



REALTY SERVICES

Laurel Bay Center

SWC of Marina Bay Dr & Lighthouse Blvd

2660 Marina Bay Dr | League City, Texas 77573



Available: 1,200 SF, 1,878 SF & 2,763 SF Shell Spaces
1,105 SF 2nd Gen Hair Salon
3,740 SF 2-Story Dance Studio
1,875 SF 2nd Gen Medical Space

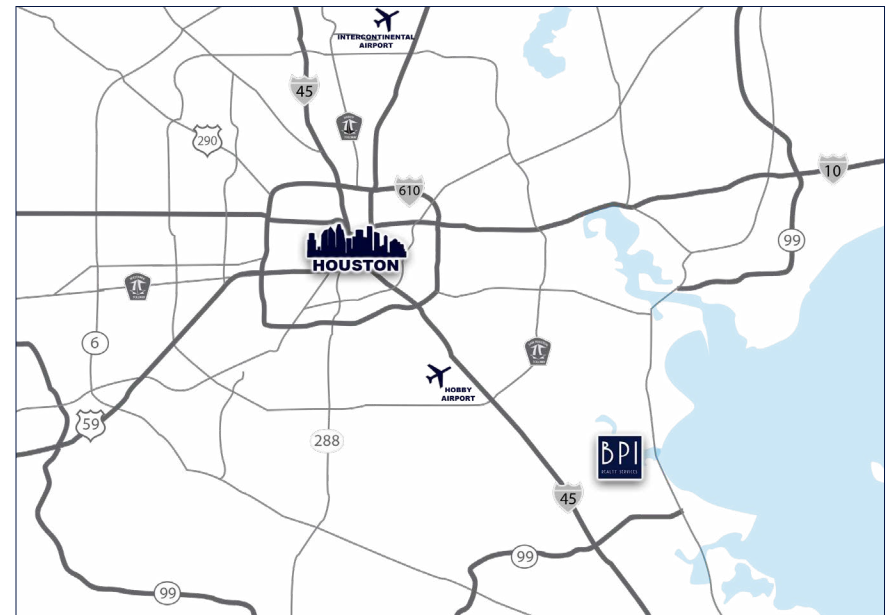
Lease Rate: Call for Pricing

Description:

- Located at the hard corner, signalized intersection of Marina Bay Dr & Lighthouse Blvd.
- Close proximity to Clear Creek High School with 2,381 students.
- Across from South Shore Harbour Golf Course.

Traffic Counts: Marina Bay Dr: 7,711 VPD (TXDOT 2021)
South Shore Blvd: 9,104 VPD (TXDOT 2021)

Demographics:	1 mile	3 mile	5 mile
2022 Population	9,494	74,076	178,108
Daytime Population	8,532	75,869	179,926
Average HH Income	\$137,721	\$124,931	\$123,250



For More Information:

