



- \$150M 12,500-seat Sunset Amphitheater planned for Webster near Great Wolf Lodge (2.6 miles away)
- Lot Sizes: 1–5.6 Acres
- For Sale: \$23-25/SF
- Prelease: \$30/SF | \$10/SF NNN
- Zoning: General Commercial
- Detention off site & utilities in place
- Will also ground lease
- Perfect for hotel, office, medical, restaurant or retail
- Employment bases at University of Texas Medical Branch adjacent to the property, NASA and SpacePort just to the north, and Galveston Island to the south
- Chicken N’ Pickle (2.2miles)
- U.S. News & World Report has named League City as the 6th of the top 250 Best Places to Live in the nation for 2025-2026.

James Brockway, Broker | CPA
 281-684-6482
 jbrockway@brockwaycommercial.com

Isaac Saldaña, Agent
 281-865-0133
 isaldana@brockwaycommercial.com

Brockway Commercial
 102 E. Walker St. STE 112, League City, TX 77573
 www.brockwaycommercial.com