

# Commercial Land For Sale

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

## COM-12 Tuscan Lakes

Prime commercial real estate just north of the new Regional City Park with League City Pkwy frontage.

### Property Details

- ACREAGE 3 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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