



REALTY SERVICES

Marina Bay Center

NWC of Marina Bay Dr & Lighthouse Blvd

2700 Marina Bay Dr | League City, Texas 77573



Available: 1,500 SF (2nd Gen Tutoring Center)
2,297 SF (2nd Gen Retail Space)

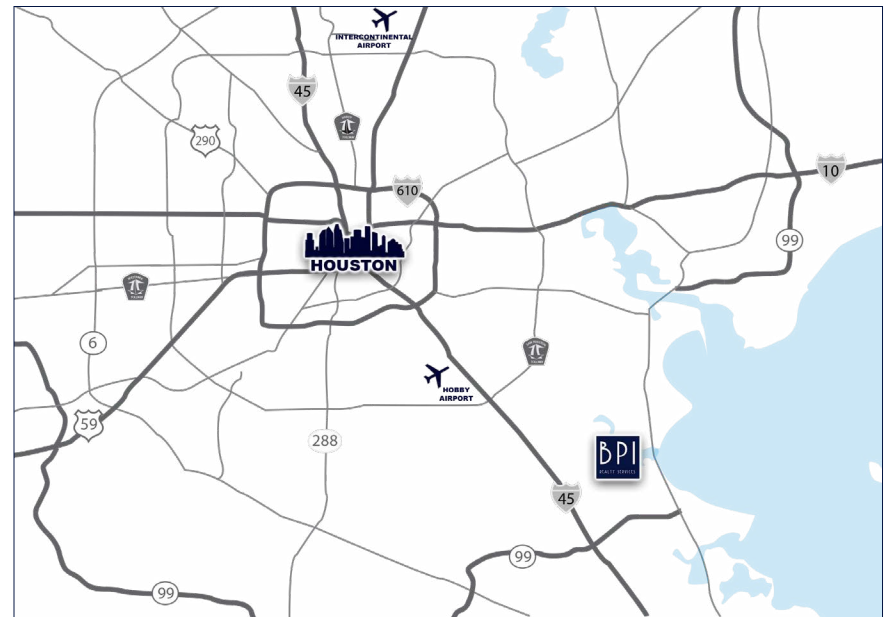
Lease Rate: Call for Pricing

Description:

- HARD CORNER AT SIGNALIZED INTERSECTION:
Located at the 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	9,723	74,017	173,977
Daytime Population	8,676	75,982	176,487
Average HH Income	\$137,673	\$125,916	\$123,450



For More Information:

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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.

