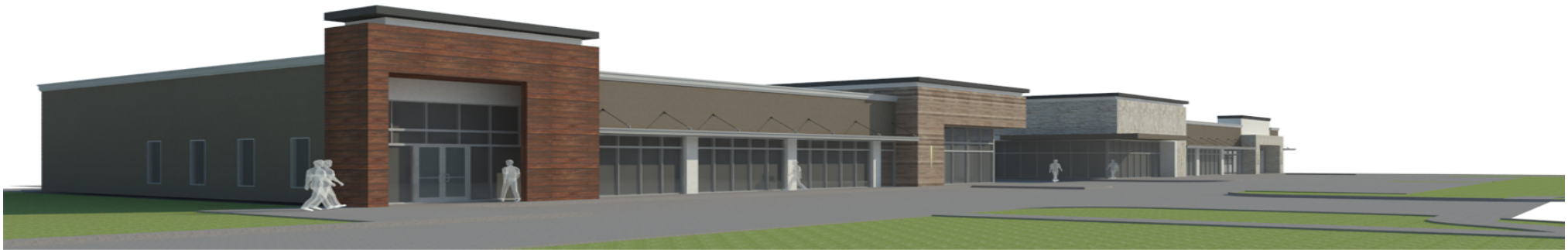


For Lease

Shoppes At FM 646

828 W FM 646
League City, TX 77573



Phase I 100% Occupied!
Phase II & III Fall 2019 Break-Ground for Spring 2020 Site Delivery!

Jason Gaines

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Property Highlights

FEATURES

- Brand new construction in explosive League City sub-market
- Phase I complete, Phase II 100 % Full
- Proximity to I-45 and major retail hub intersection
- Rapid growth in area with 11% population growth rate within a 5 mile
- Phase II & III construction breaks ground December 2019 for Spring 2020 Space Delivery

PREMISES

- Total Available Square Footage: 11,100 SF
- Minimum Devised Premises: 1,275 SF
- Rental Rate: \$27.00/SF
- NNN: \$6.00
- Bay Depth: 75'
- Drive Thru and Patio seating available

TRAFFIC COUNT

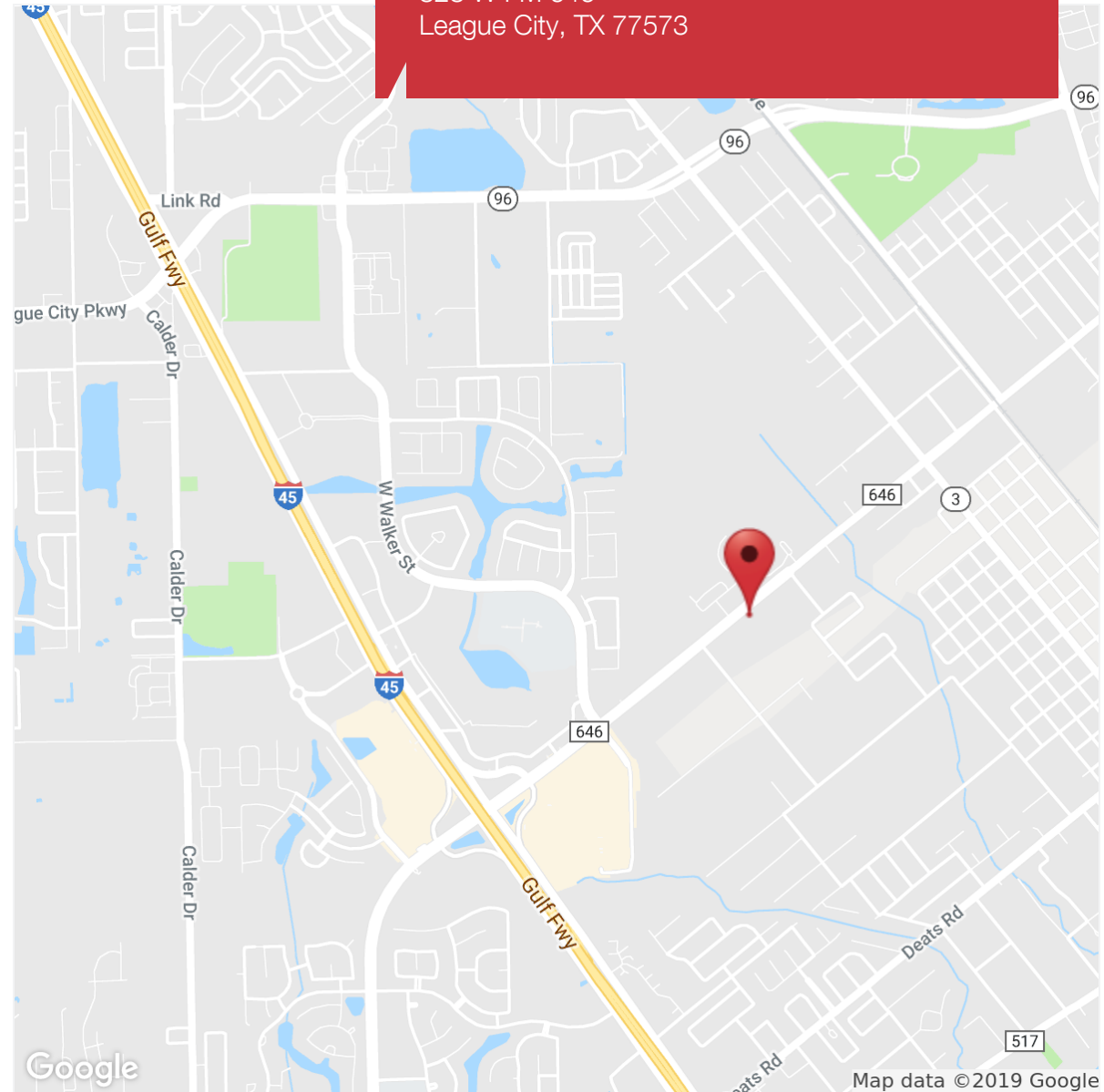
- FM 646: 24,546 VPD
- I-45: 121,791 VPD

