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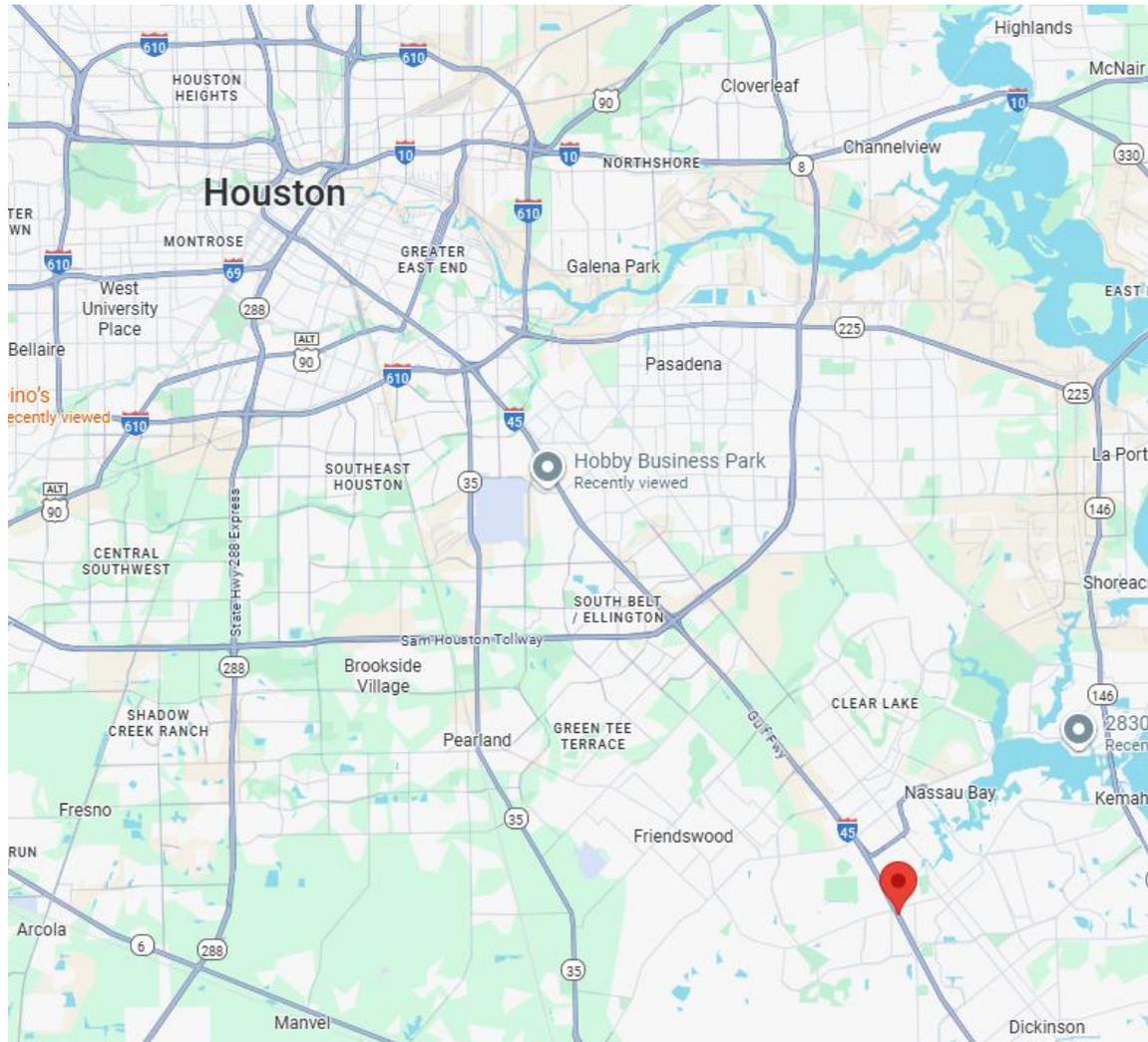


