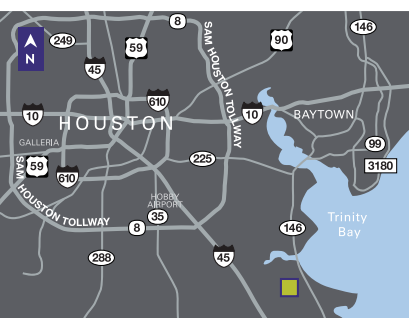
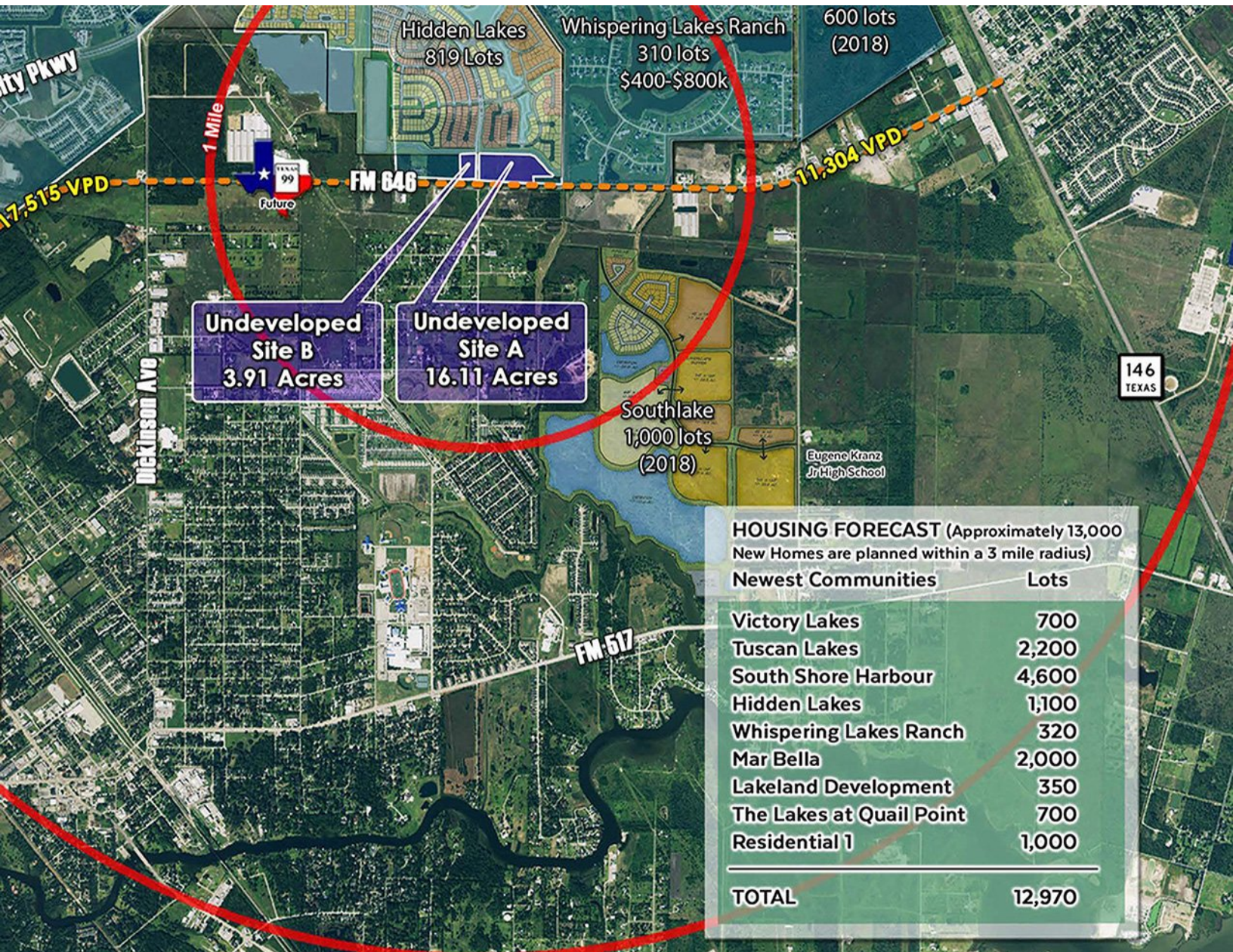