Mark Lapeyrouse | BPI Realty Services

mark@bpirealty.com | 713-350-2771

BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

BPI

REALTY SERVICES

Laurel Bay Center

SWC of Marina Bay Dr & Lighthouse Blvd

2660 Marina Bay Dr | League City, Texas 77573



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

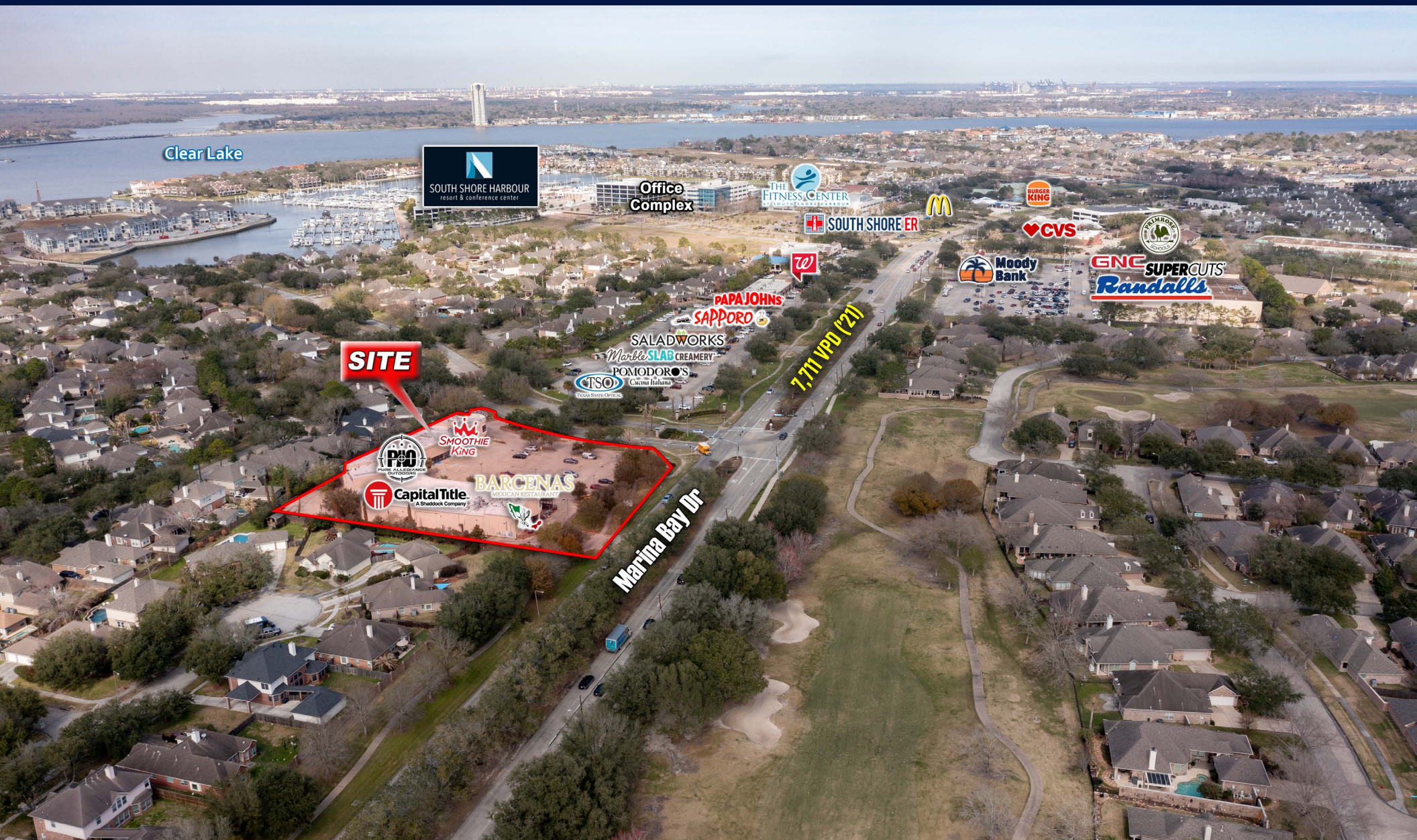
BPI

REALTY SERVICES

Laurel Bay Center

SWC of Marina Bay Dr & Lighthouse Blvd

2660 Marina Bay Dr | League City, Texas 77573



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.



REALTY SERVICES

Laurel Bay Center

SWC of Marina Bay Dr & Lighthouse Blvd

2660 Marina Bay Dr | League City, Texas 77573



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

SWC of Marina Bay Dr & Lighthouse Blvd

2660 Marina Bay Dr | League City, Texas 77573



The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

2022 Population (3 mi Radius)

74,076

Households (3 mi Radius)

31,929

Daytime Population (3 mi Radius)

75,869

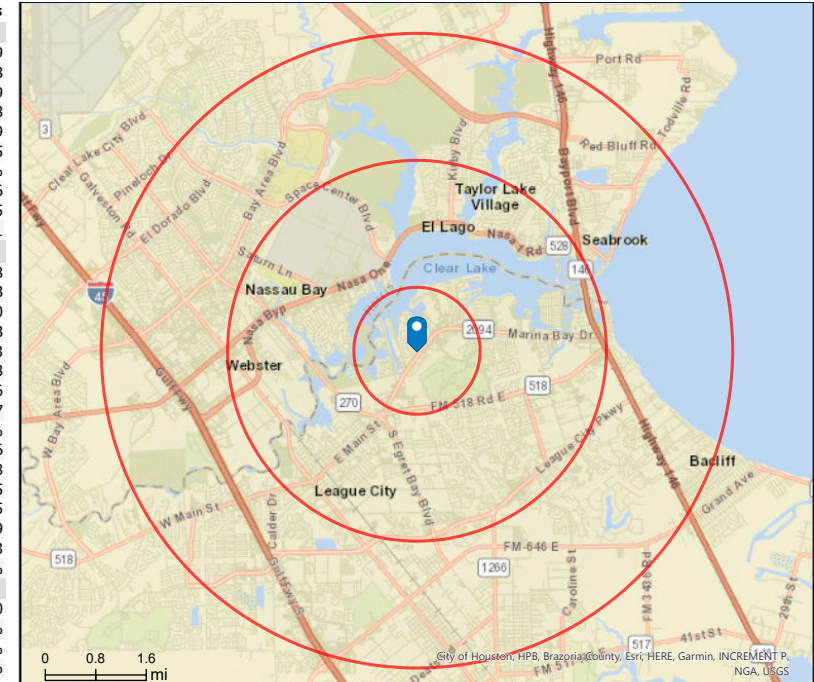
Average HH Income (3 mi Radius)

