



# 38 ACRES — LA MARQUE, TX

SWQ OF FM 1764 AND I-45 SOUTH | LA MARQUE, TEXAS

±38 ACRE DEVELOPMENT SITE FOR SALE IN HIGH GROWTH I-45 SOUTH

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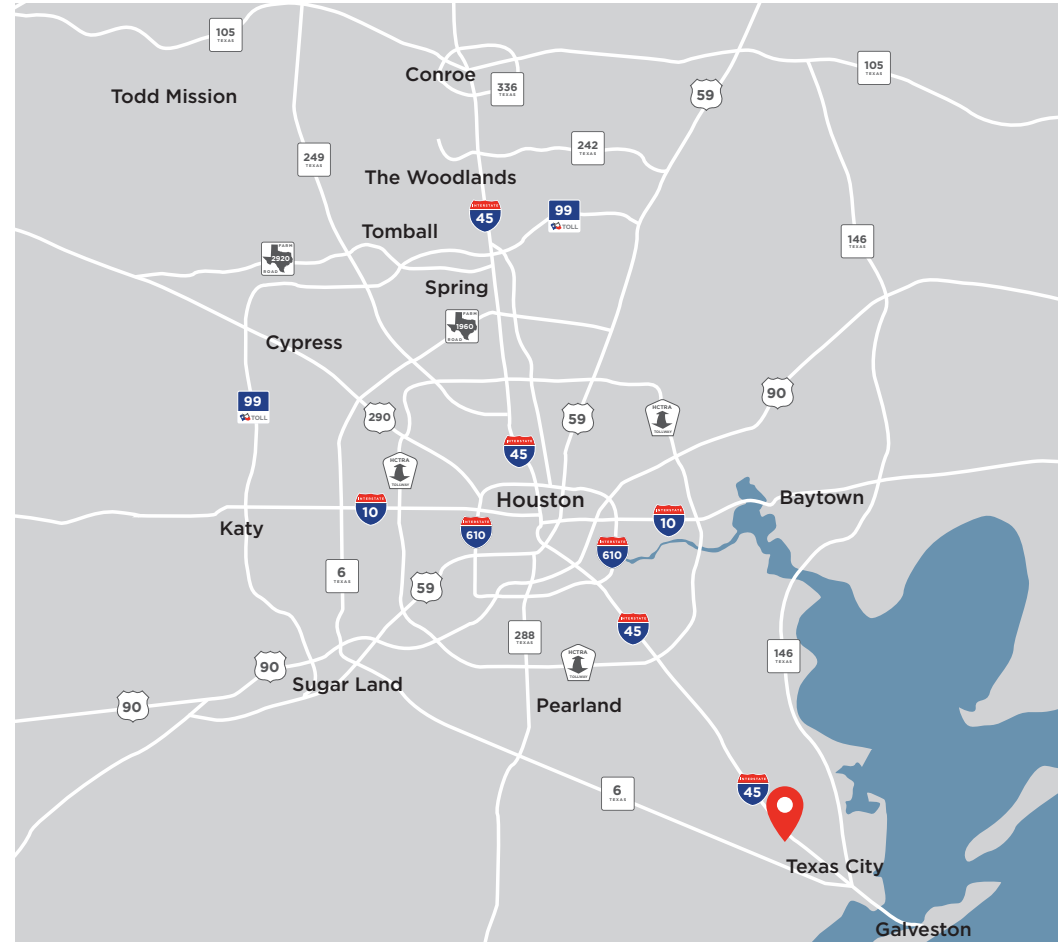
# PROPERTY INSIGHTS

