



Area of DMA

Clear Lake Area

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COM-5A

Tuscan Lakes

Prime commercial real estate at the entrance of Tuscan Lakes.

LOCATION

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

ACREAGE

4.6 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

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

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