LOCATION

SEC of FM 646 & Gill Rd

Shoppes At FM 646

828 W FM 646
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Area Retailers



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PROPERTY DESCRIPTION:

Survey of 5.11 acres (222,630 square feet) of land out of lot 23, ADDITION "B" to the TOWN OF BUCKINGHAM, according to the map or plat thereof recorded in Volume 235, Page 10, of the Deed Records in the Office of the County Clerk of Galveston County, Texas, and further being that same called 5.1113 acres of land conveyed to Aldar Alvar by instrument recorded under Clerk's File Number 200601297 in the Office of Public Records of said Property in Galveston County, Texas.

NOTE:

ALL EXTERIOR GROUND, BUILDING, AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ON ALL SIDES. EQUIPMENT TO BE SCREENED INCLUDES, BUT IS NOT LIMITED TO: HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT, PLUMBING LINES, DUCTWORK, TRANSFORMERS, AND METER BANKS. SCREENING MATERIALS MAY BE SOLID CONCRETE, WOOD, LANDSCAPING, OR OTHER GRADE MATERIAL THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE AND EFFECTIVELY SCREENS MECHANICAL EQUIPMENT SO THAT IT IS NOT VISIBLE FROM A PUBLIC STREET OR ADJOINING LOT. SCREENING MATERIAL MAY HAVE EVENLY DISTRIBUTED OPENINGS OR PERFORATIONS NOT EXCEEDING 50 PERCENT OF THE SURFACE AREA. ROOFTOP EQUIPMENT MAY BE SCREENED USING ENCLOSURE, PARTIAL SCREENS, OR PARAPET WALLS.

PHASE 1 TO INCLUDE:

- *NEW DETENTION POND
- *STORM SEWER FOR ALL PHASES, SEE DETENTION PLAN
- *PARKING LOT LIGHTING
- *NEW HOUSE POWER SERVICE AND CENTER TRANSFORMER BY TNMP
- *PHASE 2 AND 3 PAD BITES WITH UTILITIES STUBBED IN PLACE
- *NEW FIRELINE AND NEW FIRE HYDRANT AND FUTURE LINES
- **STUBBED FOR BREAK PHASE 4
- *NEW PAVES AT BIRKHEAD TO INCLUDE PAVILION AND LANDSCAPING
- *ALL PAVING AS SHOWN TO END OF PHASE 1 TO INCLUDE:
 - *PARKING LOT STOPPING
 - *CURE CURB THE IN FOR SHARED DRIVE 2 LEGATIONS
 - *NEW DUMPSTER INCLUDED
 - *ALL NEW UTILITY TAPS DOMESTIC, FIRE, IRRIGATION AND SEWER



PHASE III
\$15.00/SF
Land For Sale or BTS
54,555 (1.25 Acres)

EDGE OF
PHASE 1
PAVING



OAK SQUARE PARK
1060 W FM 646 • LEAGUE CITY 77573

GALVESTON COUNTY

ISSUED / REVISED

NO.	DATE	DESCRIPTION
1	12.12.16	2016

Drawn by: **sph**

DRAWING TITLE:

phase 1 site plan

SHEET NO.

