

# Commercial Land For Sale

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



## COM-5A Tuscan Lakes



Prime commercial real estate at the entrance of Tuscan Lakes.

### Property Details

- ACREAGE 4.6 acres
- LAND USE Pad Sites, Office, Retail
- AREA Clear Lake Area
- LOCATION SH 96 (League City Parkway) at FM 270 (South Egret Bay Blvd.)

## Demographics 2021 Estimate

### Population

- 1 Mile Radius: 7,152
- 3 Mile Radius: 74,401
- 5 Mile Radius: 163,933

### Average HHI

- 1 Mile Radius: \$117,296
- 3 Mile Radius: \$114,299
- 5 Mile Radius: \$109,314

### 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

## Contact Broker

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