



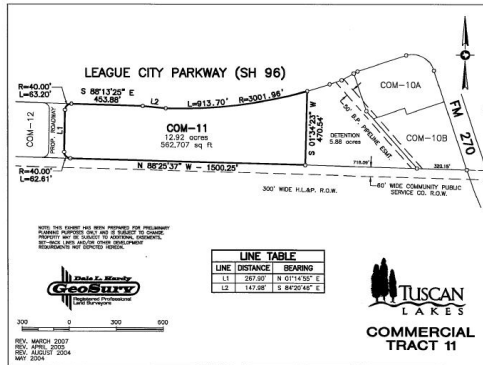
## Area of DMA Clear Lake Area

[View Larger Map](#)



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# COM-11 Tuscan Lakes

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

## LOCATION

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

## ACREAGE

12.92 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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