

FIVE CORNERS COMMONS

218-248 S. EGRET BAY BLVD | LEAGUE CITY, TX 77573



**GROCERY-ANCHORED
RETAIL FOR LEASE**



FOR LEASING INFORMATION

info@crisscrosscg.com | 713.956.6625

12621 FEATHERWOOD DR, SUITE 330 | HOUSTON, TX 77034

www.crisscrosscg.com

GROCERY-ANCHORED RETAIL FOR LEASE

STRATEGICALLY LOCATED

- Major intersection in East League City
- Hub of commuter corridor where Main Street intersects with FM270 (Egret Bay Blvd) and Marina Bay Drive
- Close proximity to NASA Bypass and Kemah
- Highly accessible with multiple entrances, two from S. Egret Bay Blvd and two from Main Street
- Growing Professional suburb

TRAFFIC COUNTS

S. Egret Bay Blvd

18,913

VEHICLES PER DAY

FM 518

15,226

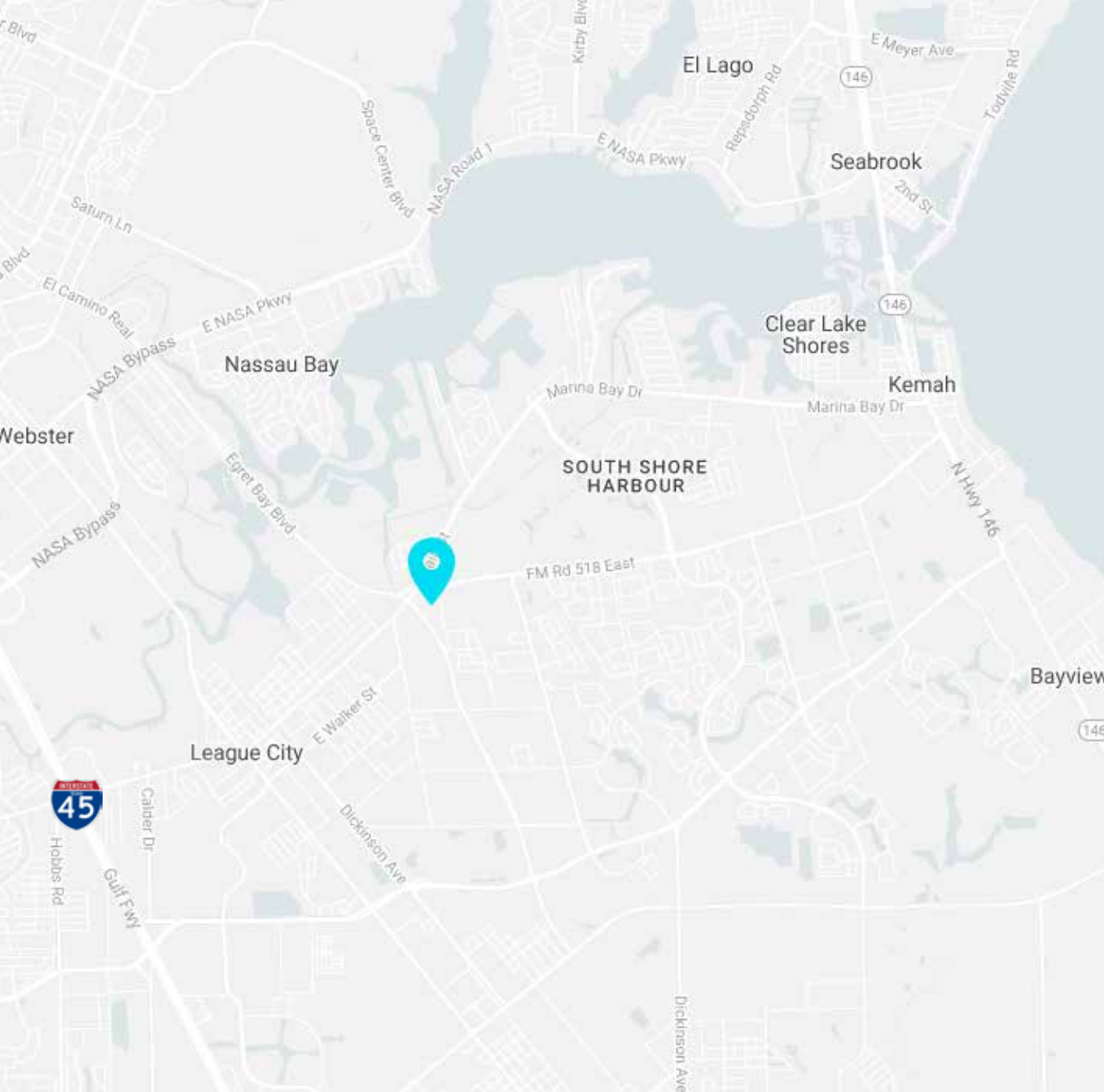
VEHICLES PER DAY

Main Street

23,128

VEHICLES PER DAY

* 2021 TxDOT data



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POPULATION

1 MILE	8,257
3 MILES	73,260
5 MILES	184,566

AVG HHI

1 MILE	\$106,437
3 MILES	\$112,471
5 MILES	\$107,197

HOUSEHOLDS

1 MILE	3,254
3 MILES	29,714
5 MILES	72,170

POP. GROWTH (2022-2027)

