

# Investment Opportunities Available

**PRE-LEASING**

40,000 SF MOB

Base Rate: \$25/SF

Op Ex: \$10/SF



## League City MOB

Farm to Market Road 517 West, League City, Texas 77539

PINECROFT  
REALTY 

# LOCATION

## Major Hospitals

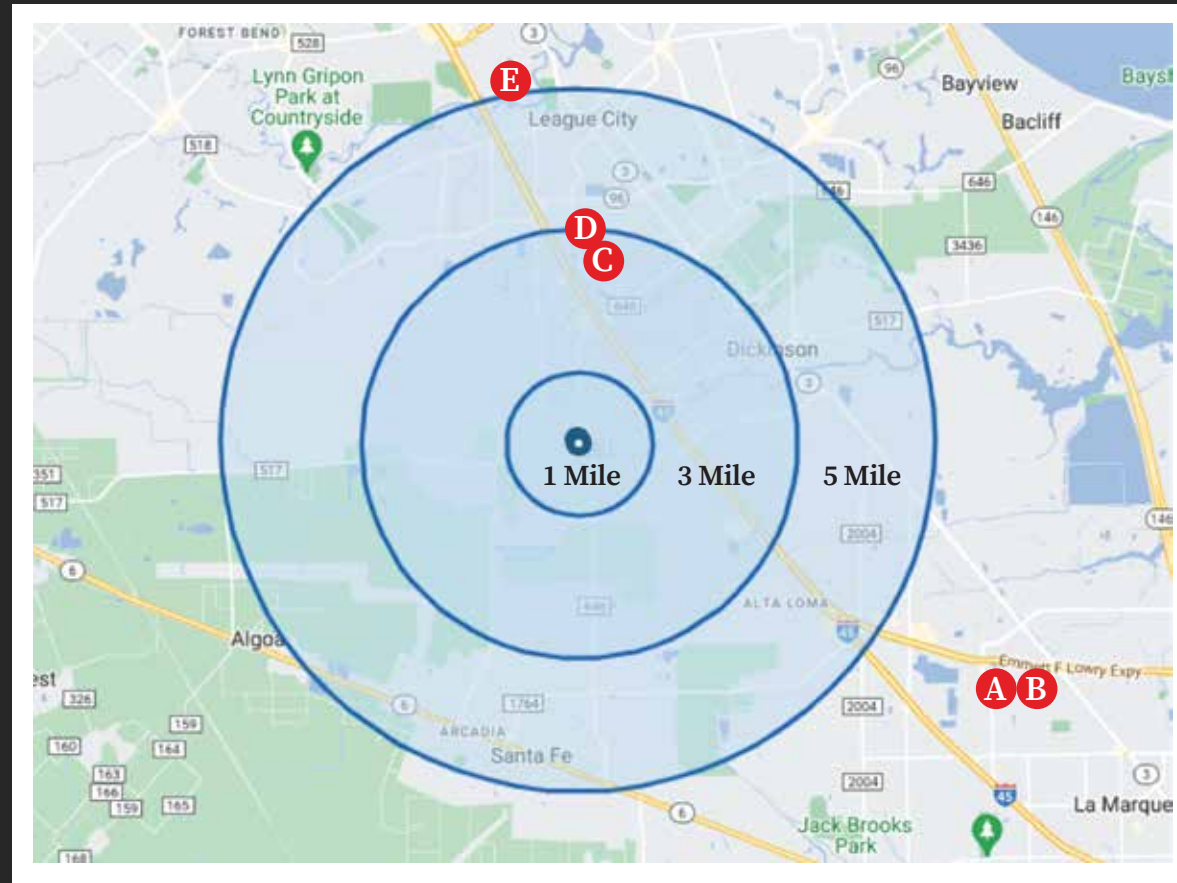
- A** University General..... 7.9 miles
- B** HCA Houston Healthcare-Mainland..... 8 miles
- C** UTMB Health..... 3 miles
- D** UTMB Health-League City..... 3.6 miles
- E** Texas Children's- The Woodlands..... 4.74 miles

## Major Highways

- Hwy 45..... 1.2 miles
- Hwy 6..... 4.8 miles
- Hwy 610..... 30 miles
- Toll Road 8..... 22.5 miles