\$124,931

Median Home Value (3 mi Radius)

\$289,535

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	7,954	59,539	146,019
2020 Total Population	9,102	71,916	172,848
2020 Group Quarters	0	239	819
2022 Total Population	9,494	74,076	178,108
2022 Group Quarters	0	239	819
2027 Total Population	9,926	76,601	183,695
2022-2027 Annual Rate	0.89%	0.67%	0.62%
2022 Total Daytime Population	8,532	75,869	179,926
Workers	3,935	42,123	94,745
Residents	4,597	33,746	85,181
Household Summary			
2010 Households	3,540	25,281	58,478
2010 Average Household Size	2.21	2.34	2.48
2020 Total Households	4,332	30,957	69,490
2020 Average Household Size	2.10	2.32	2.48
2022 Households	4,504	31,929	71,493
2022 Average Household Size	2.11	2.31	2.48
2027 Households	4,737	33,057	73,896
2027 Average Household Size	2.10	2.31	2.47
2022-2027 Annual Rate	1.01%	0.70%	0.66%
2010 Families	2,121	15,595	38,106
2010 Average Family Size	2.88	2.97	3.08
2022 Families	2,535	18,761	45,125
2022 Average Family Size	2.83	3.02	3.15
2027 Families	2,675	19,490	46,779
2027 Average Family Size	2.80	3.00	3.13
2022-2027 Annual Rate	1.08%	0.77%	0.72%
Housing Unit Summary			
2000 Housing Units	2,967	22,760	51,500
Owner Occupied Housing Units	53.1%	50.6%	56.0%
Renter Occupied Housing Units	38.8%	40.0%	36.1%
Vacant Housing Units	8.1%	9.4%	7.8%
2010 Housing Units	3,957	28,353	64,284
Owner Occupied Housing Units	51.6%	50.2%	54.8%
Renter Occupied Housing Units	37.9%	39.0%	36.1%
Vacant Housing Units	10.5%	10.8%	9.0%
2020 Housing Units	4,736	33,954	75,165
Vacant Housing Units	8.5%	8.8%	7.6%
2022 Housing Units	4,923	34,954	77,352
Owner Occupied Housing Units	57.9%	49.8%	54.5%
Renter Occupied Housing Units	33.6%	41.6%	37.9%
Vacant Housing Units	8.5%	8.7%	7.6%
2027 Housing Units	5,208	36,450	80,657
Owner Occupied Housing Units	59.0%	50.3%	54.7%
Renter Occupied Housing Units	32.0%	40.4%	36.9%
Vacant Housing Units	9.0%	9.3%	8.4%
Median Household Income			
2022	\$106,331	\$95,331	\$91,372
2027	\$116,793	\$106,391	\$104,133
Median Home Value			
2022	\$297,710	\$289,535	\$276,966
2027	\$319,929	\$329,432	\$318,988
Per Capita Income			
2022	\$64,961	\$53,583	\$49,386
2027	\$74,415	\$60,844	\$56,317
Median Age			
2010	43.1	37.0	36.2
2022	45.0	38.9	38.2
2027	45.0	39.2	39.0



	1 mile	3 miles	5 miles
2022 Households by Income			
Household Income Base	4,504	31,929	71,493
<\$15,000	2.9%	3.8%	4.7%
\$15,000 - \$24,999	5.2%	5.8%	5.1%
\$25,000 - \$34,999	4.2%	5.6%	5.7%
\$35,000 - \$49,999	7.9%	8.3%	8.9%
\$50,000 - \$74,999	15.6%	17.4%	17.2%
\$75,000 - \$99,999	8.9%	10.7%	11.8%
\$100,000 - \$149,999	26.6%	23.0%	21.9%
\$150,000 - \$199,999	10.9%	11.4%	11.0%
\$200,000+	17.8%	14.0%	13.7%
Average Household Income	\$137,721	\$124,931	\$123,250
2022 Population 25+ by Educational Attainment			
Total	7,098	52,767	124,138
Less than 9th Grade	0.4%	1.8%	2.6%
9th - 12th Grade, No Diploma	0.9%	1.7%	3.0%
High School Graduate	9.6%	12.5%	14.7%
GED/Alternative Credential	2.3%	2.4%	2.7%
Some College, No Degree	18.3%	19.3%	18.7%
Associate Degree	10.6%	11.9%	11.5%
Bachelor's Degree	36.1%	32.9%	30.4%
Graduate/Professional Degree	21.9%	17.4%	16.4%



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0