1 MILE	8.08%
3 MILES	6.87%
5 MILES	5.93%

KROGER

#248 AVAILABLE 1/1/24 2218 SF	#246 KUMON 1780 SF	#238 LEAGUE CITY POSTAL 1350 SF	#236 HARBOR LIQUORS 1152 SF	#235 PAPA CHEN CHINA DINER 2034 SF	#230 MADISON NAILS 1080 SF	#226 LEAGUE CITY BARBER 1440 SF	#222 SMOKE TOWN 1440 SF	#218 AVAILABLE 2520 SF
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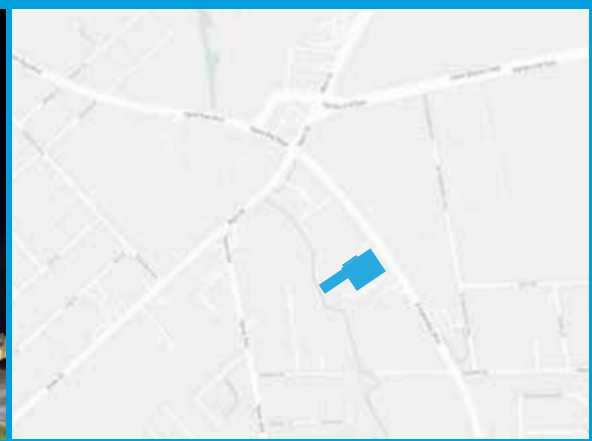
GROCERY-ANCHORED RETAIL FOR LEASE

KROGER-ANCHORED STRIP CENTER

- Strong cross-traffic from adjoining grocer
- Pylon signage available on two corridors

AVAILABLE SPACE

- Suite #248 - 2218 SF Second-generation pizza restaurant with kitchen
- Suite #218 - 2520 SF Second-generation event space with outdoor area



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INFORMATION ABOUT BROKERS 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:

- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- 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.

Criss Cross Commercial Group	9007652	info@crisscrosscg.com	713.956.6625
LICENSED BROKER/BROKER FIRM NAME OR PRIMARY ASSUMED BUSINESS NAME	LICENSE NO.	EMAIL	PHONE
Maxine Parappilly	576981	kmaxine@gmail.com	281.748.5721
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
LICENSED SUPERVISOR OF SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

BUYER/TENANT/SELLER/LANDLORD INITIALS

DATE

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218 S. EGRET BAY BLVD | LEAGUE CITY, TX 77573

RETAIL FOR LEASE

SUITE 218

- 2,520 SF on end cap
- Second generation retail space with outdoor area that could be turned into patio.



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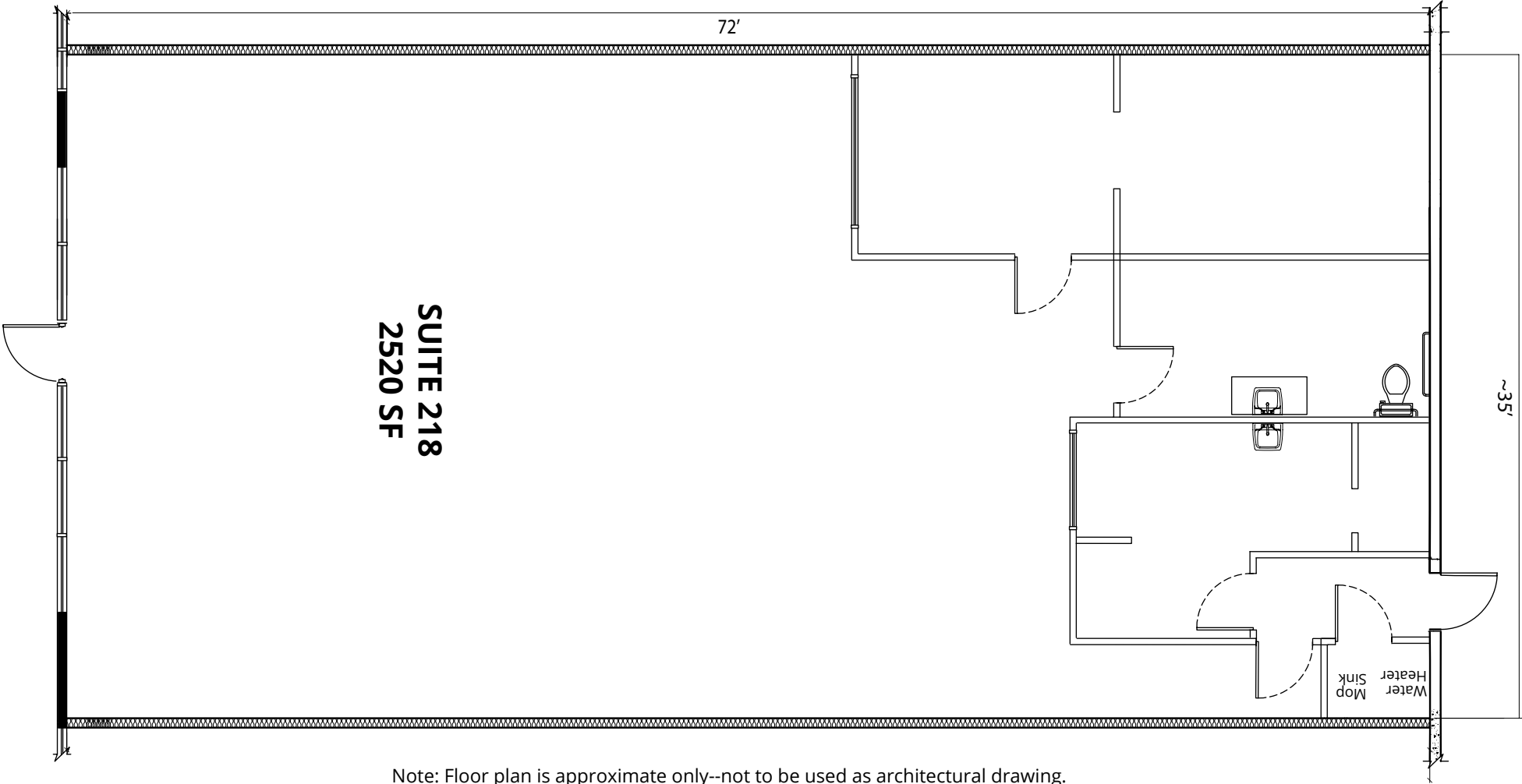
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Floor Plan for Suite 218



