



Commercial Reserves Bulk Sale | ±31.57 Acres Available

Tuscan Lakes
League City, TX 77573

Simmi Jaggi | Elizabeth Clampitt

713 888 4048



Location

Tuscan Lakes is in close proximity to Kemah Boardwalk and historic Galveston, several public and private golf courses, parks and NASA's Johnson Space Center. The available tracts of land offer excellent frontage and visibility along SH 96, between Hwy 3 and South Shore Blvd.

Tuscan Lakes is an ±870-acre master-planned community located in League City, Texas that includes 225 acres of lakes, open space, water features and resort-style amenities. It is known for its picturesque landscapes, Mediterranean-inspired architecture, and a range of amenities for residents to enjoy. The community has 1,800 single-family homes, 1,300 units of multi-family housing and 150,000 square feet of commercial space.

Surrounding Area

League City is situated in Galveston County, approximately 23 miles southeast of downtown Houston, Texas. Tuscan Lakes benefits from its proximity to major highways, allowing for easy access to employment centers, shopping centers, dining options, and entertainment venues in both League City and nearby areas.

Schools

Clear Creek Independent School District and Dickinson Independent School District serve Tuscan Lakes.

Clear Creek ISD:

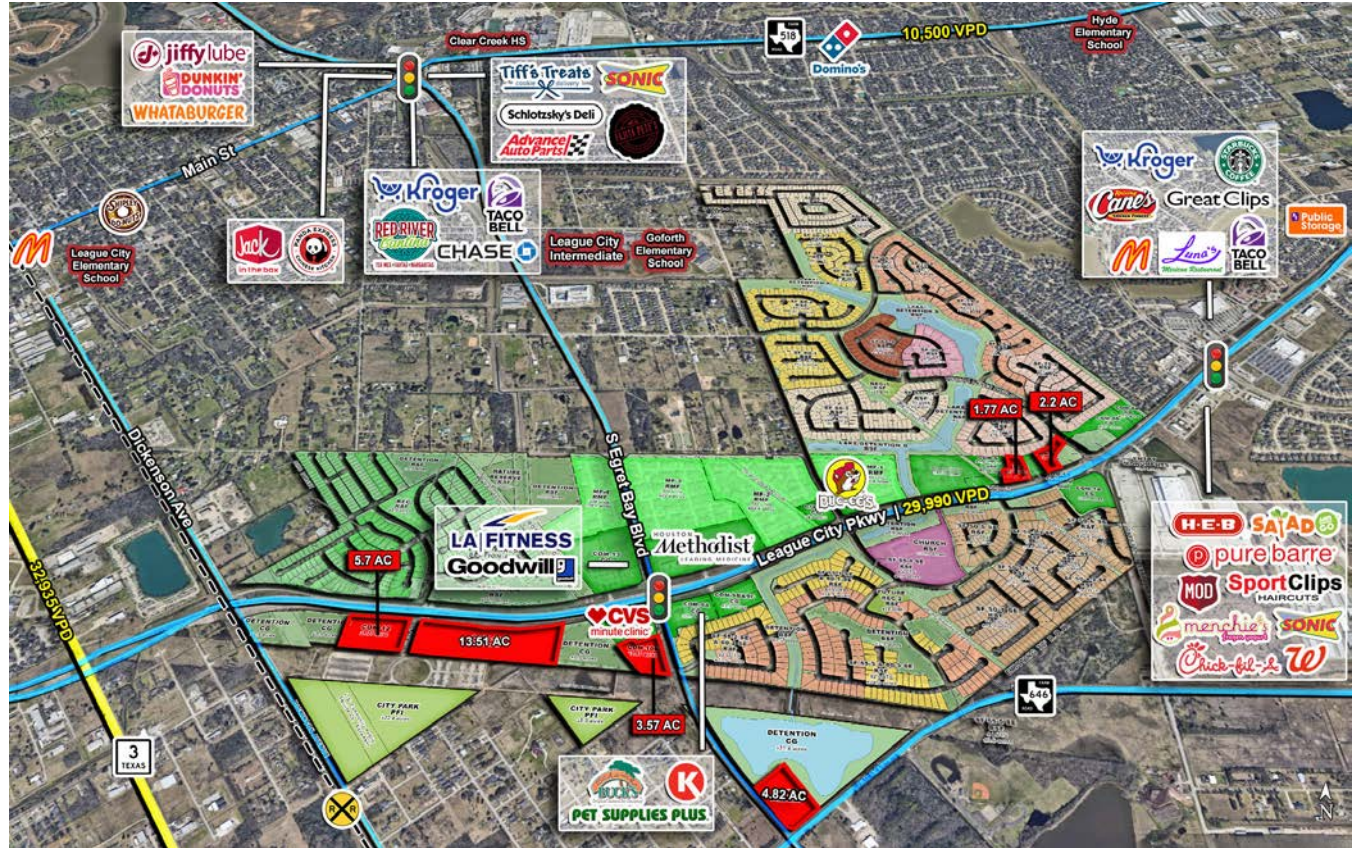
Goforth Elementary | League City Intermediate | Clear Creek High School

