

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. Crunch Fitness and Spec's Liquor anchor this center.

Center Address: I-45 at FM 518

City/State: League City, TX

Property Size: 129,467 sq. ft.

Latitude/Longitude: 29.50195 N, -95.11113 W

Demographics



Population:
3-mile radius

64,717



Traffic Counts:
I-45 & FM 518

151,428



Average Household Income:

\$111,898

Contact Us

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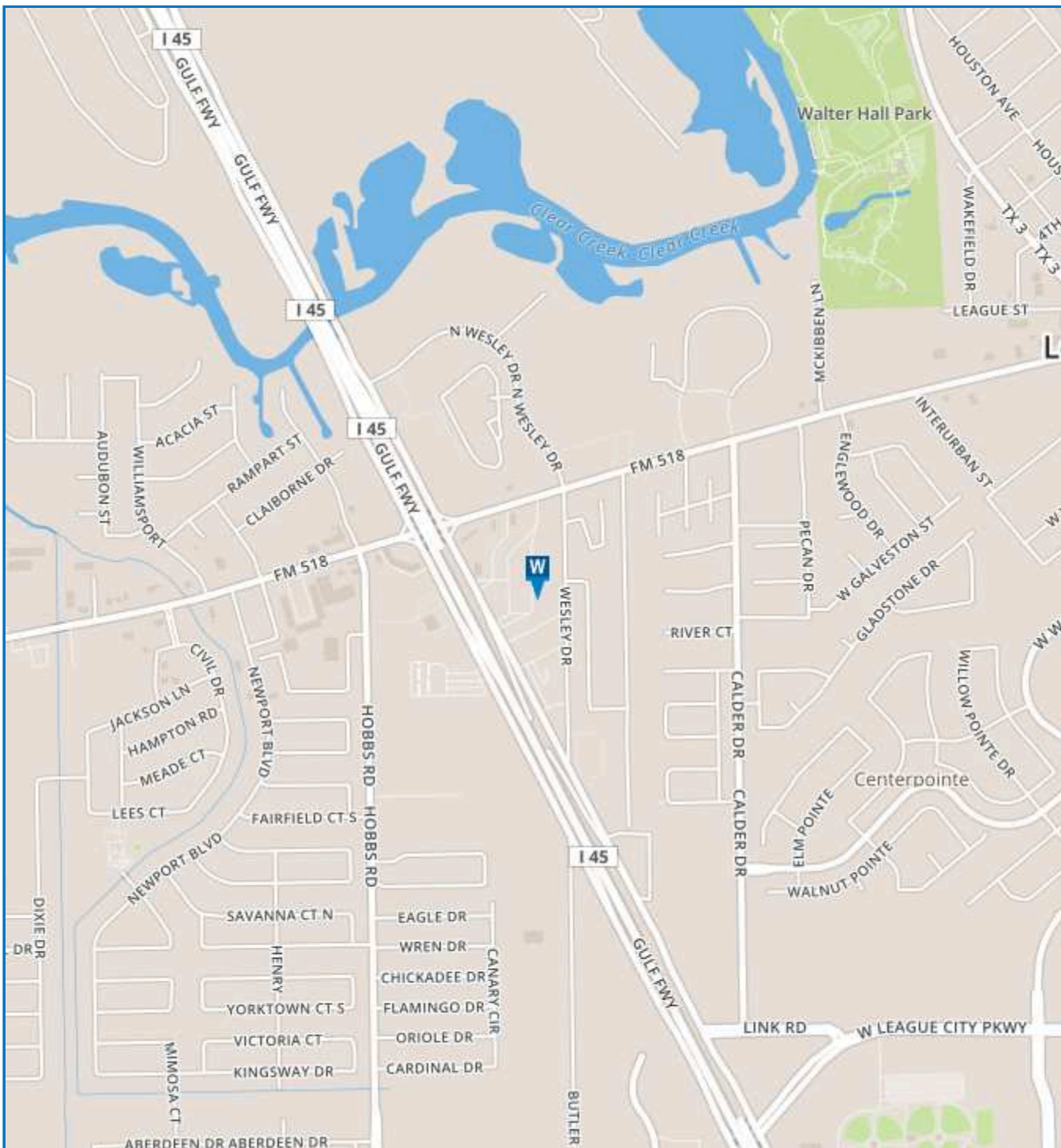
Weingarten Realty Investors

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TENANT LIST

A0A	Juanderful Burrito	2,000 SF
A0C	Acceptance Insurance	1,200 SF
A0E	Liberty Lock	1,164 SF
A0F	Reprint! Inc.	939 SF
A0H	League City Elite Dentist	2,800 SF
A0K	Kindred Home Health & Hospice	2,414 SF
A0L	Miracle Ear	1,275 SF
A0M	Couture Scrubs and Fashion	850 SF
A0N	Nails By Kim Loan	1,750 SF
A0P	Available	1,050 SF
A0Q	Available	1,425 SF
A0R	Box It	1,365 SF
A0T	Cakes by Julia	3,097 SF
B0A	Kim & Co. Hair Studio	1,050 SF
B0B	South Land Title	4,507 SF
B0G	Board & Brush League City	1,613 SF
B0H	Republic Finance	1,600 SF
B0K	The Healthy Fix	1,573 SF
B0M	Spec's	10,998 SF
C0A	Available	8,460 SF
C0F	Crunch Fitness	29,804 SF
C0M	Northern Tool + Equipment Co.	22,432 SF
F0A	Lordex Spine Institute	1,750 SF
F0D	South Shore Dialysis Center	5,979 SF
F0K	Available	4,400 SF
F0L	Available	1,400 SF
F0P	Available	6,653 SF
R0A	TitleMax	3,200 SF
R0B	Aroma's Italian Grill	2,691 SF
R0Y	Available	
R0Z	Available	



Demographics



Population:

1-Mile **10,912**
3-Mile **64,717**
5-Mile **198,620**



Number of Households:

1-Mile **3,867**
3-Mile **23,609**
5-Mile **75,804**



Average Household Income:

1-Mile **106,813**
3-Mile **111,898**
5-Mile **102,455**



Total Number of Employees:

1-Mile **5,112**
3-Mile **27,538**
5-Mile **93,671**



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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date