



LILAC FIELDS

4911 E League City Pkwy, League City, TX 77573

 **TRANSWESTERN**



Hwy 96 & Hwy 146

Introducing Lilac Fields, a strategically located mixed-use development at the intersection of Highway 96 and Highway 146 in League City. Positioned within a rapidly growing trade area, the project offers retail and flex space opportunities with exceptional visibility, accessibility, and proximity to expanding residential communities and healthcare demand drivers.



Growing Healthcare Market

League City continues to experience strong population and commercial growth, creating increased demand for healthcare services throughout the region. With a study area population of nearly 250,000 residents and more than 1,000 physicians, the market benefits from a growing healthcare ecosystem supported by expanding residential communities, medical providers, and specialty care practices.

Your Practice. Your Team. One Strategic Location.

Healthcare Opportunities

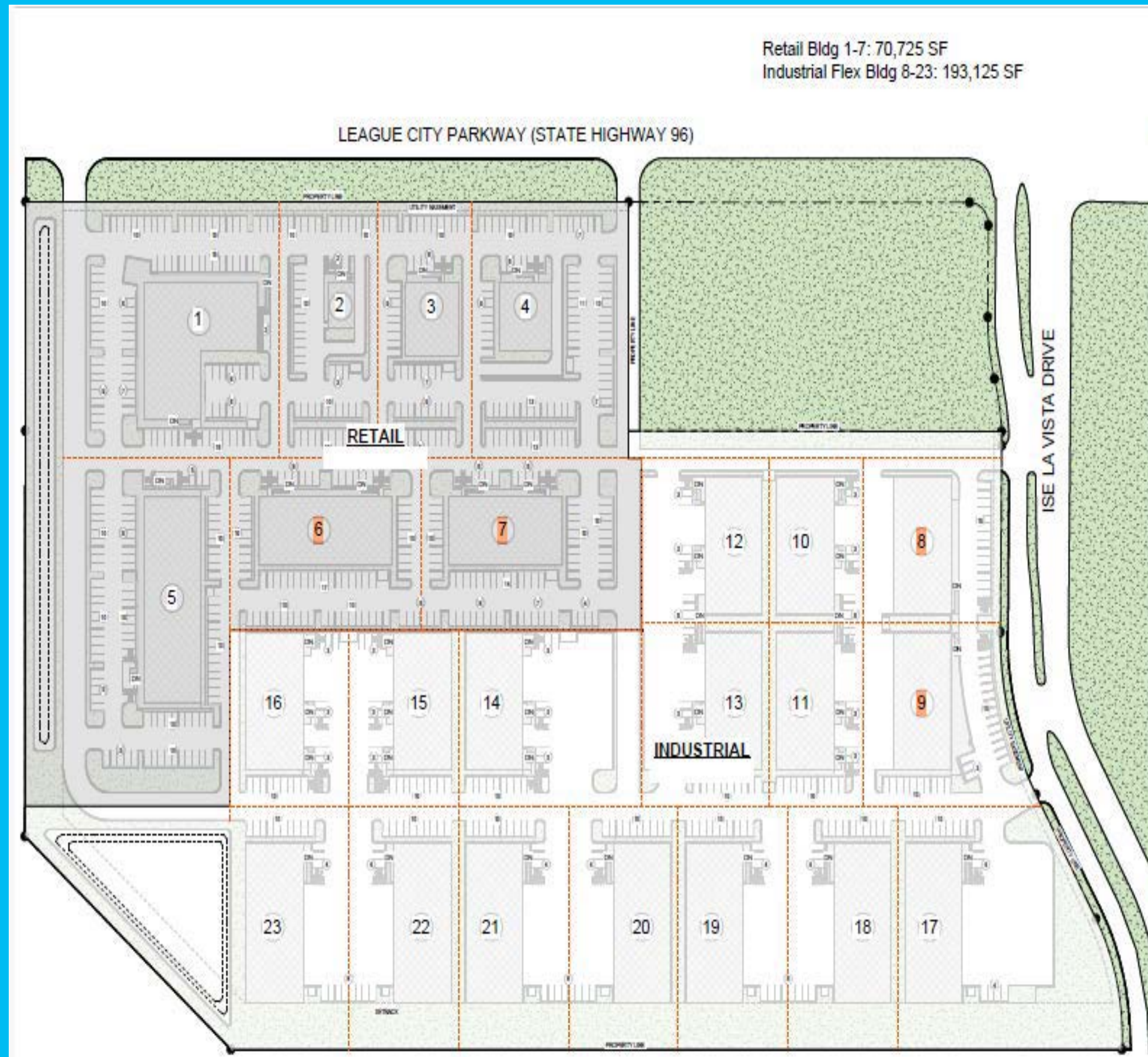
- Located at the intersection of Highway 96 and Highway 146 in League City
- Flexible space options for medical, healthcare, and specialty providers
- Excellent visibility and accessibility within a rapidly growing trade area

Healthcare Market Drivers

- Nearly 250,000 residents within the League City study area
- More than 1,000 physicians currently serving the market
- Strong population growth supporting continued healthcare demand

Positioned for Growth

- League City continues to experience significant residential and commercial growth, creating opportunities for healthcare providers seeking to expand their presence in the Bay Area market. Lilac Fields offers the visibility, accessibility, and flexibility needed to serve a growing patient population.



League City's Established Healthcare

Analysis

249,615

STUDY AREA
POPULATION

34

MEDICAL SPECIALTIES
ANALYZED

1,081

PHYSICIANS IN
STUDY AREA

Strategically located at Highway 96 and Highway 146, Lilac Fields sits within the heart of the Bay Area's healthcare network, offering convenient access to major medical providers and the growing communities of League City, Clear Lake, Seabrook, and Kemah.



Serving a Growing Healthcare Community

Located at the intersection of Highway 96 and Highway 146, Lilac Fields is positioned within one of the Bay Area’s most active growth corridors. Surrounded by expanding residential communities and an established network of healthcare providers, the project offers medical users exceptional accessibility and visibility in the League City market.



HEALTHCARE		
62%	\$10k	80%
Private Insurance	Healthcare Spending	Doctor Visits in 2024

EMPLOYMENT		
30k+	4.7%	71%
Labor Force	Unemployment	White Collar Employment

ECONOMICS	
\$493k	\$158k
Median Net Worth	Avg. Household Income

POPULATION	
53.5K	41.4k
Total Population	Total Daytime Population

*Demographics is within 3 miles of the property

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LEASING INFORMATION

Sandra Wolters

832.671.7717

Sandra.Wolters@transwestern.com



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