Dickinson ISD:

Silbernagel Elementary | Barber Middle School | McAdams Junior High School | Dickinson High School

Pricing

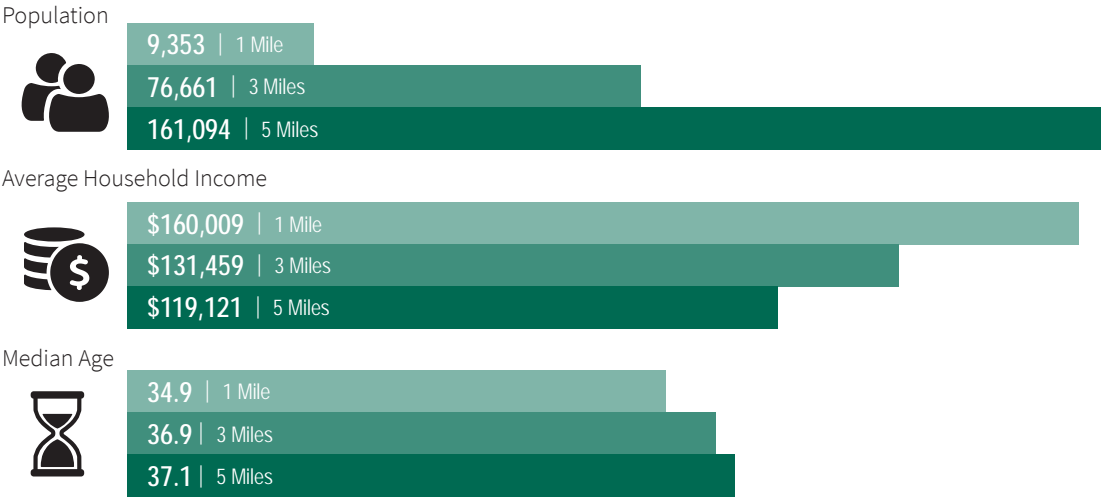
Please call for pricing information.



