



League City Town Center

I-45 at FM 646 | League City, TX 77573

1,800–4,000 SF Prime Retail Suites Available

LEAGUE CITY TOWNE CENTER

1,800–4,000 SF Available | \$30.00/SF/YR NNN

League City Towne Center offers two move-in-ready retail opportunities at the signalized intersection of I-45 and FM 646. **Anchored by Target and The Home Depot**, the 570,000+ SF power center benefits from high-volume regional traffic, strong national co-tenancy, extensive frontage, and more than **3,300 parking spaces**. Available suites include a highly visible 4,000 SF end-cap well suited for a restaurant or flagship concept.

It's an ideal location for:

- National + regional retailers
- Restaurant + fast-casual concepts
- Specialty retail operators
- Fitness, wellness + beauty users
- Medical + service-oriented businesses
- Expanding franchise brands

A strong fit for operators seeking proven anchor traffic, dominant I-45 visibility, signalized access, and placement within one of League City's leading retail destinations.



For More Information:  edrymalla@tarantino.com
Eric Drymalla, CCIM  713.974.4292 





LOCATION

LEAGUE CITY TOWNE CENTER

I-45 at FM 646 | League City, TX 77573

A DOMINANT I-45 POWER CENTER POSITION

Located at a signalized intersection along I-45, League City Towne Center serves a high-growth regional trade area with direct freeway access, major national anchors, and strong visibility throughout the corridor.

KEY LOCATION DRIVERS

TARGET + THE HOME DEPOT ANCHORED

Built-in shopper traffic from two leading national retailers

570,000+ SF POWER CENTER

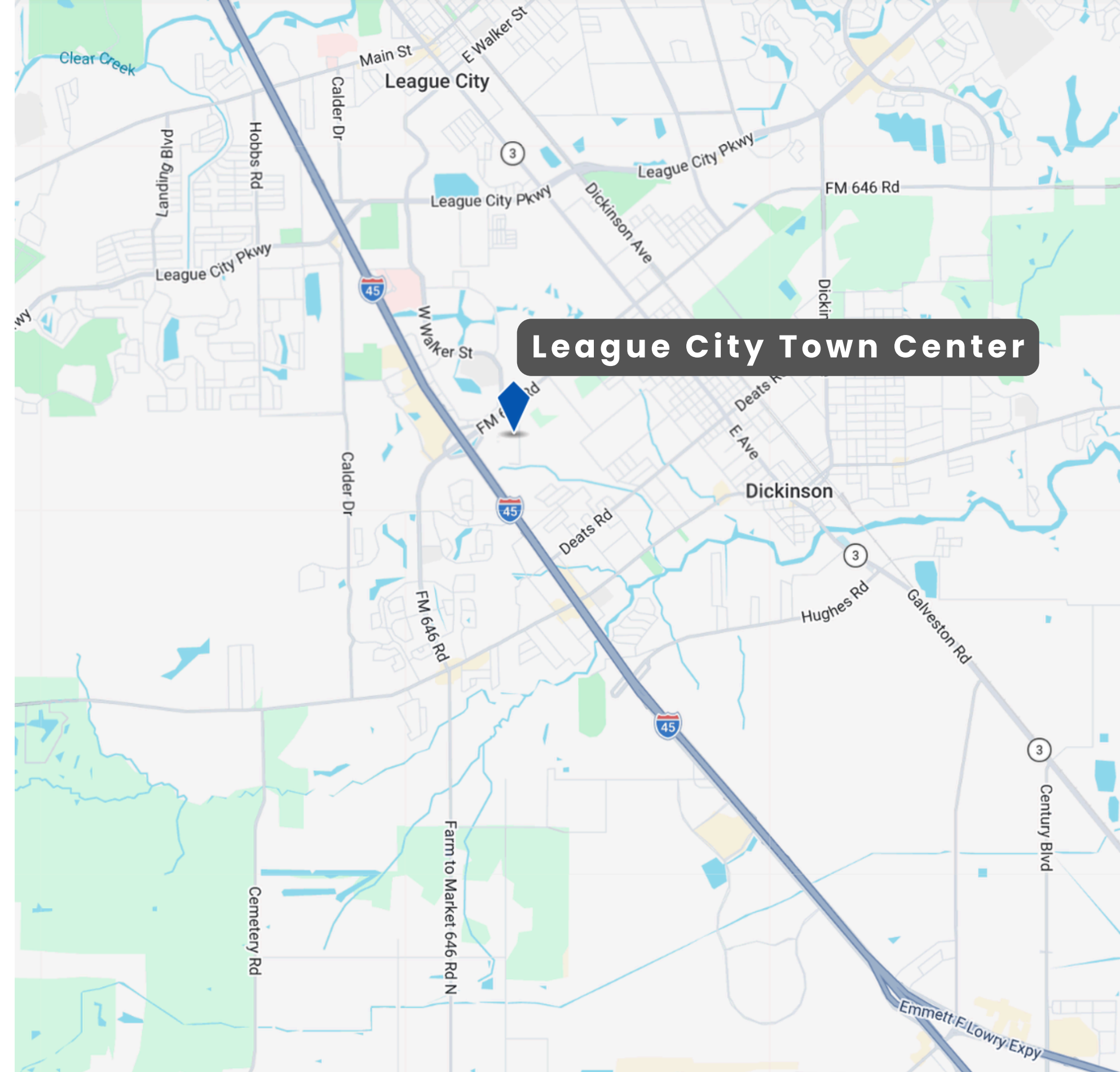
A major regional destination with a diverse retail and service mix

2,017 FEET OF FM 646 FRONTAGE

Extensive exposure with signalized access and a dedicated turn lane

CONVENIENT ACCESS TO

I-45 • FM 646 • League City • Dickinson • Clear Lake • Galveston County



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REGIONAL RETAIL DRAW

League City Towne Center delivers the scale, access, and national co-tenancy sought by expanding retailers, restaurants, and franchise operators.

Powerful Anchor Lineup

Target, The Home Depot, T.J. Maxx, PetSmart, Michaels, and Five Below generate consistent shopping activity across the 570,000+ SF center.

Multiple Growth Opportunities

Available suites range from 1,800 to 4,000 SF, allowing brands to select the right footprint for market entry, relocation, or expansion.

Restaurant + End-Cap Potential

The 4,000 SF end-cap offers a highly visible opportunity for restaurant, entertainment, or flagship retail concepts.

Built for High-Volume Operations

More than 3,300 parking spaces, signalized access, extensive frontage, and direct connectivity to I-45 and FM 646 support convenient customer access throughout the day.



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