



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

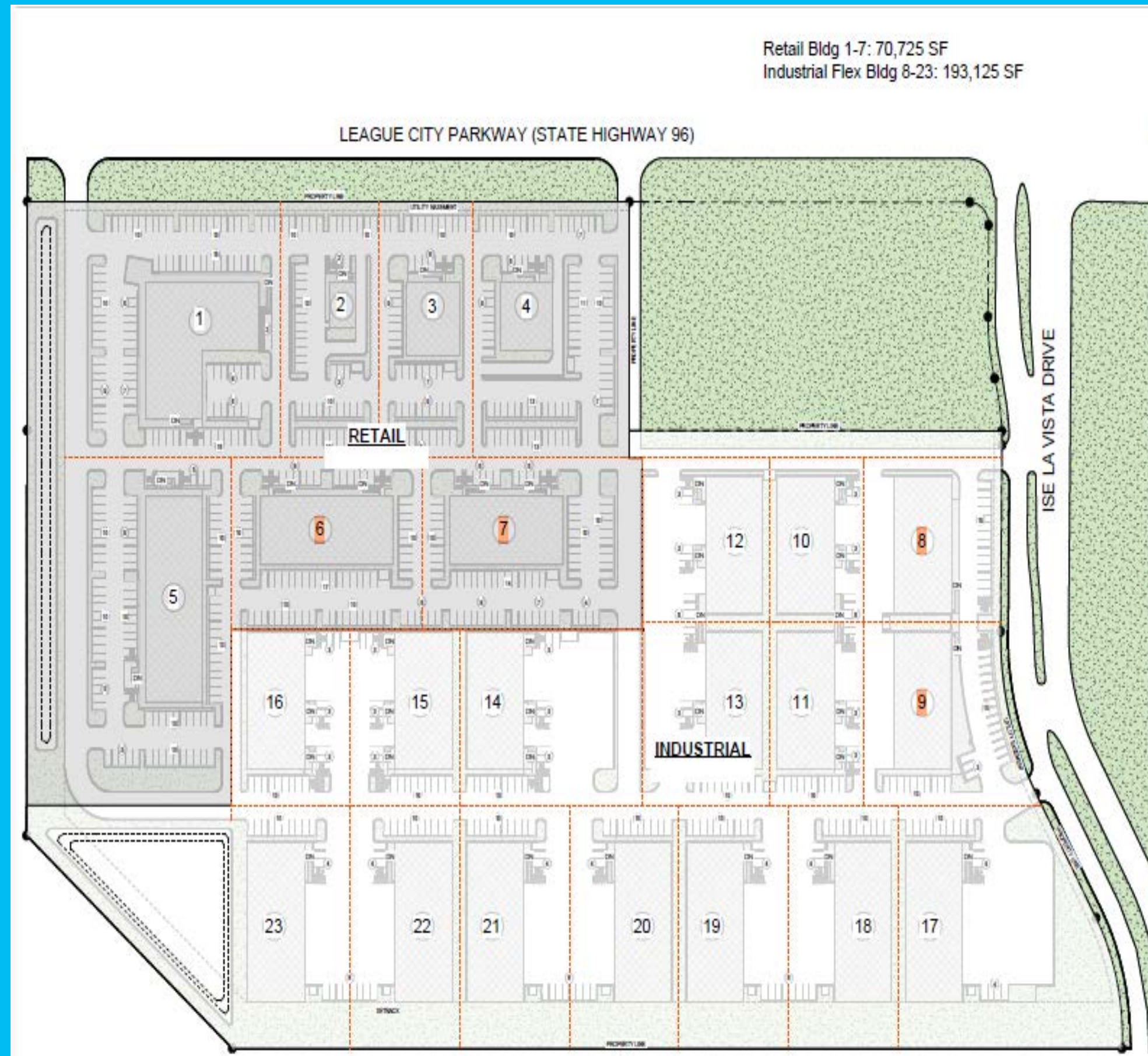
- Located at the intersection of Highway 96 and Highway 146 in League City
- Flexible space options for medical, healthcare, and specialty providers
- Excellent visibility and accessibility within a rapidly growing trade area

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.



