

► VICTORY LAKES TOWN CENTER

NE Corner I-45 @ FM 646 in League City, Texas 77573



IN THE HEART OF ONE OF THE NATION'S FASTEST GROWING AREAS

JCPenney

SHOE
CARNIVAL

PartyCity

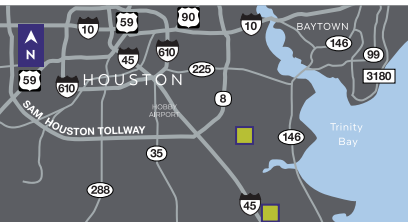
utmb Health

HOBBY LOBBY



DOLLAR TREE

BEST
BUY



Walmart

LOWE'S

Shadow Anchors



VEHICLES PER DAY

I-45 north of FM 646	119,062
I-45 south of FM 646	96,512
FM 646 west of I-45	26,698
FM 646 east of I-45	26,057

AVERAGE INCOME

1 Mile	\$166,554
3 Miles	\$128,074
5 Miles	\$136,342

POPULATION

1 Mile	7,886
3 Miles	68,286
5 Miles	141,806



Matt Brock

713-693-1406

mbrock@frpltd.com



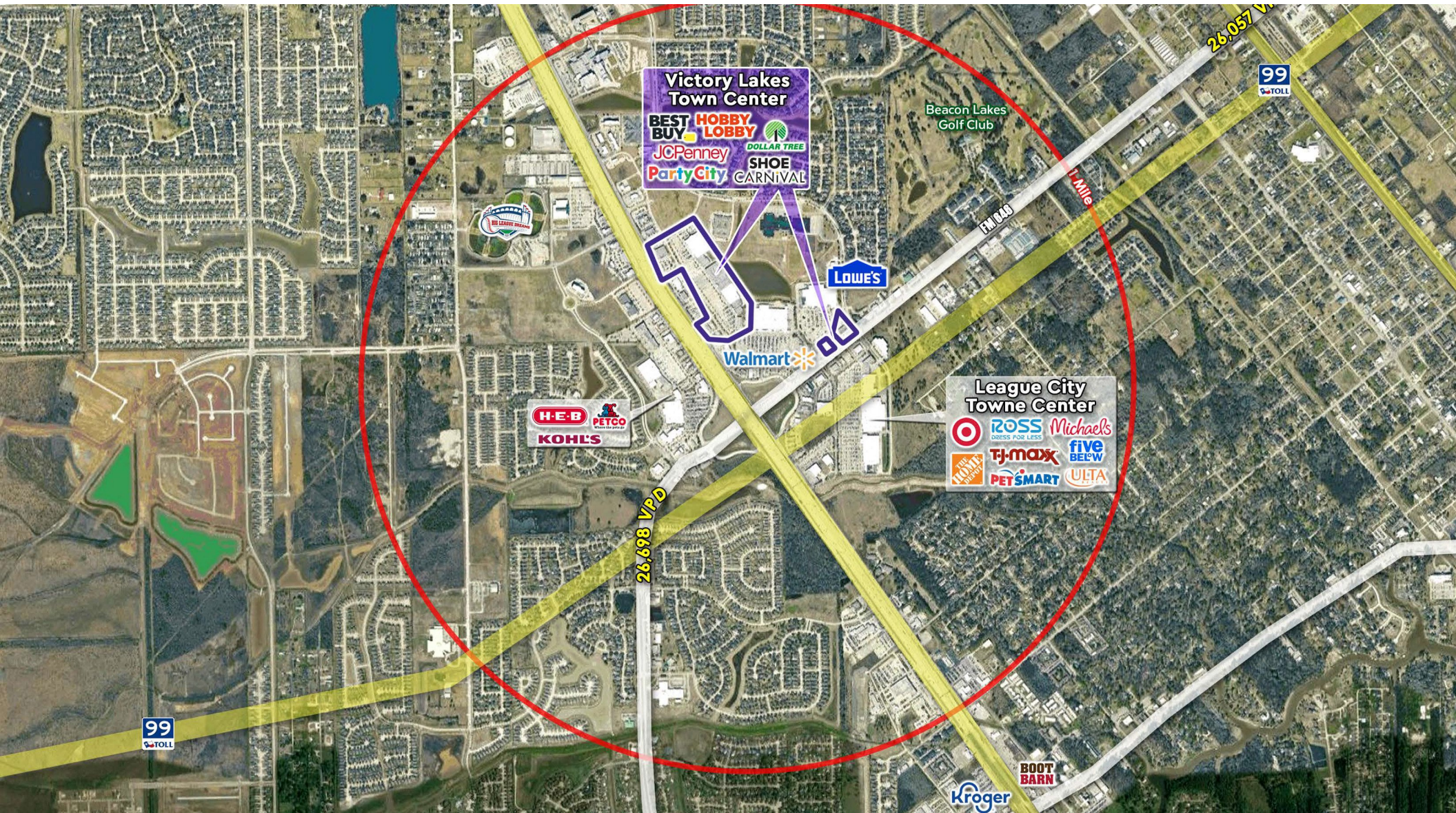
WWW.FRPLTD.COM

► VICTORY LAKES TOWN CENTER

NE Corner I-45 @ FM 646 in League City, Texas 77573



IN ONE OF THE NATION'S FASTEST GROWING SUBURBS



Matt Brock

713-693-1406

mbrock@frpltd.com



WWW.FRPLTD.COM

► VICTORY LAKES TOWN CENTER

NE Corner I-45 @ FM 646 in League City, Texas 77573



1,470 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



Matt Brock

713-693-1406

mbrock@frpltd.com



