



For more information

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BROCKWAY COMMERCIAL
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Grand Oak Village- 1400 Link Rd., League City, Tx 77573

For Lease | 1,000 - 3,000 SF of Retail Space



PROPERTY DESCRIPTION

Strategically located just off of I-45 at the corner of Link Road and Calder Drive, Grand Oak Village is currently under development for a Class A, mixed-use retail center. The first 15,000 SF of lease space is set to be delivered in 4Q2023 with 12,252 SF pre-leased.

Tenant Mix by Lot Number:

Lot 1: Slate Brick Oven Kitchen, Forum Beauty & Wellness Spa, PJ's Coffee, and 2,748 SF Available

Lot 2: 1.078 acres of land available for sale, ground lease, or build to suit

Lot 3: PetSuites, a national pet boarding and grooming company

Lot 4: Owned by others

Lot 5: 1.1742 acres available for sale, ground lease, or build to suit

Lot 6: Owned by others

Lot 7: 5.616 acres available for sale, ground lease, or build to suit

PROPERTY HIGHLIGHTS

- 2,748 SF available
- Adjacent spaces are leased
- Located on the corner lot
- Great ingress and egress throughout the development
- Prime access and visibility to Interstate 45

SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Available SF:	2,748 SF
Lot Size:	16 Acres
Building Size:	15,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,266	17,135	48,771
Total Population	6,699	48,203	128,713
Average HH Income	\$95,827	\$91,306	\$85,368

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LOCATION DESCRIPTION

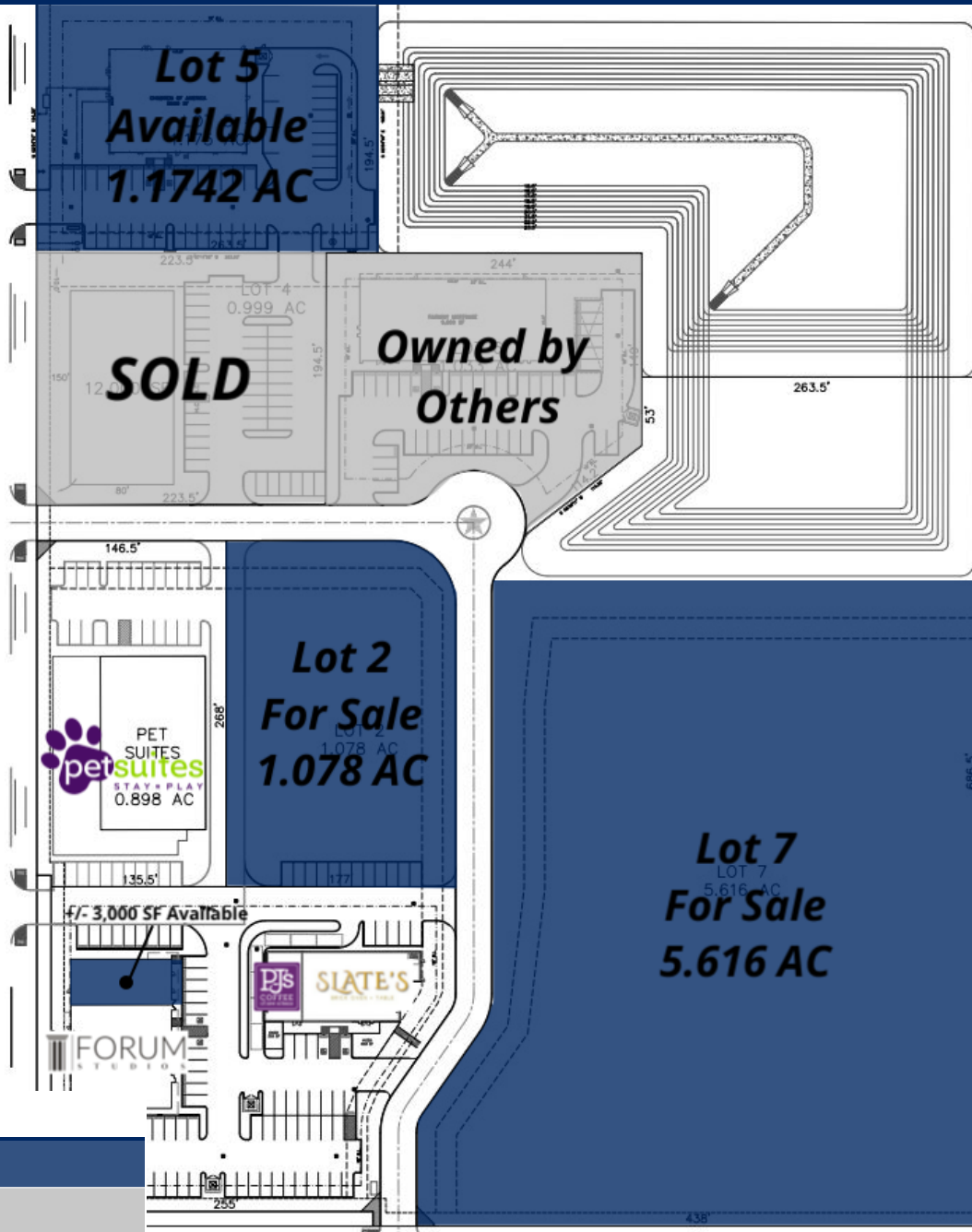
Positioned strategically between Houston and Galveston Island, this development draws from employment bases at the University of Texas Medical Branch adjacent to the property, NASA and SpacePort just to the north, and Galveston Island to the south.

