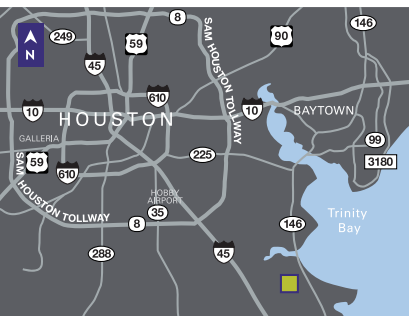
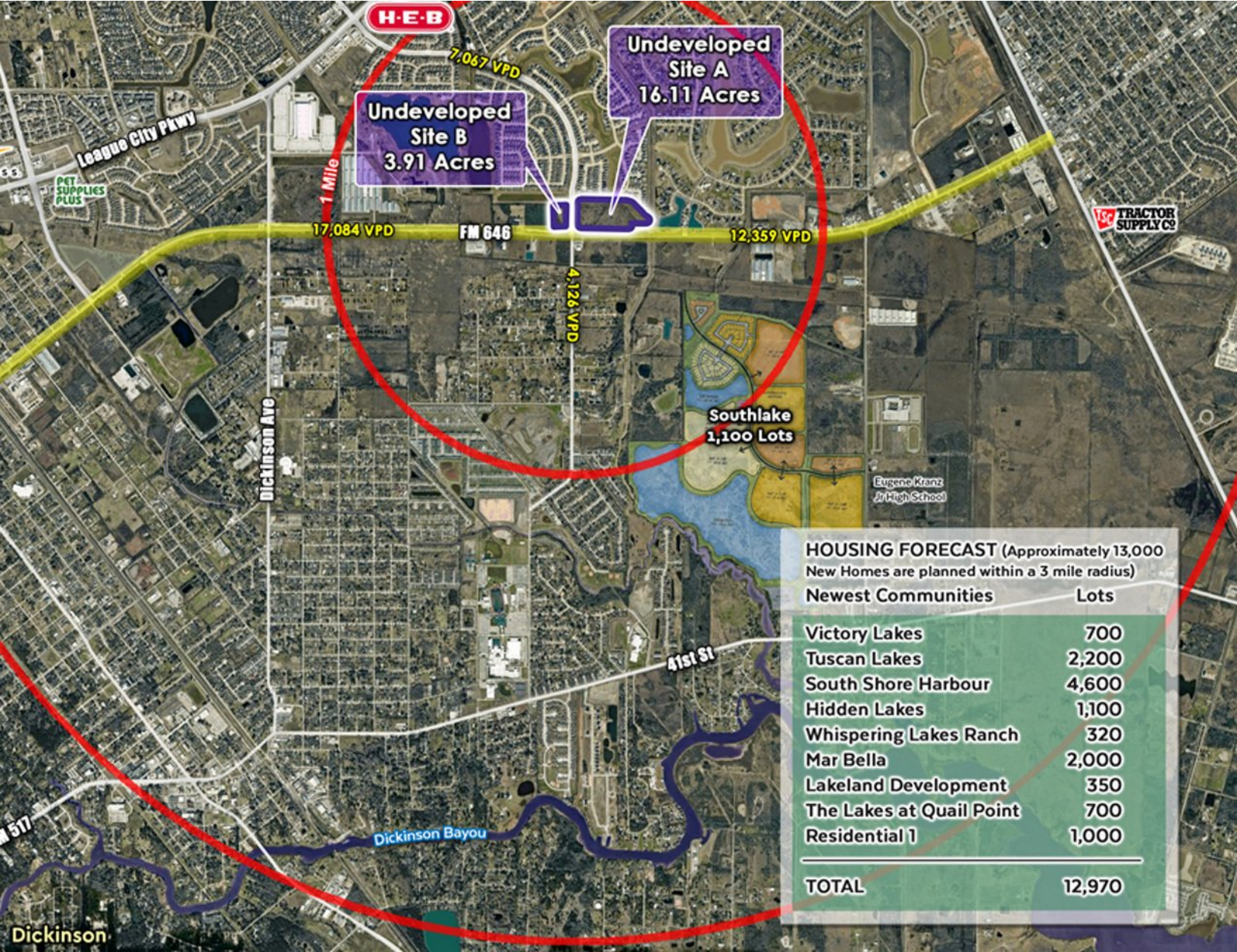


▶ FM 646 @ SOUTH SHORE BLVD

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

LOCATED ON MAJOR THOROUGHFARE CONNECTING I-45 & HWY 146

FOR MORE INFORMATION VISIT FRPLTD.COM



	VEHICLES PER DAY
FM 646 west of South Shore Blvd	17,084
FM 646 east of South Shore Blvd	12,359
South Shore Blvd north of FM 646	7,067