WWW.FRPLTD.COM

► VICTORY LAKES TOWN CENTER

NE Corner I-45 @ FM 646 in League City, Texas 77573



1,470 SF

Tenant List

	Tenant	Address	SF/Acres
A	JCPenney	2520 Gulf Fwy S	
B	Shoe Carnival	2540 Gulf Fwy S	
C	Party City	2560 Gulf Fwy S	
D	UTMB Health	2660 Gulf Fwy S	
E	Hobby Lobby	2740 Gulf Fwy S	
F	Goodwill	2840 Gulf Fwy S	
G	Dollar Tree	2850 Gulf Fwy S	
H	Best Buy	2510 Gulf Fwy S	
1	Aiya Sushi	2860 #A Gulf Fwy S	
2	AVAILABLE	2860 #B Gulf Fwy S	1,470
3	Miracle Nail Salon	2860 #D Gulf Fwy S	
4	Sport Clips	2860 #E Gulf Fwy S	
5	T-Mobile	2860 #F Gulf Fwy S	
6	Elitecare Emergency Hospital	2530 Gulf Fwy S	
7	Starbucks	2810 Gulf Frw S #A	
8	Amazing Point of View Eye Care	2810 Gulf Frw S #B	
9	Clearstone Laser Hair Removal	2810 Gulf Frw S #D	
10	European Wax Center	2810 Gulf Frw S #C	
11	AvA Orthodontics	2810 Gulf Fwy S #G	
12	Jack in the Box	1665 N FM 646	
13	Freebirds World Burrito	1615 N FM 646 #A	
14	Little Daddy's Gumbo Bar	1615 N FM 646 #C	
15	Marble Slab Creamery	1615 N FM 646 #E	
16	Five Guys Burgers & Fries	1615 N FM 646 #F	