ALLON
INVESTMENTS

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LEAGUE CITY PLAZA

164-220 Gulf Fwy South
League City, Texas 77573



LOCATION

**164-220 Gulf Fwy South
League City, Texas 77573**



SIZE

See Site Plan For Availability



RATE

Please Call For Pricing



TRAFFIC COUNTS

**180+ VPD
I-45**

**31,400 VPD
Main St.**

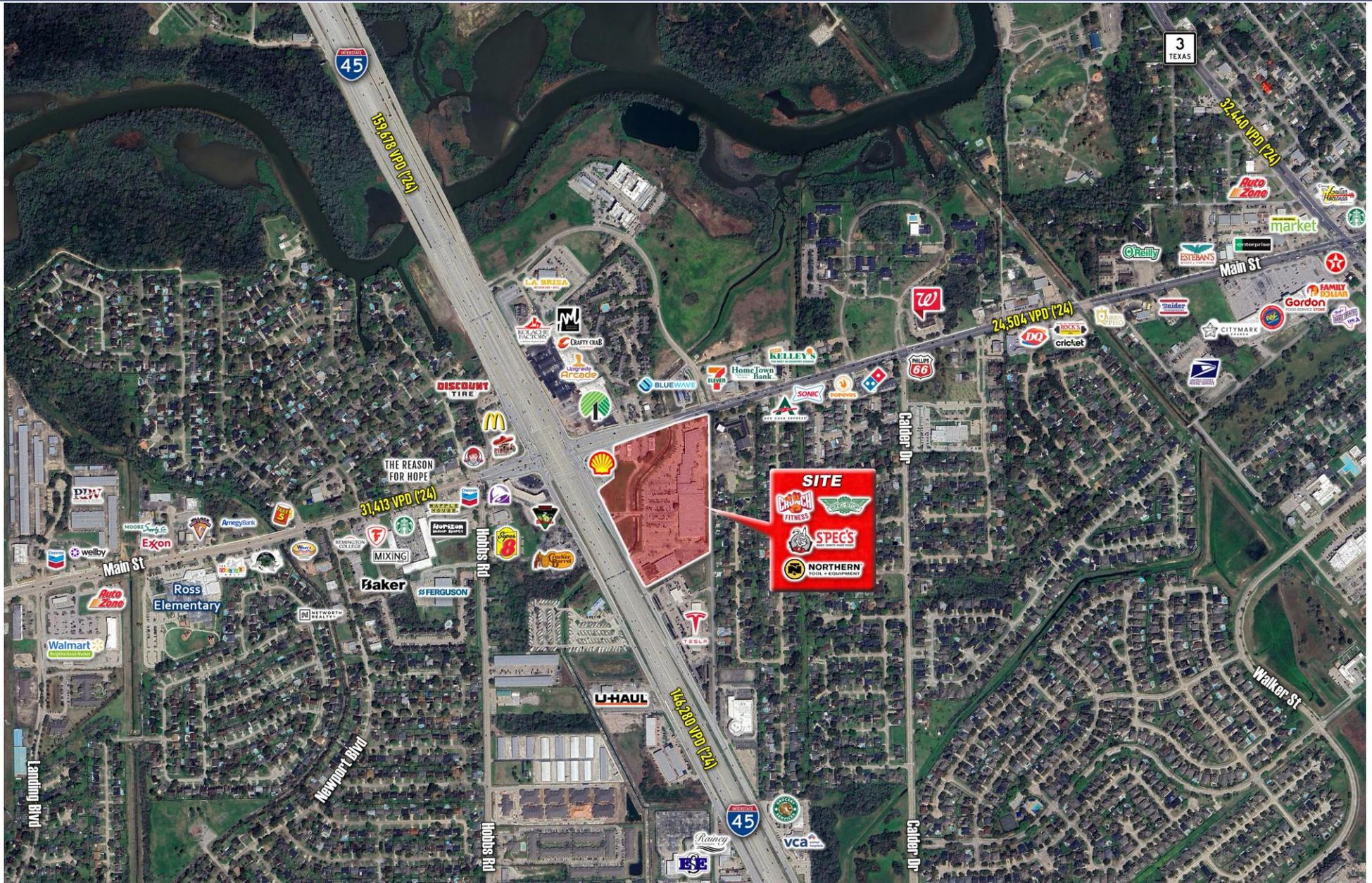


HIGHLIGHTS

- Located in the Heart of Baybrook Super Regional Corridor and Gateway to League City
- Shopping Center Provides Direct Access and High Exposure to I-45 Which Averages 180K+ VPD
- Multiple Unit Sizes Available
- Pylon Signage Available
- Plenty of Surface Parking
- High Visibility
- High Traffic
- Strong Demographics