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RETAIL FOR LEASE

SUITE 248

- 2,218 SF on end
- Second generation retail space that is a current pizza restaurant



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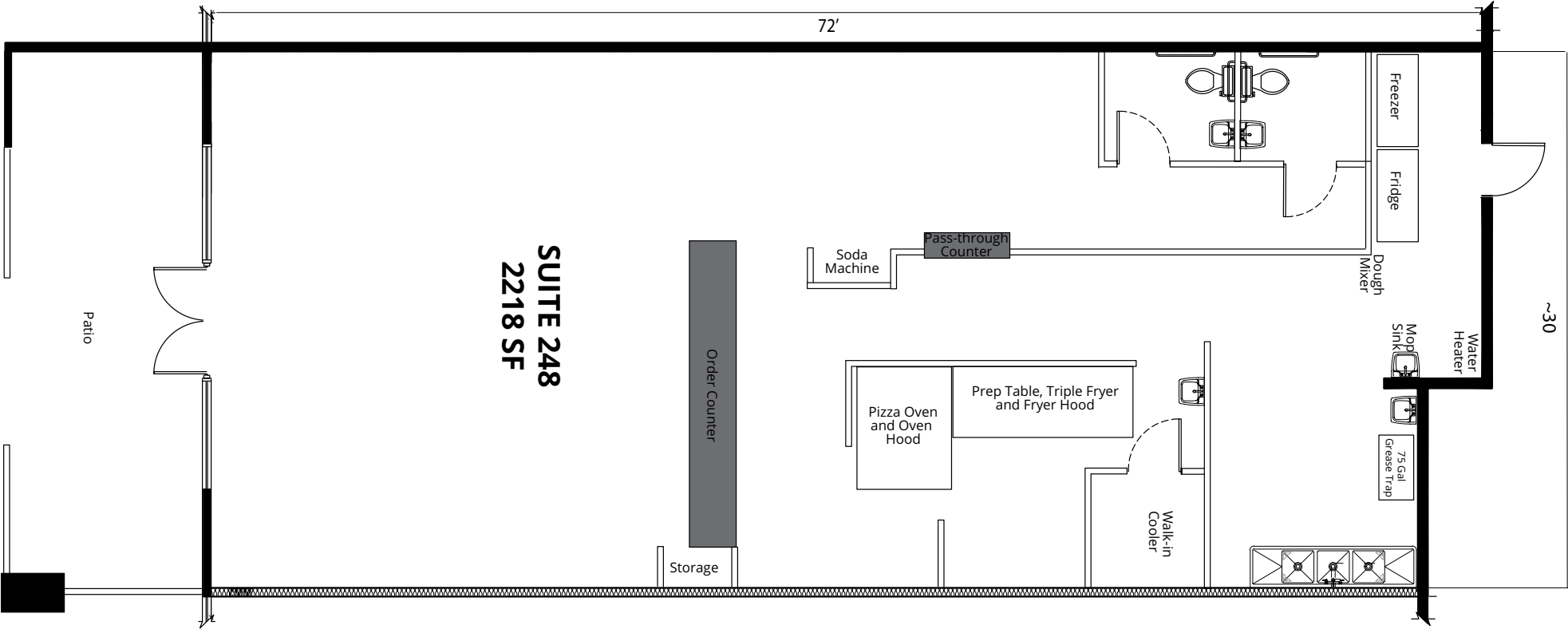
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Floor Plan for Suite 248



Note: Floor plan is approximate only--not to be used as architectural drawing.



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