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



Matt Brock

713-693-1406
mbrock@frpltd.com



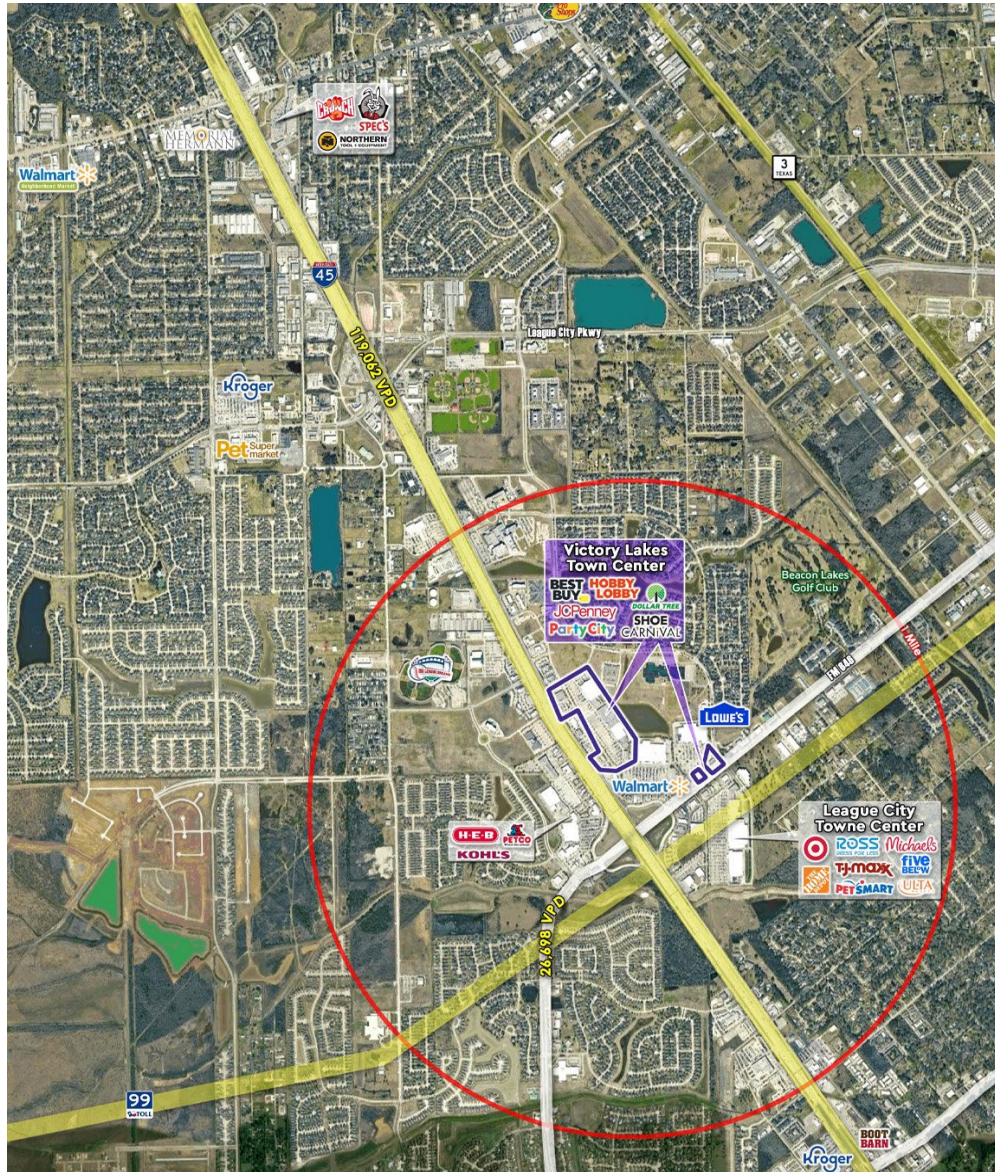
WWW.FRPLTD.COM

► VICTORY LAKES TOWN CENTER

NE Corner I-45 @ FM 646 in League City, Texas 77573



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/victory-lakes-town-center



Lat/Lon: 29.4689/-95.0905

Victory Lakes Town Center

League City, TX 77573

	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	7,886	68,286	141,806
2028 Projected Population	8,398	72,885	150,598
2020 Census Population	7,684	66,531	138,324
2010 Census Population	4,806	50,117	106,875
Projected Annual Growth 2023 to 2028	1.3%	1.3%	1.2%
Historical Annual Growth 2010 to 2023	4.9%	2.8%	2.5%
2023 Median Age	34.3	34.1	34.8
Households			
2023 Estimated Households	2,832	24,555	51,655
2028 Projected Households	3,003	26,090	54,629
2020 Census Households	2,723	23,601	49,748
2010 Census Households	1,686	17,489	38,225
Projected Annual Growth 2023 to 2028	1.2%	1.2%	1.2%
Historical Annual Growth 2010 to 2023	5.2%	3.1%	2.7%
Race and Ethnicity			
2023 Estimated White	61.4%	61.5%	64.0%
2023 Estimated Black or African American	12.3%	11.3%	10.0%
2023 Estimated Asian or Pacific Islander	8.7%	5.5%	5.6%
2023 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.6%
2023 Estimated Other Races	17.3%	21.1%	19.8%
2023 Estimated Hispanic	22.6%	27.9%	25.8%
Income			
2023 Estimated Average Household Income	\$166,554	\$128,074	\$136,342
2023 Estimated Median Household Income	\$130,108	\$103,991	\$111,936
2023 Estimated Per Capita Income	\$59,954	\$46,103	\$49,705
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	3.3%	3.4%
2023 Estimated Some High School (Grade Level 9 to 11)	3.3%	3.8%	3.5%
2023 Estimated High School Graduate	21.4%	20.9%	20.4%
2023 Estimated Some College	18.1%	22.1%	21.0%
2023 Estimated Associates Degree Only	7.7%	8.8%	9.2%
2023 Estimated Bachelors Degree Only	28.3%	26.8%	27.9%
2023 Estimated Graduate Degree	19.5%	14.3%	14.6%
Business			
2023 Estimated Total Businesses	259	2,419	4,570
2023 Estimated Total Employees	2,343	14,893	26,981
2023 Estimated Employee Population per Business	9.0	6.2	5.9
2023 Estimated Residential Population per Business	30.4	28.2	31.0



Matt Brock

713-693-1406

mbrock@frpltd.com



WWW.FRPLTD.COM

VICTORY LAKES TOWN CENTER

NE Corner I-45 @ FM 646 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.

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
Buyer/Tenant/Seller/Landlord Initials		Date	



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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



Matt Brock

713-693-1406
mbrock@frpltd.com



WWW.FRPLTD.COM