AREA RETAILERS

Main Event, Top Golf, Great Wolf Lodge, Chicken n Pickle, Andretti (2026), Altitude Trampoline Park, Cinemark 18, Cavender's, Floor & Decor, At Home, Big Lots, Leslie's, Goodwill Select, Academy, Pump it Up, Twin Peaks,







2024

\$125,432

3 MILE Avg HOUSEHOLD INCOME

\$109,166

5 MILE Avg HOUSEHOLD INCOME

2024

24,211

3 MILE HOUSEHOLDS

79,570

5 MILE HOUSEHOLDS



2024

68,657

3 MILE POPULATION

205,356

5 MILE POPULATION

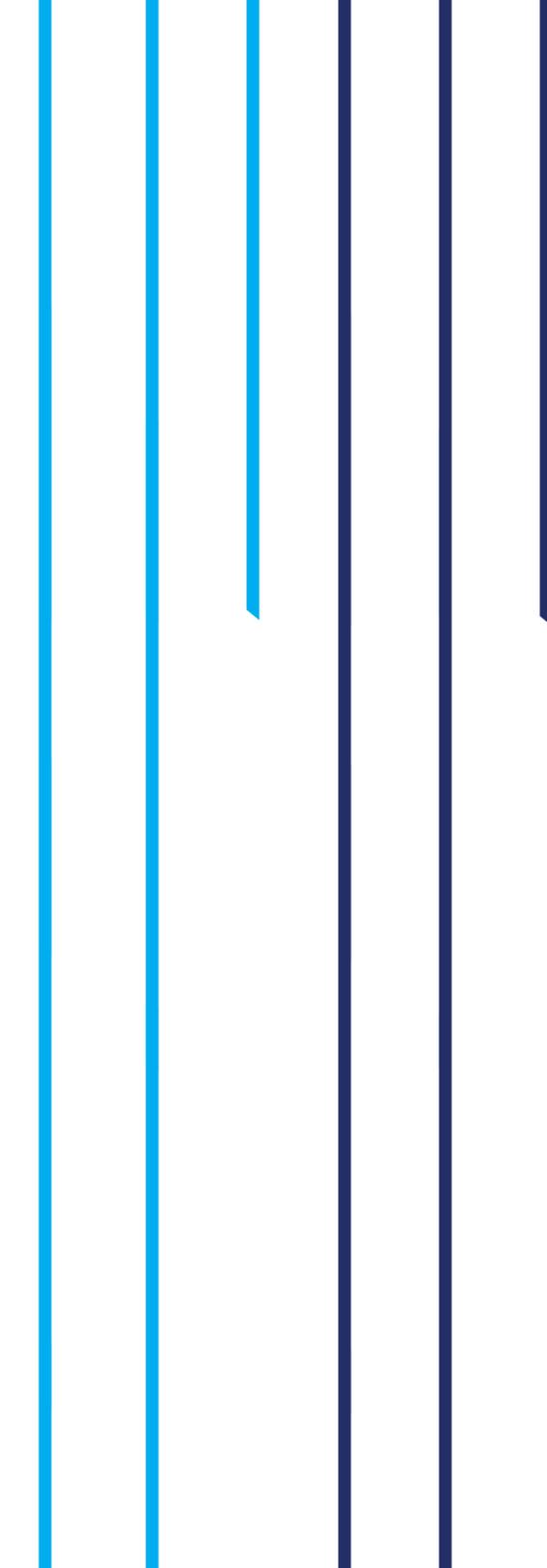
2024

69,116

3 MILE DAY TIME POPULATION

199,676

5 MILE DAY TIME POPULATION



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