

FOR LEASE

8030 FM 1765
TEXAS CITY, TX 77591



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PROPERTY FEATURES:

- ±26,751 SF Houston retail building
- Just south of Land Tejas' new development, Lago Mar
- Three retail buildings on 2.37 acres
- 81 parking spaces
- Situated on a signalized hard corner
- One block from Interstate-45
- ±10,000 vehicles per day in front of this center on Texas Ave. (FM 1765), and ±59,000 VPD on Interstate-45



FOR MORE INFORMATION PLEASE CONTACT:

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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Texas Ave & Bernice St E	9,726
S West Rd & Texas Ave S	9,825
Texas Ave & Gulf Fwy SW	7,823
FM 1765 & Blanchard St E	4,199

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,128	10,385	17,205
Total Population	5,278	26,733	45,540
Average HH Income	\$49,784	\$54,169	\$58,027

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