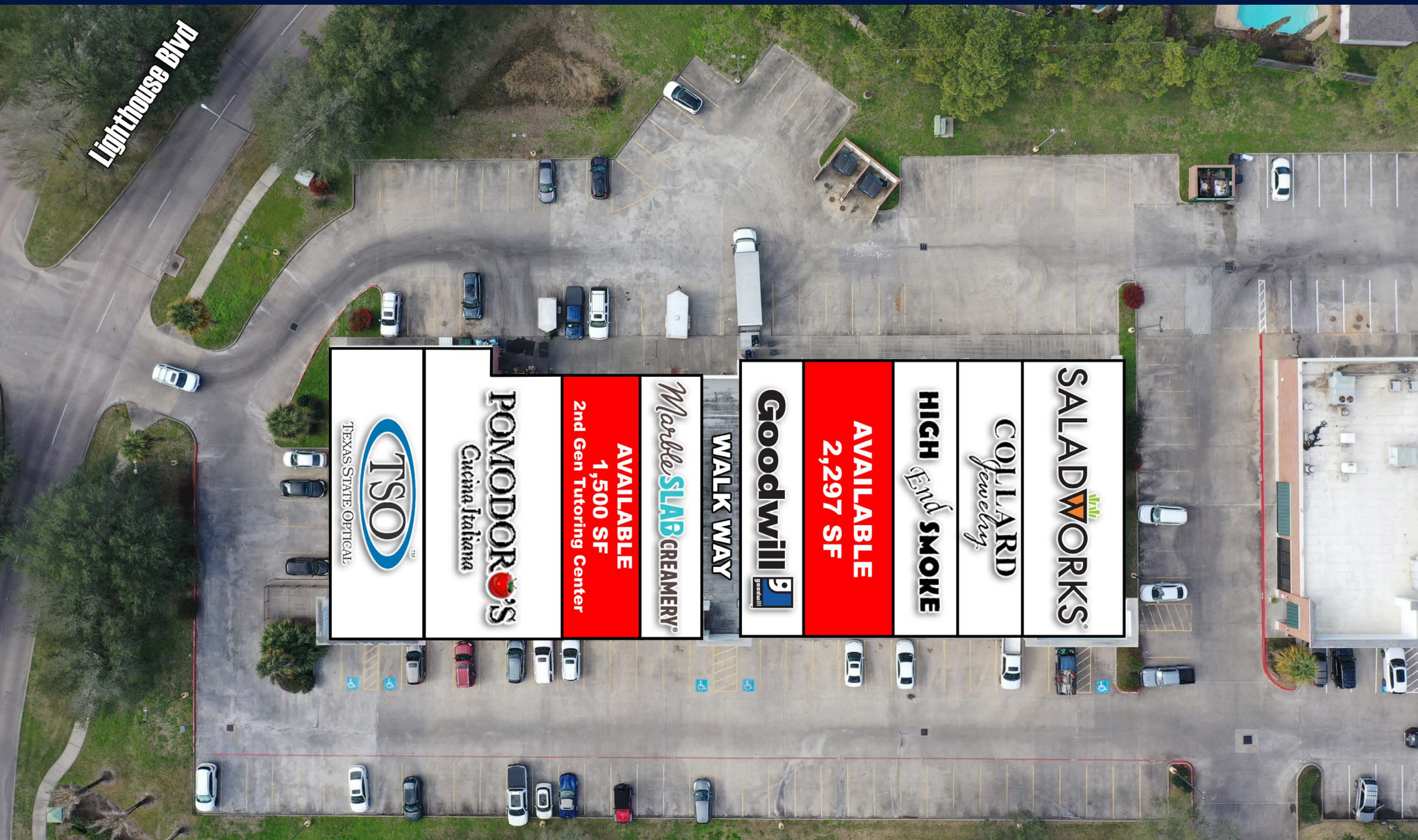
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