



BARR & ASSOCIATES, LLC
REAL ESTATE

COMMERCIAL INVESTMENT OPPORTUNITY

1145 Butler Road

League City, Texas 77573



FOR SALE:
\$1,400,000

KEY HIGHLIGHTS

6,020 SF Office / Flex Space • 0.44 Acres • Built 2016
One Block off I-45 • 17 Parking Spaces • Overhead Garage Doors
Brittany Business Park • High-Growth League City Submarket

LISTING BROKER

Randy Barr, CRS, CCIM

Broker / Owner • Barr & Associates Real Estate, LLC

713-818-2988

randy@rwbarr.com

Friendswood / Webster / Houston Bay Area, Texas

A Distinctive Flex Opportunity

Discover an exceptional 6,020-square-foot office-flex building positioned for success in League City's thriving commercial corridor. Nestled on a clean 0.44-acre site within the deed-restricted Brittany Business Park, this property offers the perfect blend of professional office finishes and functional warehouse capability. Soaring ceilings, abundant natural light, and thoughtfully designed spaces create an inspiring environment for creative studios, professional services, light industrial operations, or owner-user headquarters. One block from the I-45 feeder road, the location delivers outstanding visibility and effortless regional access while the surrounding mix of medical, retail, and employment centers ensures lasting demand.

6,020 SF
Building

0.44 AC
Lot Size

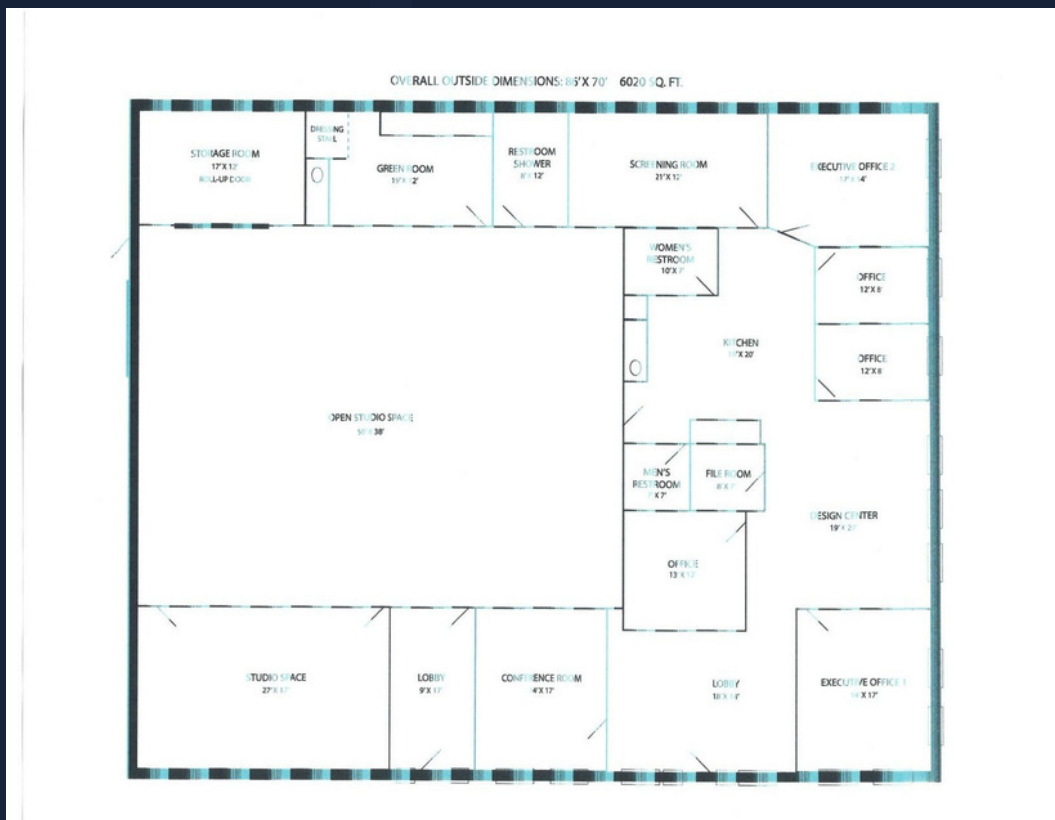
17
Parking Spaces

Overhead
Garage Doors

CG Zoning
Business Park



Floor Plan — 6,020 SF



Interior Spaces & Aerial Perspective



Open Office / High Ceilings



Professional Workspace



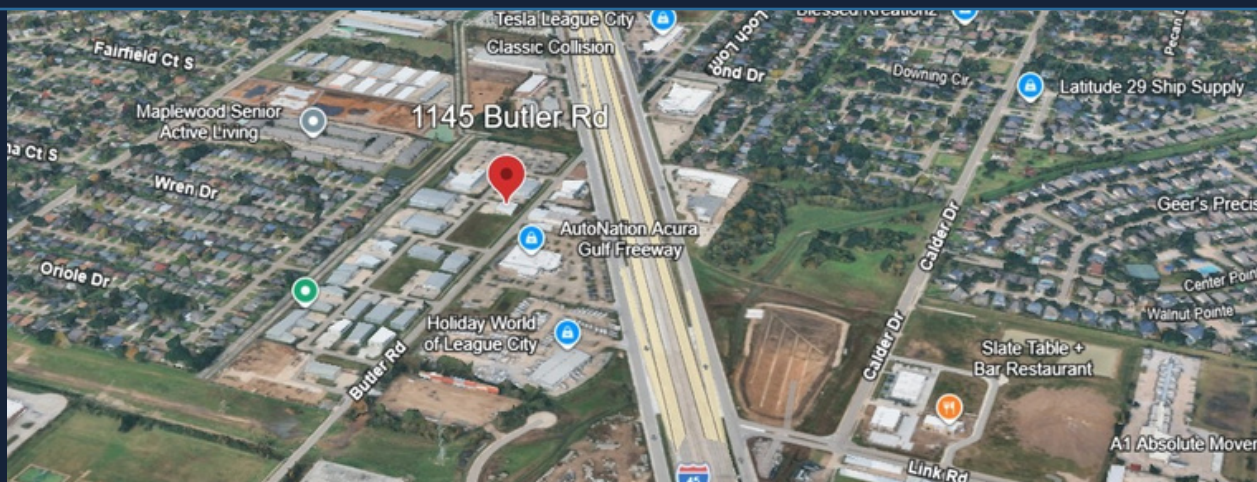
Kitchen & Break Area



Open Studio / Warehouse



Prime Location & Investment Highlights



Interstate Visibility & Access

One block off the I-45 southbound feeder — outstanding exposure and rapid regional connectivity.

Infrastructure Momentum

Butler Road reconstruction targeted for late 2026 completion, plus Parkway turn-lane improvements.

Surrounding Demand Drivers

Medical campuses, retail centers, NASA employment base, and continued residential growth.

Flexible, High-Quality Asset

6,020 SF with tall ceilings, professional finishes and .44-acre site in a deed-restricted business park.



Randy Barr, CRS, CCIM

Broker / Owner

Barr & Associates Real Estate, LLC

713-818-2988

832-551-2277

randy@rwbarr.com

SOURCES

Community Impact (Bay Area) — Butler/Turner \$6.8M reconstruction; League City CIP & quarterly reports;

City of League City FY2026–2030 CIP; Galveston County appraisal records (APN 1989-3001-0002-000).

Verify current project status with City of League City and TxDOT.