

# 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

5005 Riverway, Suite 500  
Houston, TX 77056  
Tel:  
[JohnsonDevelopment.com](http://JohnsonDevelopment.com)

*More top-selling  
communities than  
any other developer  
in Texas!*  
**2020**

**Johnson**  
DEVELOPMENT CORP.



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.