A1.0

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For Lease

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,308	45,104	109,510
MEDIAN AGE	34.0	35.1	35.8
MEDIAN AGE (MALE)	33.7	33.9	35.0
MEDIAN AGE (FEMALE)	34.8	36.3	36.7

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,495	16,174	40,599
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$77,862	\$80,787	\$86,594
AVERAGE HOUSE VALUE	\$194,486	\$182,926	\$210,964

RACE	1 MILE	3 MILES	5 MILES
% WHITE	76.1%	79.3%	81.4%
% BLACK	13.1%	10.3%	9.0%
% ASIAN	2.8%	3.0%	3.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% AMERICAN INDIAN	0.0%	0.0%	0.1%
% OTHER	4.9%	4.9%	3.8%

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
% HISPANIC	28.0%	24.7%	20.8%

* Demographic data derived from 2010 US Census

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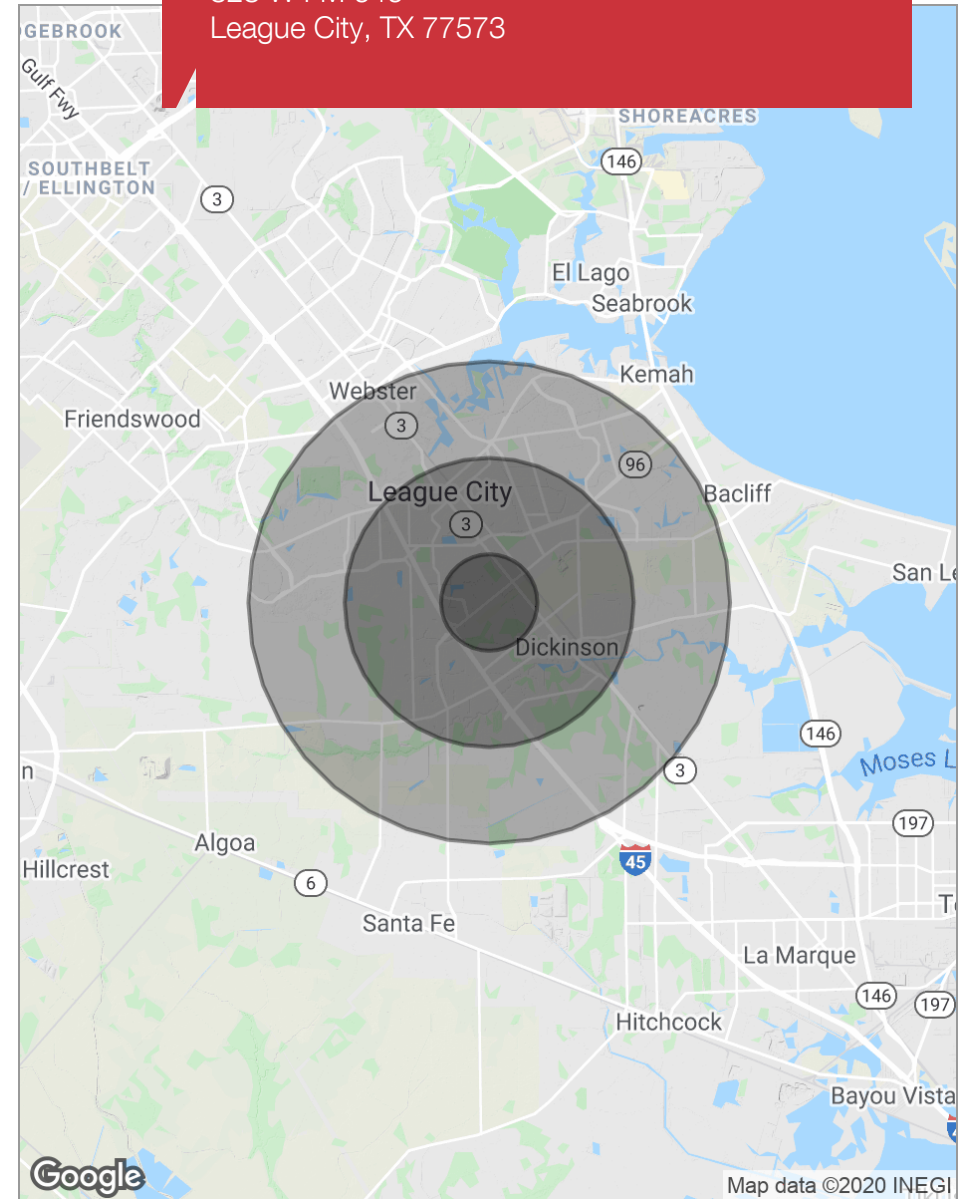
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Information About Brokerage Services

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC dba NAI Partners	9003949	licensing@naipartners.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@naipartners.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@naipartners.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jason Gaines	518855	jason.gaines@naipartners.com	713-985-4415
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date