Area Traffic Counts



2023 Estimated Demographics



Major Area Industries

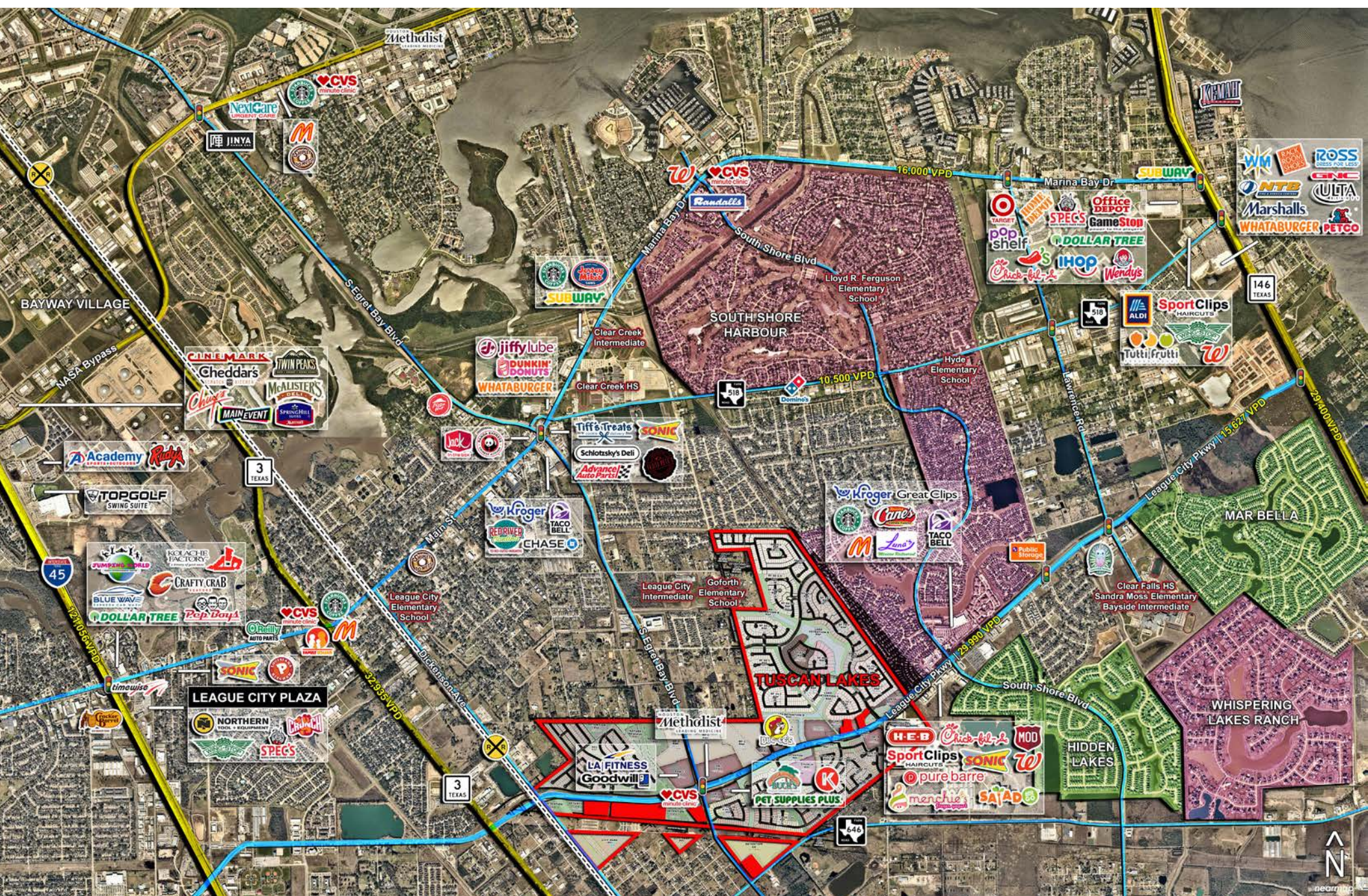


- Aerospace**
 - NASA Johnson Space Center
 - Houston Spaceport
- Medical**
 - University of Texas Medical Branch (UTMB) League City Campus
 - MD Anderson



Commercial Land Development Opportunity

Over ±31.57 Acres Available





About League City

Part of the Houston metropolitan area, League City is perfectly suited for those seeking an active job market, a sunny climate, friendly home prices and a great place to raise a family. Named one of Texas' best places for job seekers, the city enjoys both a close proximity to major employment opportunities and also boasts a strong college presence.

Living in a climate where winters are mild and summers are warm and breezy means every day can be spent outdoors. Whether you spend your free time seeing the sights or participating in a water sport, League City brims with many family-friendly (and often free) things to do. This highly desirable area of Texas is a destination for many vacationers seeking waterside resorts, sun and sand. Being a resident means you can enjoy it every day of the year!

League City boasts an excellent school system where most students attend Clear Creek ISD. In addition, League City is home to Galveston County's biggest and busiest library as well as several notable museums. Space Center Houston, the Kemah Boardwalk and Moody Gardens also are nearby, adding to the adventure of living in League City. It's no surprise that "adventure" is closely linked with the town, as this area of the state was originally part of the private kingdom of Jean Lafitte and played an important role in the early history of Texas.

With an abundance of outdoor area attractions, great schools and a thriving job market, League City is an ideal town for outdoor enthusiasts, career builders and families alike.

For more information, please contact:

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