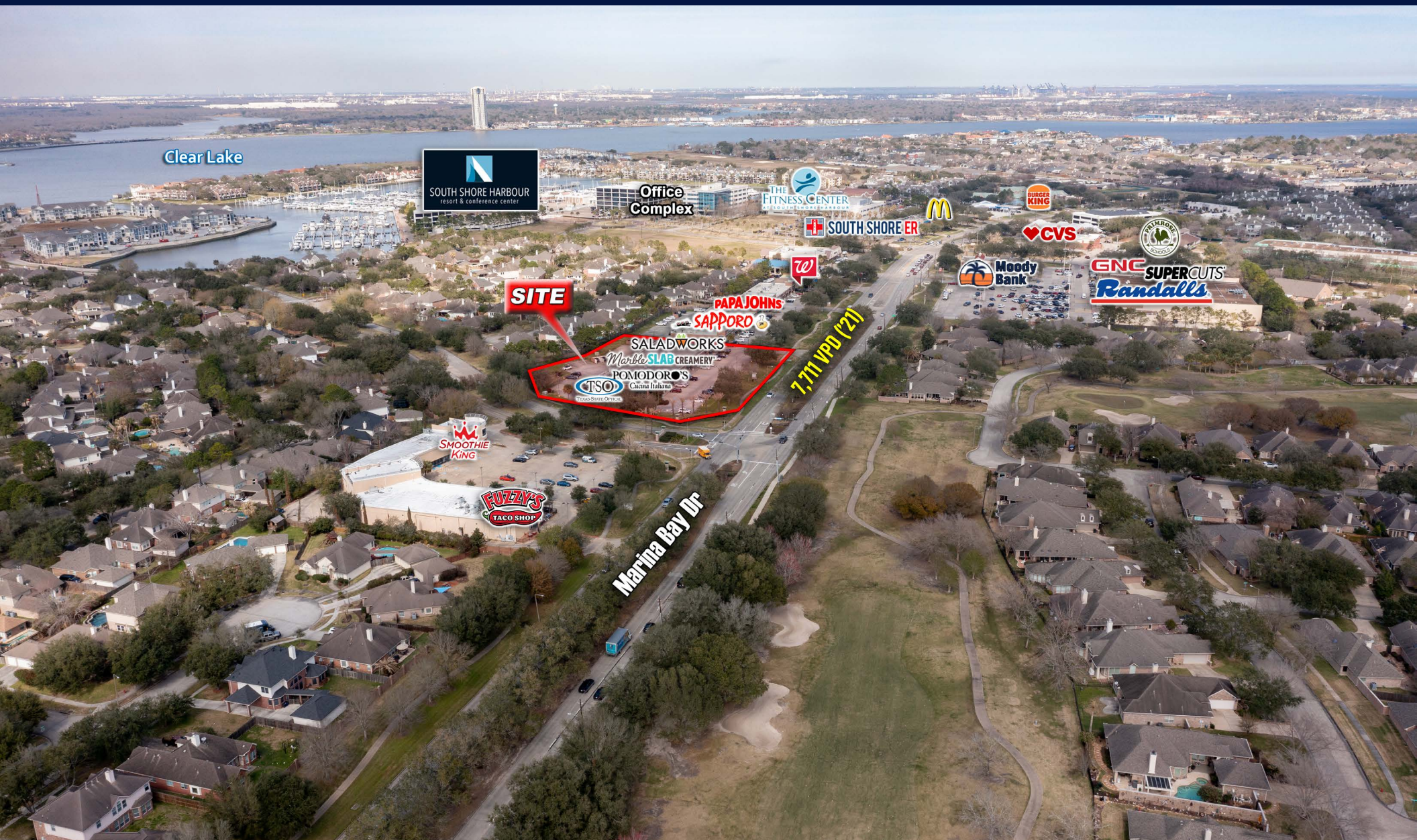
