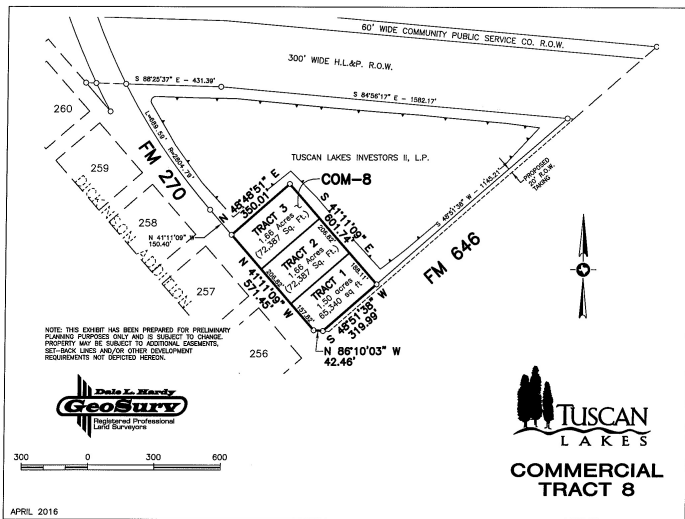


# Commercial Land For Sale

Tuscan Lakes | League City, Texas  
SH 96 (League City Parkway) at FM 270 (South Egret Bay Blvd.)



## Demographics 2016 Estimate

### Population

1 Mile Radius: 4,077  
3 Mile Radius: 63,740  
5 Mile Radius: 148,657

### Average HHI

1 Mile Radius : \$104,904  
3 Mile Radius : \$96,953  
5 Mile Radius : \$93,231

### Traffic Count

FM 270 at SH 96 / SH 96 at FM270  
24,800 / 22,300 cars per day

### Taxing Entities

League City, Galveston County, Dickinson ISD or Clear Creek ISD, and MUD

## COM-8 Tuscan Lakes

Commercial land at the intersection of FM270 & FM646.

### Property Details

- **ACREAGE** 4.82 acres
- **LAND USE** Pad Sites, Office, Retail, Gas/C-store
- **AREA** Clear Lake Area
- **LOCATION** SH 96 (League City Parkway) at FM 270 (South Egret Bay Blvd.)



## Contact Broker

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More top-selling communities than any other developer in the nation.  
2013, 2014 & 2015  
RCLCO & John Burns Real Estate Consulting Top 30 U.S.



The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.