SITE DESCRIPTION

The property is 16 acres broken up into 7 individual lots ready for development. Sitework is completed including utilities on each lot and detention is included for lots 1-6. The tract separating Grand Oak Village from the frontage road of I-45 is owned by TxDot who have converted their laydown yard into additional detention which provides excellent visibility from the interstate. The existing accessibility to/from I-45 will be kept in place for the 120,000+ cars per day that travel along I-45. The warehouse property across Link Road to the south is under contract to be purchased and then redeveloped in conjunction with Grand Oak Village.

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LEGEND

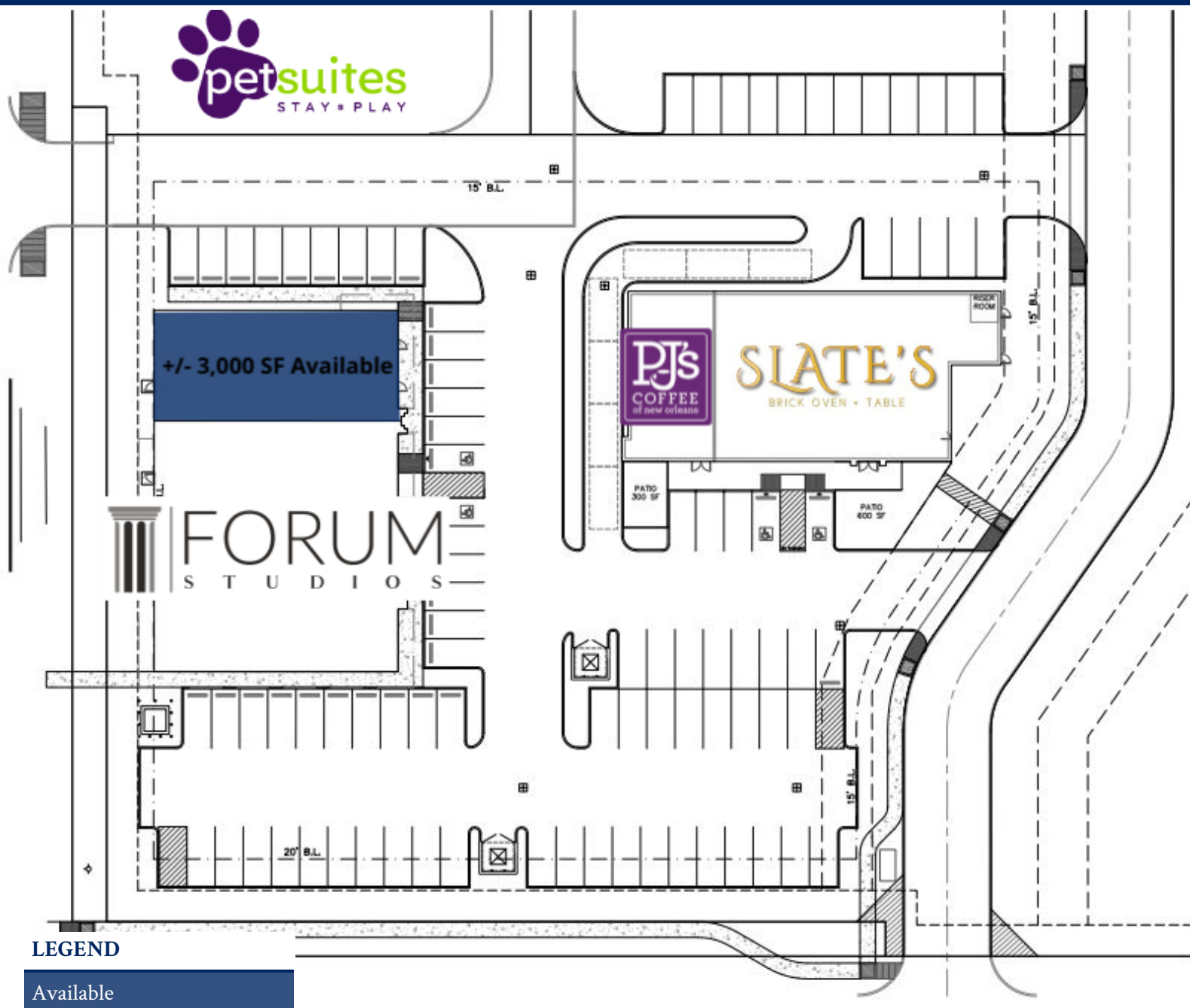
Available

Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Space 1	Available	2,750 SF	NNN	\$29.00 SF/yr	2750 SF shell space adjacent to Forum Studios. This space is an endcap on the hard corner, Lot 1, with excellent visibility/accessibility from I-45 and League City Parkway.