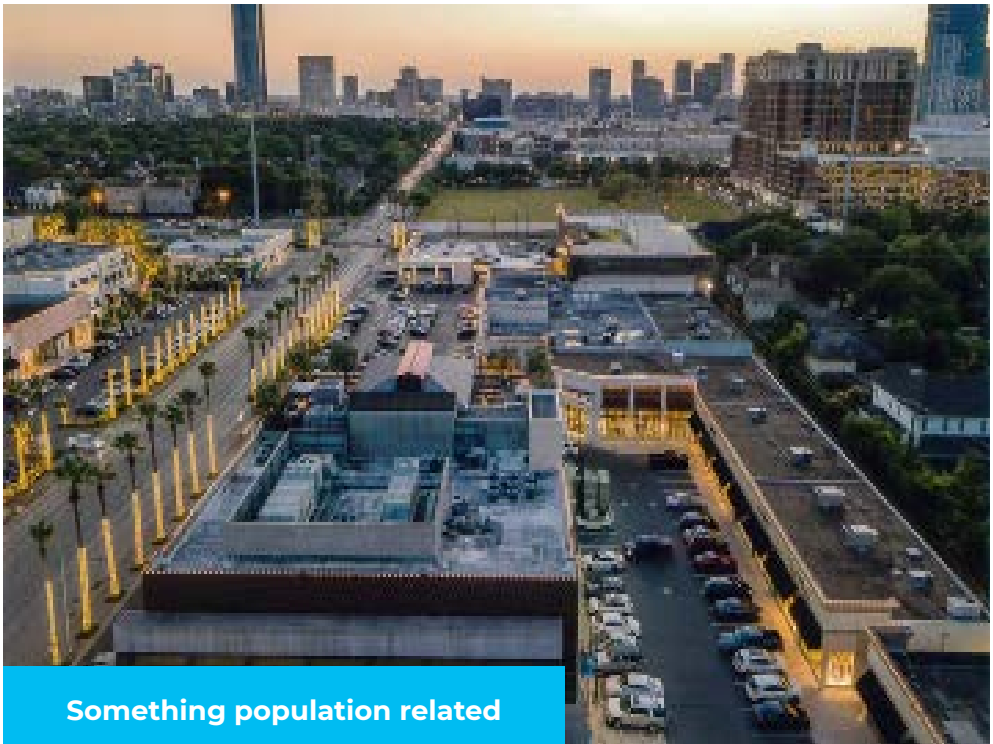
Healthcare related



Bay area related



Location related



Something population related

HEALTHCARE

62%

Private Insurance

\$10k

Healthcare Spending

80%

Doctor Visits in 2024

EMPLOYMENT

30k+

Labor Force

4.7%

Unemployment

71%

White Collar Employment

ECONOMICS

\$493k

Median Net Worth

\$158k

Avg. Household Income

POPULATION

53.5K

Total Population

41.4k

Total Daytime Population

*Demographics is within 3 miles of the property

LILAC FIELDS

4911 E League City Pkwy, League City, TX 77573

LEASING INFORMATION

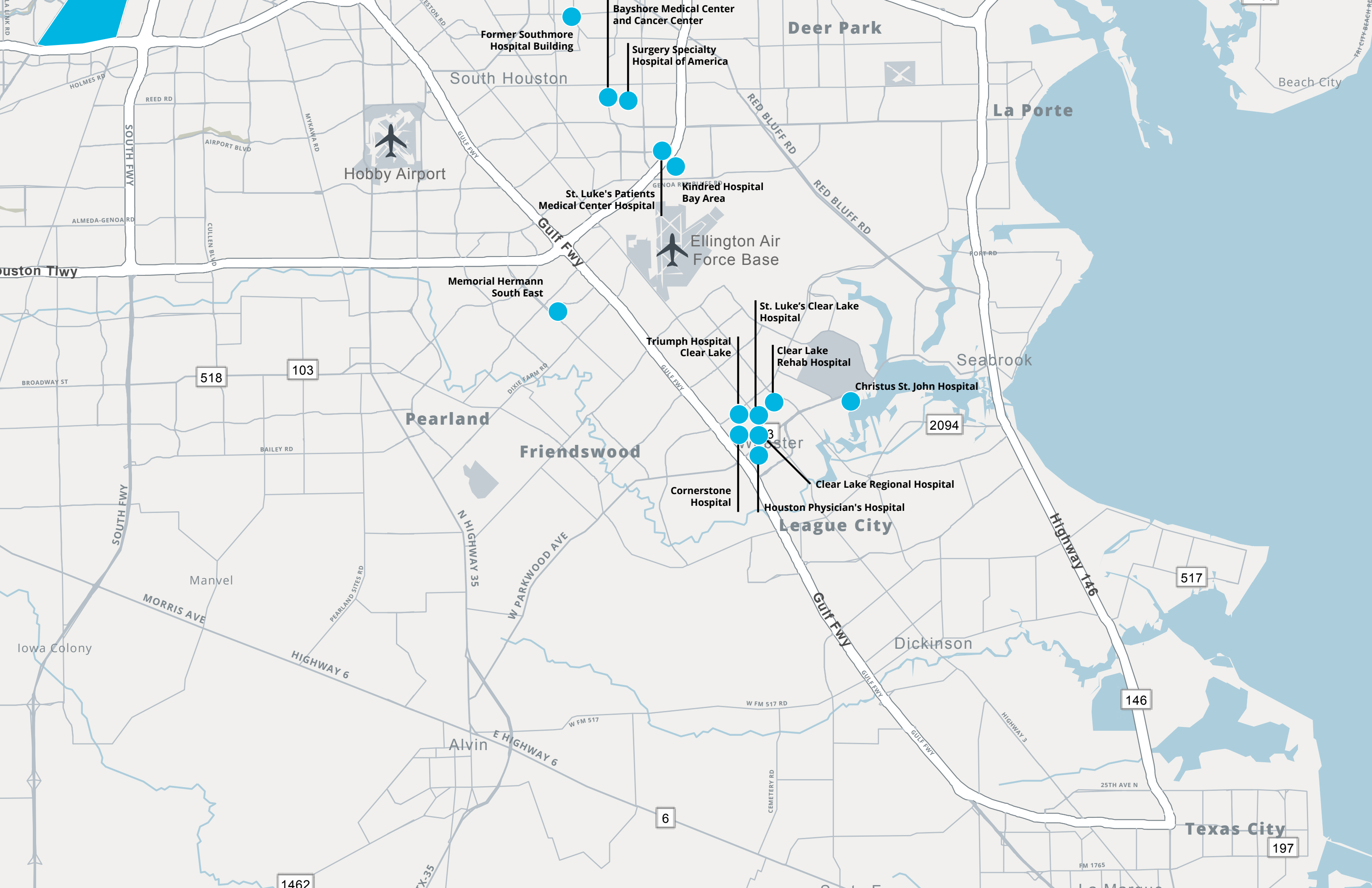
Sandra Wolters

832.671.7717

Sandra.Wolters@transwestern.com



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2022 Transwestern.



South Houston

Deer Park

La Porte

Hobby Airport

St. Luke's Patients Medical Center Hospital

Kindred Hospital Bay Area

Ellington Air Force Base

Memorial Hermann South East

Triumph Hospital Clear Lake

St. Luke's Clear Lake Hospital

Clear Lake Rehab Hospital

Christus St. John Hospital

Pearland

Friendswood

Seabrook

League City

Cornerstone Hospital

Houston Physician's Hospital

Clear Lake Regional Hospital

Dickinson

Texas City

Alvin

Iowa Colony

Manvel