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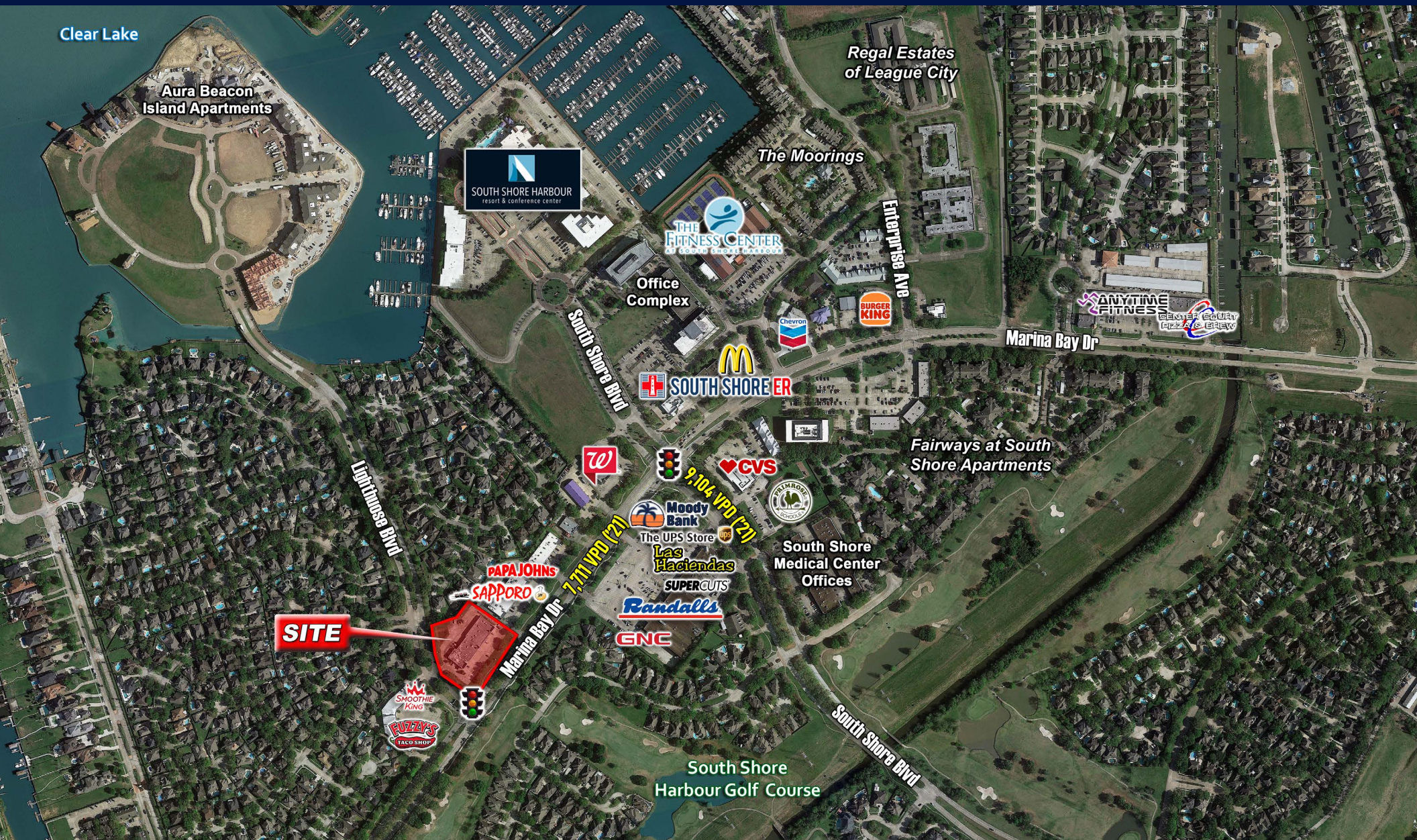