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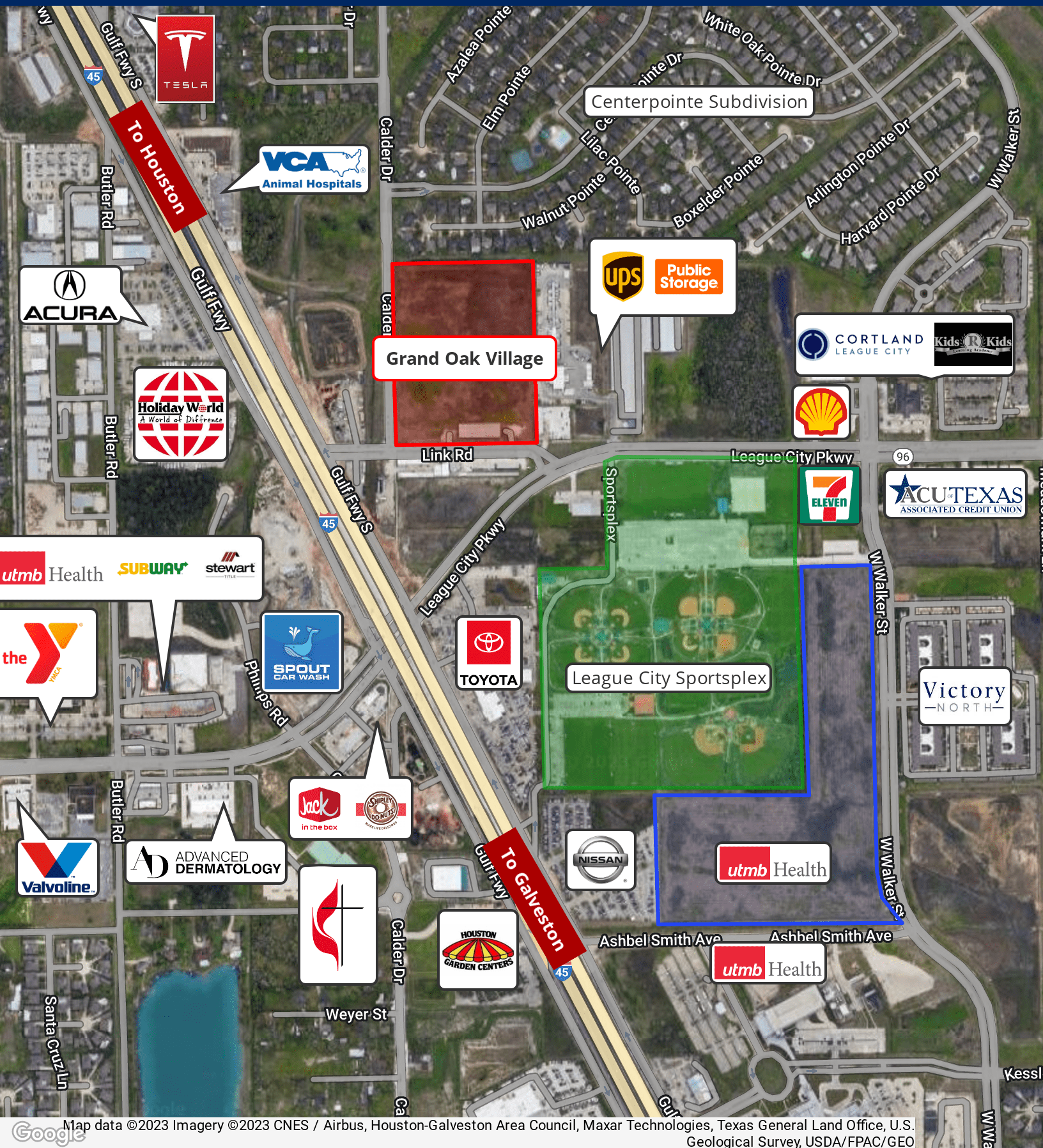