► FM 646 @ SOUTH SHORE BLVD

NW & NE Corner FM 646 @ South Shore Blvd in League City, Texas 77573

LOCATED ON MAJOR THOROUGHFARE CONNECTING I-45 & HWY 146

DEVELOPMENT COMING SOON



VEHICLES PER DAY	
FM 646 west of South Shore Blvd	17,789
FM 646 east of South Shore Blvd	11,441
South Shore Blvd north of FM 646	6,050

AVERAGE INCOME	
1 Mile	\$198,882
3 Miles	\$140,764
5 Miles	\$134,984

POPULATION	
1 Mile	4,970
3 Miles	58,733
5 Miles	111,166

Call for Leasing

713-623-6800

houstonleasing@frpltd.com

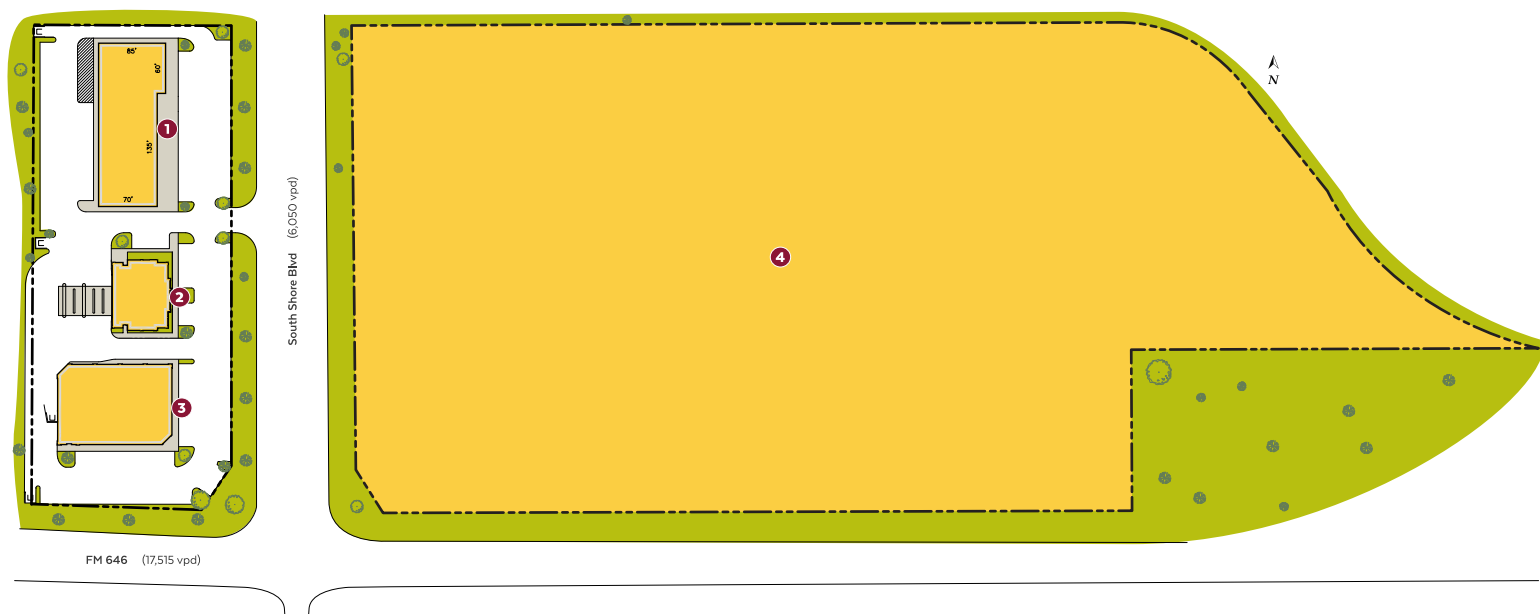


WWW.FRPLTD.COM

► FM 646 @ SOUTH SHORE BLVD

NW & NE Corner FM 646 @ South Shore Blvd in League City, Texas 77573

16.11 ACRES • 3.91 ACRES



Tenant List

Tenant	Address	SF/Acres
1 <input type="checkbox"/> AVAILABLE	South Shore Blvd at FM 646	14,250
2 <input type="checkbox"/> AVAILABLE	South Shore Blvd at FM 646	5,373
3 <input type="checkbox"/> AVAILABLE	South Shore Blvd at FM 646	12,958
4 <input type="checkbox"/> AVAILABLE	South Shore Blvd at FM 646	16.11 Acres

Available

Lease Pending

Executed

Call for Leasing

713-623-6800

houstonleasing@frpltd.com



WWW.FRPLTD.COM

► FM 646 @ SOUTH SHORE BLVD

NW & NE Corner FM 646 @ South Shore Blvd in League City, Texas 77573

FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/fm-646-south-shore-blvd

Lat/Lon: 29.4925/-95.027

FM 646	1 mi	3 mi	5 mi
League City, TX 77539	radius	radius	radius
Population			
2023 Estimated Population	4,970	58,733	111,166
2028 Projected Population	5,356	63,427	119,123
2020 Census Population	4,774	57,201	108,256
2010 Census Population	2,114	44,782	86,259
Projected Annual Growth 2023 to 2028	1.6%	1.6%	1.4%
Historical Annual Growth 2010 to 2023	10.4%	2.4%	2.2%
2023 Median Age	33.5	33.7	36.1
Households			
2023 Estimated Households	1,636	21,409	42,431
2028 Projected Households	1,757	23,095	45,329
2020 Census Households	1,544	20,524	40,719
2010 Census Households	715	15,782	32,037