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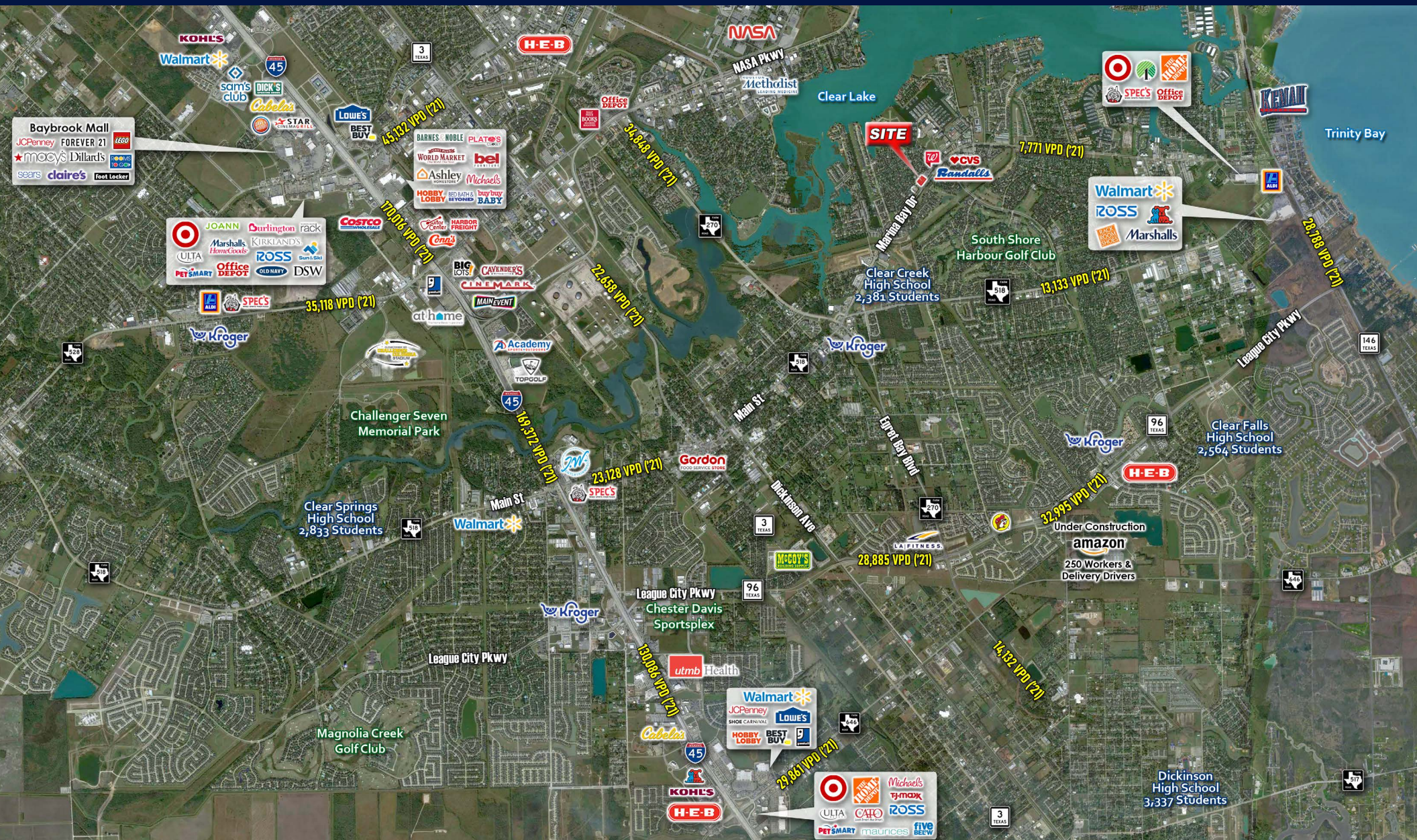