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PROPERTY OVERVIEW

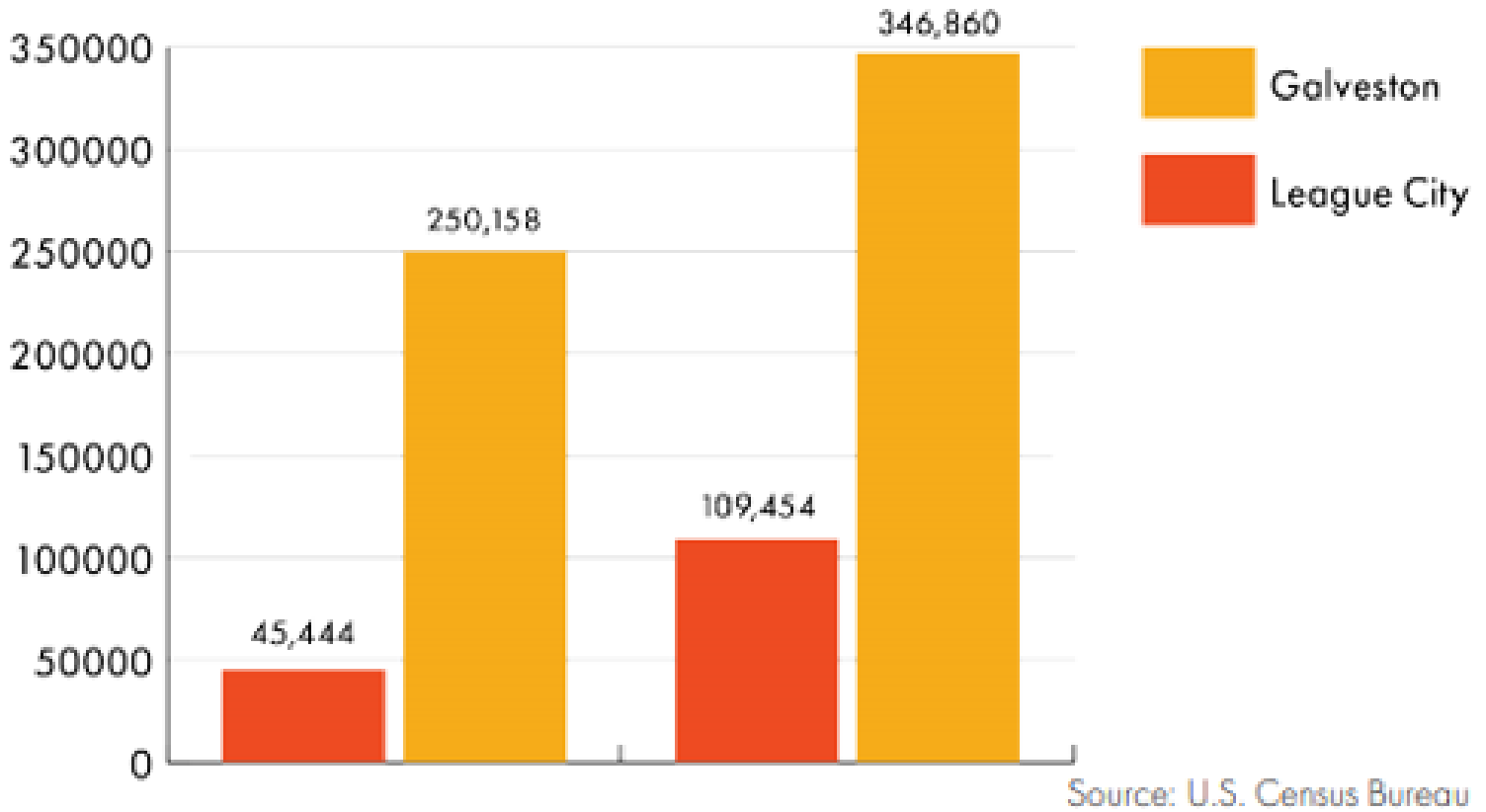
League City is continually ranked as one of the fastest-growing and most desired communities in which to live in both Texas and the USA. 1 million highly educated professionals choose to live in and around League City because of our nationally-acclaimed school system, affordable master-planned communities, family-centric values, 100-year-old oak trees, recreational lifestyle, and love for the water.

League City is a business-friendly and healthy environment that supports aerospace, energy, medical/life sciences, professional services, and tourism will enable new, relocating, and/or expanding businesses to thrive.

When it's time to relax, League City offers an abundance of parks and green space, trails, shops, museums, sporting venues, a beautiful waterfront, and a wide variety of events and activities for everyone.

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LEAGUE CITY, TX DEMOGRAPHICS - 2021

- Average Household Income of \$128,000
- Median Disposable Income of \$85,500
- 49% of League City residents achieve a bachelor's degree or higher
- League City is the largest city in Galveston County, encompassing 31.6 percent of the total County population. The population increased by 141 percent, from 45,444 in the year 2000 to 109,454 in 2018, an average annual increase of 7.8 percent.