore Dialysis Center	
FOK	Bay Area Dental	
FOL	Subway	
FOP	Wings 'N More	
R0A	Available Outparcel (36,715 SF Land)	3,200 SF
R0Y	Available Outparcel (32,000 SF Land)	SF
R0Z	Available Outparcel (13,780 SF Land)	SF

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[Google Map](#)

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# Summary Report

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People-to-People. Coast-to-Coast.

L169 League City Plaza  
Gulf Fwy (I-45) at FM 518 - League City, TX

Longitude: -95.111129

Latitude: 29.501952

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	8,880	28,374	54,745	172,994
Average Household Income	\$85,556	\$84,542	\$84,014	\$80,694

Population				
2016 Population	10,410	33,543	67,025	202,765
2011 Population	8,880	28,374	54,745	172,994
2010 Census Population	8,743	27,806	52,254	167,362
2000 Census Population	6,558	17,186	29,971	119,216
% Growth 2010 to 2011	1.58%	2.04%	4.77%	3.37%
% Forecasted Growth 2011 to 2016	17.23%	18.22%	22.43%	17.21%

Race & Ethnicity				
% White	64.83%	63.78%	62.40%	61.12%
% Black	7.11%	7.22%	8.11%	8.58%
% Asian	5.75%	6.17%	5.74%	6.29%
% Other	2.27%	2.27%	2.34%	2.43%
% Hispanic	20.04%	20.57%	21.41%	21.59%

Income & Education				
Median Household Income	\$75,433	\$74,173	\$72,713	\$68,478
Average Household Income	\$85,556	\$84,542	\$84,014	\$80,694
% College Graduates	40.37%	41.36%	41.39%	44.17%

Age				
Median Age	35.2	34.6	33.9	34.4
% Age < 18	28.17%	28.95%	28.18%	26.70%
% Age 65 +	9.28%	8.32%	7.95%	8.91%

Households & Housing				
Households	3,141	9,815	19,813	66,383
Average Household Size	2.81	2.86	2.74	2.59
Median Housing Value	\$130,788	\$135,882	\$136,570	\$140,989
% Owner Occupied Housing	70.98%	71.57%	63.03%	58.10%
% Renter Occupied Housing	24.35%	23.41%	30.38%	34.92%
% Vacant Housing	4.67%	5.02%	6.59%	6.98%

Workplace & Workers				
Number of Businesses	239	670	1,512	4,326
Total Number of Employees (FTE)	3,396	9,731	26,727	79,528
% White Collar	71.48%	69.92%	69.18%	72.06%
% Blue Collar	28.52%	30.08%	30.82%	27.94%