## ±38 ACRES AVAILABLE FOR SALE IN LA MARQUE, TEXAS

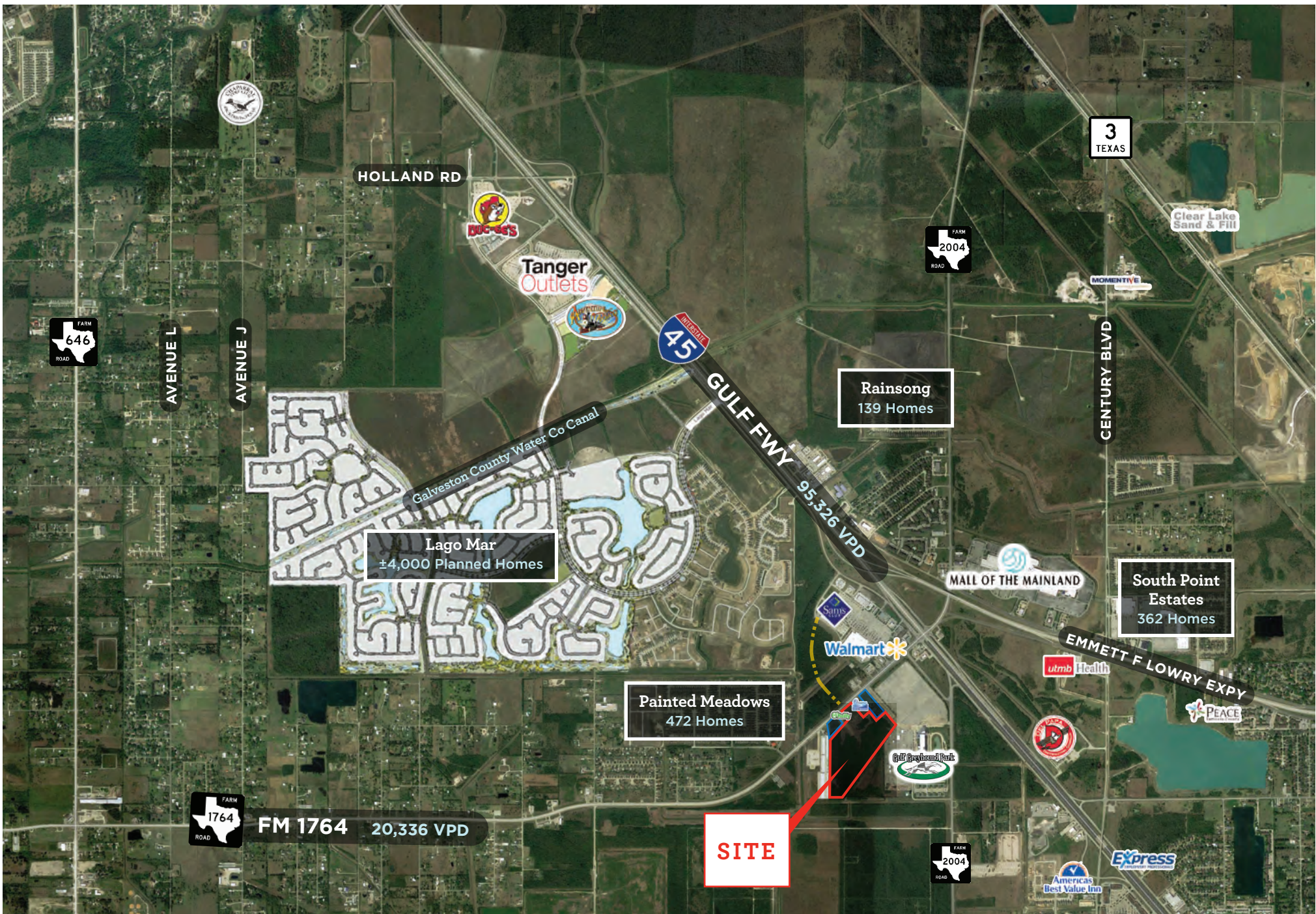
- Just a 30 minute drive from Houston CBD
- In high growth area of La Marque, TX and fronts FM 1764 just west of I-45
- Represents an excellent development opportunity for a wide variety of commercial uses
- In the immediate area of the subject property are the rapidly growing communities of Lago Mar and Delaney Cove with a combined 7,000+ homes projected upon build out
- New Sam's Club and WalMart just north of the property fronting FM 1764
- Within a 2 mile radius of the property are UTMB Health, Gulf Greyhound Park, Mall of the Mainland and the Texas City Tanger Outlet mall
- Tanger Outlet Mall is a regional draw with 5 million+ annual visitors with such retailers as Brooks Brothers, Michael Kors, Ralph Lauren, Coach and many more
- Adjacent to the Tanger Outlets "Adventure Point" is under development of an amusement park and conference center
- The trade area is vastly undeserved from a grocery and retail perspective. Site has excellent frontage to depth ratios and is ideal for grocery anchored development with complimentary restaurants and retail uses
- Plans for a future traffic signal of FM 1764 mid block on the property which would create 2 valuable commercial corners
- The City of La Marque is very pro business and is welcoming to potential developers

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AERIALS + ACREAGE



# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	998	7,888	28,077
Current Population	3,015	20,506	74,088
2010 Census Average Persons per Household	3.02	2.60	2.64
2010 Census Population	1,901	16,089	59,705
Population Growth 2010 to 2019	66.53%	32.69%	25.96%

## CENSUS HOUSEHOLDS

1 Person Household	20.50%	25.24%	23.99%
2 Person Households	33.05%	32.24%	32.17%
3+ Person Households	46.45%	42.52%	43.84%
Owner-Occupied Housing Units	74.67%	67.38%	70.85%
Renter-Occupied Housing Units	25.33%	32.62%	29.15%

## RACE AND ETHNICITY

2019 Estimated White	68.26%	59.03%	64.29%
2019 Estimated Black or African American	19.04%	27.89%	22.73%
2019 Estimated Asian or Pacific Islander	2.62%	1.95%	1.93%
2019 Estimated Other Races	9.37%	10.39%	10.43%
2019 Estimated Hispanic	20.45%	23.14%	23.37%

## INCOME

2019 Estimated Average Household Income	\$100,901	\$77,912	\$75,531
2019 Estimated Median Household Income	\$83,517	\$62,433	\$64,955
2019 Estimated Per Capita Income	\$36,850	\$30,151	\$29,357

## EDUCATION (AGE 25+)

2019 Estimated High School Graduate	35.61%	30.38%	31.36%
2019 Estimated Bachelors Degree	19.06%	13.24%	12.37%
2019 Estimated Graduate Degree	4.38%	4.95%	5.51%

## AGE

2019 Median Age	35.7	36.9	37.3
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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary;

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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