	MEDIAN INCOME
1 Mile	\$187,427
3 Miles	\$121,971
5 Miles	\$114,525

	POPULATION
1 Mile	4,977
3 Miles	56,886
5 Miles	106,276



Call for Leasing

713-623-6800

houstonleasing@frpltd.com

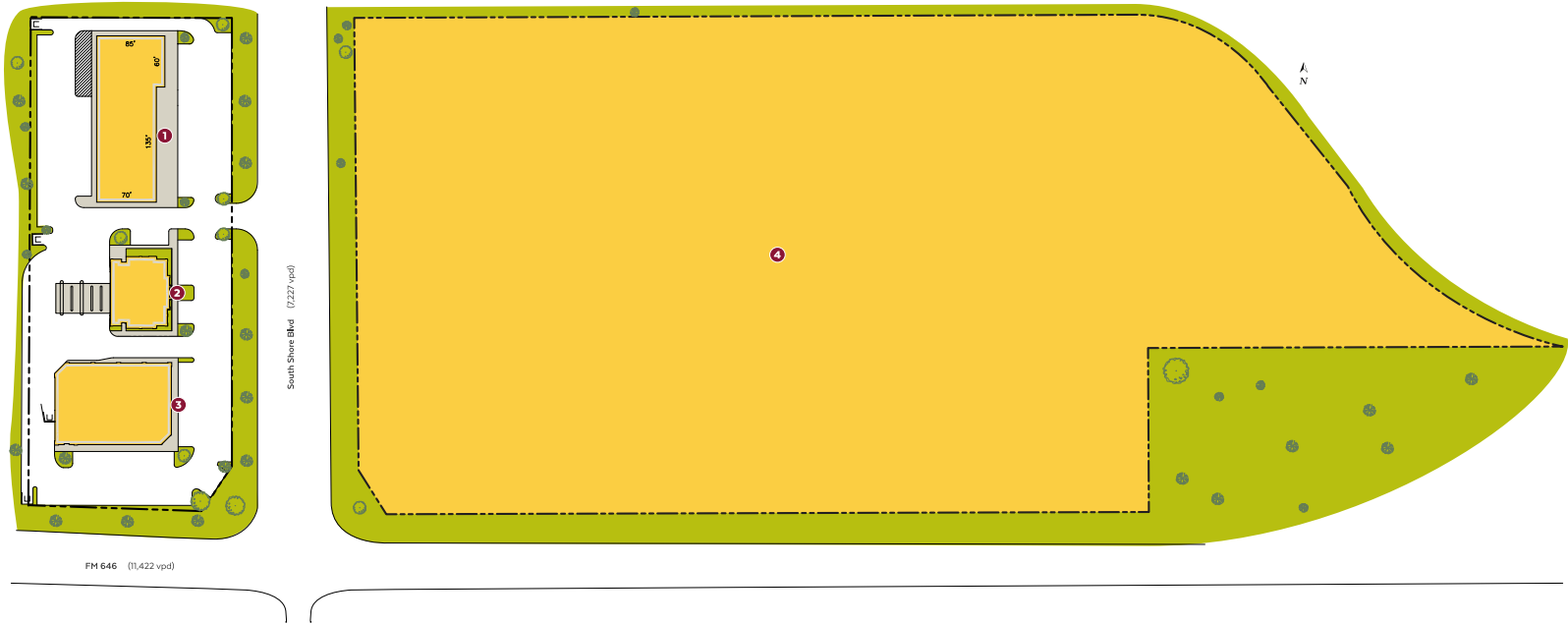


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NW & NE Corner FM 646 @ South Shore Blvd in League City, Texas 77573

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

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▶ 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 League City, TX 77539	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	4,977	56,886	106,276
2030 Projected Population	5,344	58,447	108,364
2020 Census Population	4,774	57,201	108,256
2010 Census Population	2,114	44,782	86,259
Projected Annual Growth 2025 to 2030	1.5%	0.5%	0.4%
Historical Annual Growth 2010 to 2025	9.0%	1.8%	1.5%
2025 Median Age	35.2	35.2	36.6
Households			
2025 Estimated Households	1,613	20,298	40,015
2030 Projected Households	1,764	21,231	41,566
2020 Census Households	1,544	20,524	40,719
2010 Census Households	715	15,782	32,037
Projected Annual Growth 2025 to 2030	1.9%	0.9%	0.8%
Historical Annual Growth 2010 to 2025	8.4%	1.9%	1.7%
Race and Ethnicity			
2025 Estimated White	62.4%	60.5%	63.1%
2025 Estimated Black or African American	10.6%	10.3%	10.1%
2025 Estimated Asian or Pacific Islander	6.7%	4.2%	4.5%
2025 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.7%
2025 Estimated Other Races	19.6%	24.2%	21.6%
2025 Estimated Hispanic	25.3%	30.6%	27.8%
Income			
2025 Estimated Average Household Income	\$211,191	\$136,072	\$129,772
2025 Estimated Median Household Income	\$187,427	\$121,971	\$114,525
2025 Estimated Per Capita Income	\$68,444	\$48,554	\$48,878
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	5.1%	4.0%
2025 Estimated Some High School (Grade Level 9 to 11)	5.7%	6.5%	5.3%
2025 Estimated High School Graduate	12.5%	18.7%	18.7%
2025 Estimated Some College	23.5%	20.9%	22.3%
2025 Estimated Associates Degree Only	10.0%	11.0%	9.9%
2025 Estimated Bachelors Degree Only	28.2%	26.3%	27.2%
2025 Estimated Graduate Degree	18.0%	11.4%	12.6%
Business			
2025 Estimated Total Businesses	121	1,677	4,698
2025 Estimated Total Employees	538	9,190	29,254
2025 Estimated Employee Population per Business	4.4	5.5	6.2
2025 Estimated Residential Population per Business	41.2	33.9	22.6



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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

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