Projected Annual Growth 2023 to 2028	1.5%	1.6%	1.4%
Historical Annual Growth 2010 to 2023	9.9%	2.7%	2.5%
Race and Ethnicity			
2023 Estimated White	62.6%	62.0%	64.9%
2023 Estimated Black or African American	9.4%	9.4%	9.1%
2023 Estimated Asian or Pacific Islander	6.2%	4.1%	4.4%
2023 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
2023 Estimated Other Races	21.0%	23.7%	21.0%
2023 Estimated Hispanic	26.0%	30.6%	27.1%
Income			
2023 Estimated Average Household Income	\$198,882	\$140,764	\$134,984
2023 Estimated Median Household Income	\$151,068	\$117,849	\$110,557
2023 Estimated Per Capita Income	\$65,467	\$51,321	\$51,551
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	5.6%	3.9%
2023 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.4%	4.2%
2023 Estimated High School Graduate	18.7%	22.5%	20.8%
2023 Estimated Some College	22.9%	20.1%	21.4%
2023 Estimated Associates Degree Only	10.7%	8.8%	8.6%
2023 Estimated Bachelors Degree Only	26.4%	27.3%	27.8%
2023 Estimated Graduate Degree	12.8%	10.4%	13.2%
Business			
2023 Estimated Total Businesses	120	1,674	4,797
2023 Estimated Total Employees	623	9,565	30,122
2023 Estimated Employee Population per Business	5.2	5.7	6.3
2023 Estimated Residential Population per Business	41.5	35.1	23.2



Call for Leasing

713-623-6800

houstonleasing@frpltd.com



WWW.FRPLTD.COM

► FM 646 @ SOUTH SHORE BLVD

NW & NE Corner FM 646 @ South Shore Blvd in League City, Texas 77573

INFORMATION ABOUT BROKERAGE SERVICES

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.

IABS 1-0



Licensed Broker / Broker Firm Name or Primary
Assumed Business Name

License No.

Email

Phone

Designated Broker Firm Name or

License No.

Email

Phone

Licensed Supervisor of Sales Agent / Associate

License No.

Email

Phone

Sales Agent / Associate's Name

License No.

Email

Phone

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20

Call for Leasing

713-623-6800

houstonleasing@frpltd.com



WWW.FRPLTD.COM