



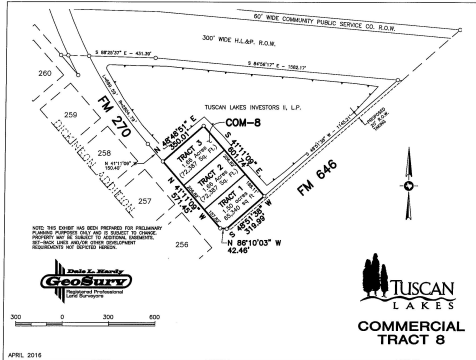
Area of DMA Clear Lake Area

[View Larger Map](#)



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COM-8 Tuscan Lakes

Commercial land at the intersection of FM270 & FM646.

LOCATION

SH 96 (League City Parkway) at FM
270 (South Egret Bay Blvd.)

ACREAGE

4.82 acres

DEMOGRAPHICS

Population (2020 Estimate)
1 Mile Radius: 7,086
3 Mile Radius: 72,397
5 Mile Radius: 162,073

LAND USE

Pad Sites
Office
Retail
Gas/C-store

Average HHI (2020 Estimate)

1 Mile Radius : \$111,319
3 Mile Radius : \$109,799
5 Mile Radius : \$106,692

Traffic Counts (Cars per Day)

FM 270 at SH 96 / SH 96 at FM270: 24,800 / 22,300

TAXING ENTITIES INCLUDE

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

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
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