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2022 Population
(3 mi Radius)
74,017

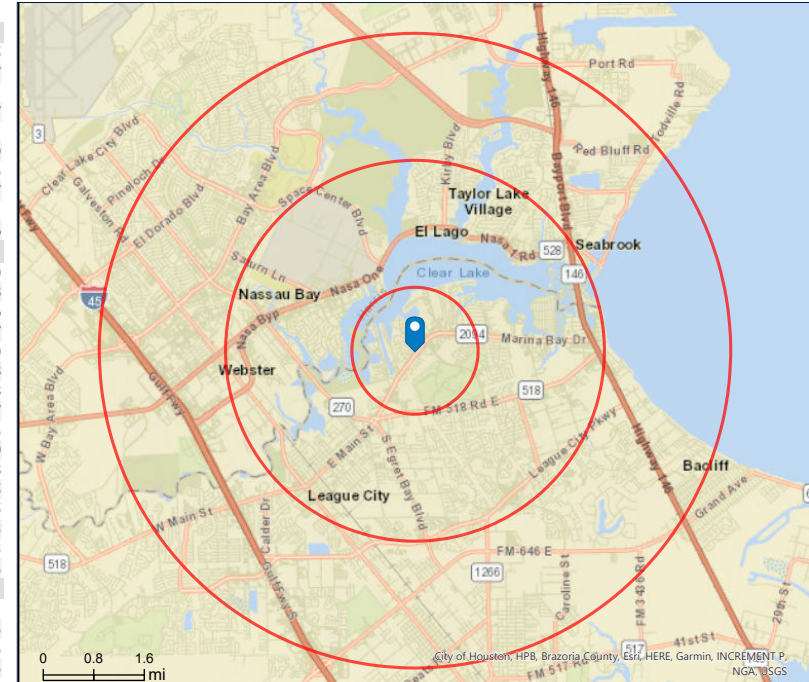
Households
(3 mi Radius)
32,014

Daytime Population
(3 mi Radius)
75,982

Average HH Income
(3 mi Radius)
\$125,916

Median Home Value
(3 mi Radius)
\$289,766

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,167	59,561	142,815
2020 Total Population	9,315	71,851	168,797
2020 Group Quarters	0	195	811
2022 Total Population	9,723	74,017	173,977
2022 Group Quarters	0	195	811
2027 Total Population	10,159	76,574	179,419
2022-2027 Annual Rate	0.88%	0.68%	0.62%
2022 Total Daytime Population	8,676	75,982	176,487
Workers	3,954	42,291	93,371
Residents	4,722	33,691	83,116
Household Summary			
2010 Households	3,620	25,383	57,230
2010 Average Household Size	2.22	2.33	2.48
2020 Total Households	4,416	31,034	67,906
2020 Average Household Size	2.11	2.31	2.47
2022 Households	4,590	32,014	69,870
2022 Average Household Size	2.12	2.31	2.48
2027 Households	4,824	33,162	72,208
2027 Average Household Size	2.11	2.30	2.47
2022-2027 Annual Rate	1.00%	0.71%	0.66%
2010 Families	2,166	15,693	37,210
2010 Average Family Size	2.88	2.95	3.08
2022 Families	2,580	18,838	44,015
2022 Average Family Size	2.84	3.01	3.15
2027 Families	2,721	19,579	45,623
2027 Average Family Size	2.81	2.99	3.13
2022-2027 Annual Rate	1.07%	0.77%	0.72%
Housing Unit Summary			
2000 Housing Units	3,036	22,910	50,171
Owner Occupied Housing Units	52.8%	51.4%	56.5%
Renter Occupied Housing Units	38.8%	39.2%	35.7%
Vacant Housing Units	8.4%	9.3%	7.9%
2010 Housing Units	4,048	28,427	62,908
Owner Occupied Housing Units	51.7%	51.0%	54.8%
Renter Occupied Housing Units	37.7%	38.3%	36.2%
Vacant Housing Units	10.6%	10.7%	9.0%
2020 Housing Units	4,830	34,027	73,485
Vacant Housing Units	8.6%	8.8%	7.6%
2022 Housing Units	5,020	35,036	75,636
Owner Occupied Housing Units	57.6%	50.3%	54.2%
Renter Occupied Housing Units	33.8%	41.1%	38.1%
Vacant Housing Units	8.6%	8.6%	7.6%
2027 Housing Units	5,307	36,555	78,859
Owner Occupied Housing Units	58.7%	50.9%	54.5%
Renter Occupied Housing Units	32.2%	39.8%	37.1%
Vacant Housing Units	9.1%	9.3%	8.4%
Median Household Income			
2022	\$106,109	\$96,494	\$91,534
2027	\$116,598	\$107,025	\$104,266
Median Home Value			
2022	\$297,564	\$289,766	\$278,169
2027	\$319,876	\$329,697	\$319,776
Per Capita Income			
2022	\$64,939	\$54,154	\$49,571
2027	\$74,440	\$61,465	\$56,519
Median Age			
2010	43.4	37.3	36.3
2022	45.2	39.1	38.3
2027	45.2	39.4	39.0



	1 mile	3 miles	5 miles
2022 Households by Income			
Household Income Base	4,590	32,014	69,870
<\$15,000	3.0%	3.8%	4.7%
\$15,000 - \$24,999	5.3%	5.7%	5.1%
\$25,000 - \$34,999	4.2%	5.5%	5.8%
\$35,000 - \$49,999	7.9%	8.2%	8.8%
\$50,000 - \$74,999	15.5%	17.4%	17.2%
\$75,000 - \$99,999	9.0%	10.7%	11.7%
\$100,000 - \$149,999	26.5%	23.1%	21.9%
\$150,000 - \$199,999	10.7%	11.5%	11.0%
\$200,000+	17.8%	14.3%	13.8%
Average Household Income	\$137,673	\$125,916	\$123,450
2022 Population 25+ by Educational Attainment			
Total	7,298	52,888	121,453
Less than 9th Grade	0.4%	1.8%	2.6%
9th - 12th Grade, No Diploma	0.9%	1.6%	3.0%
High School Graduate	9.7%	12.4%	14.6%
GED/Alternative Credential	2.3%	2.4%	2.7%
Some College, No Degree	18.2%	19.3%	18.6%
Associate Degree	10.8%	11.9%	11.5%
Bachelor's Degree	35.8%	33.0%	30.5%
Graduate/Professional Degree	21.9%	17.5%	16.5%



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

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