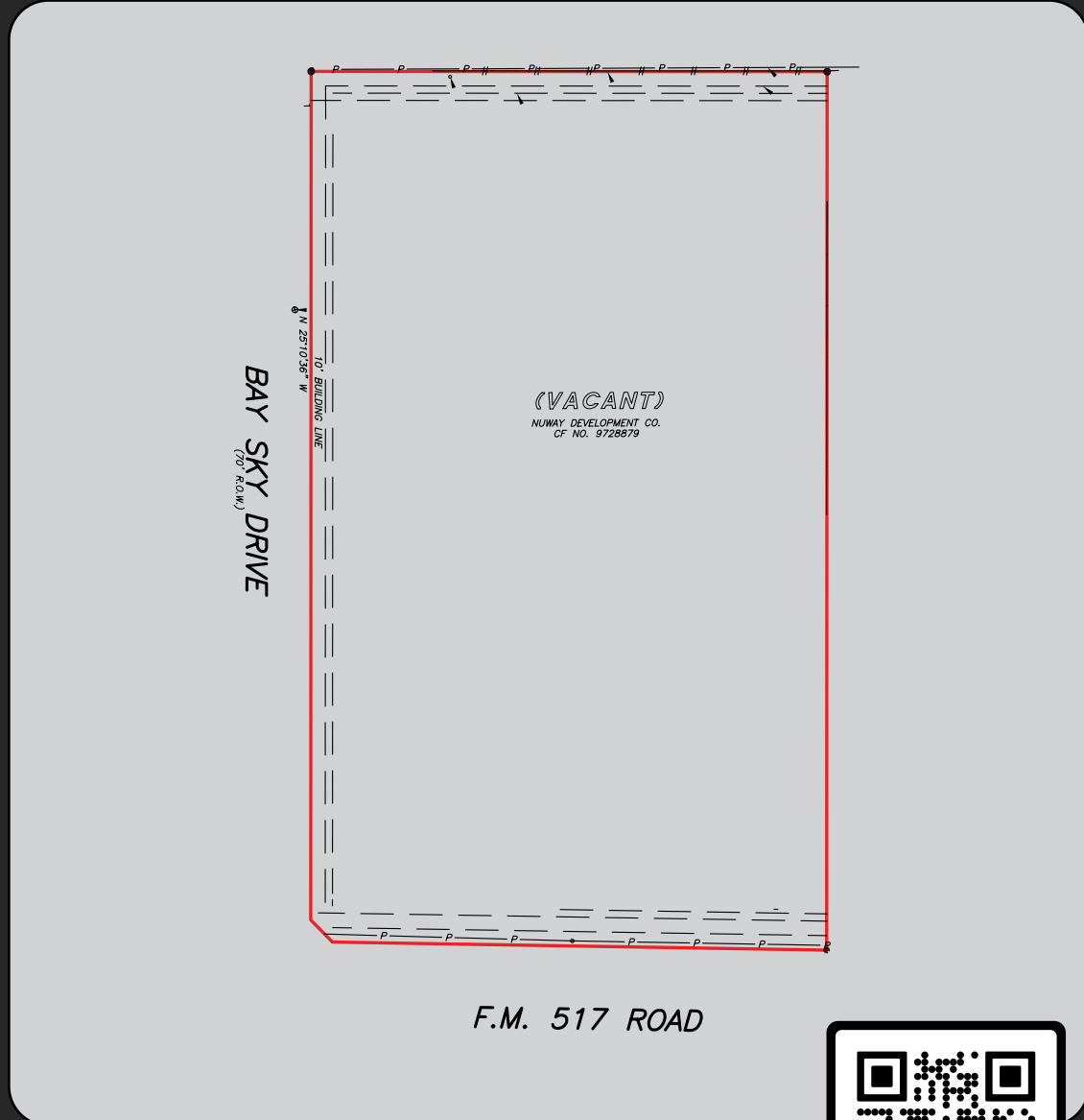
## Commute Destinations

- George Bush International Airport..... 41 miles
- Downtown Houston..... 27 miles
- Hobby Airport..... 17 miles



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2023 Estimate	7,640	34,477	110,498
2028 Projection	8,188	3,687	116,643
Growth 2023-2028	7.17%	6.41%	5.56%
<b>HOUSEHOLDS</b>			
2023 Estimate	2,820	12,526	39,790
2028 Projection	3,038	13,389	42,219
<b>2023 Average Household Income</b>			
	\$125,735	\$120,249	\$116,551



For More Information

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Director of Leasing

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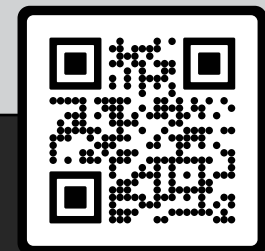
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Scan or Click  
For More Information

