



9,000 SF BUILDING — LAKE JACKSON

Space Available For Lease in Target Anchored Redevelopment

NWQ of Hwy 332 and Lake Rd. | Lake Jackson, Texas

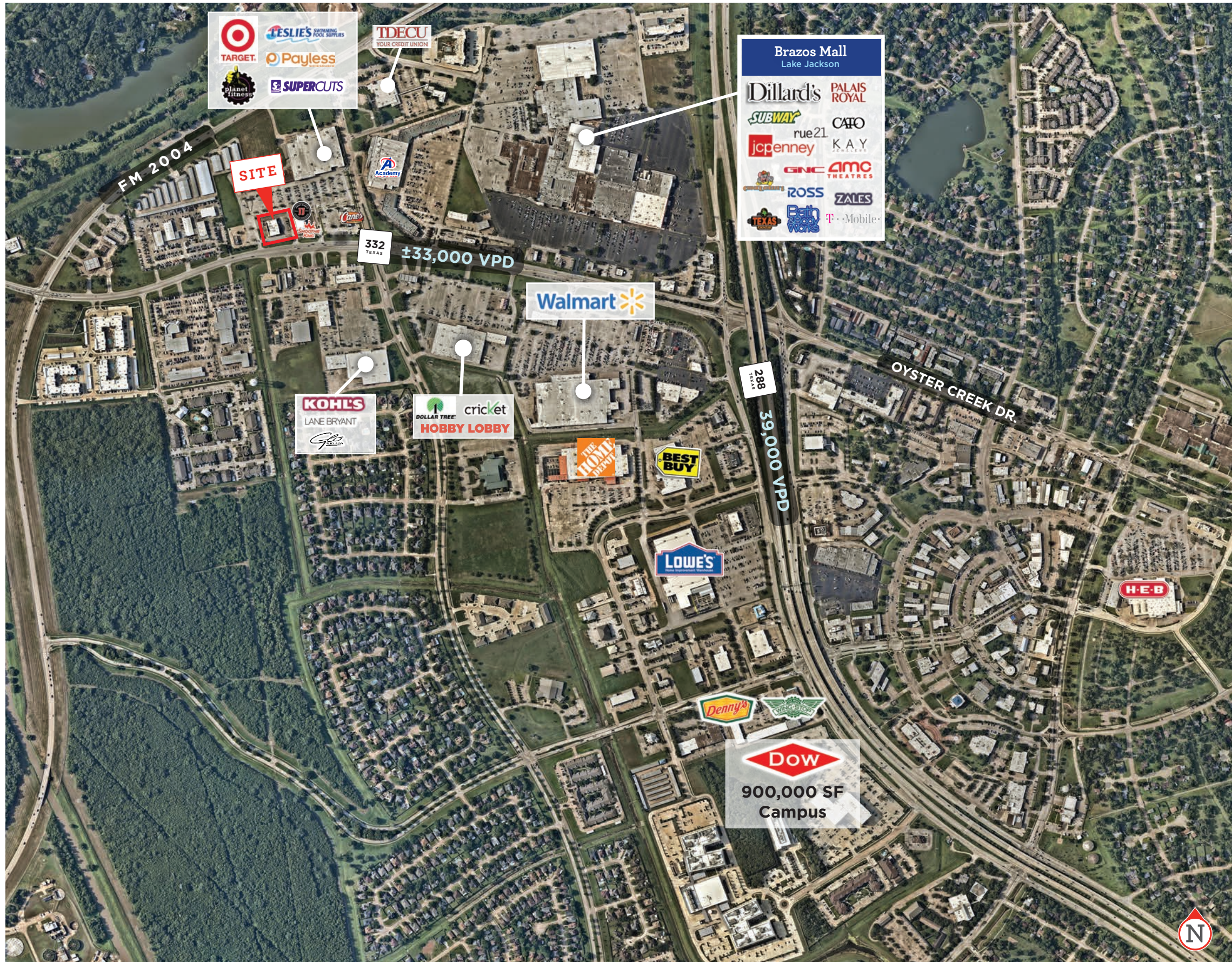


J.J. McDermott | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

9,000 SF Building - Lake Jackson

NWQ of Hwy 332 and Lake Rd. | Lake Jackson, Texas



Site Overview

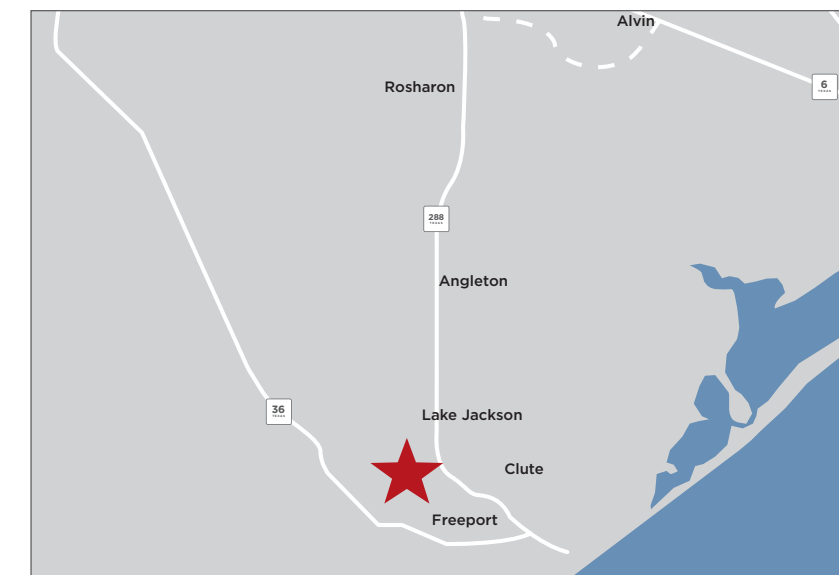
- Target and Planet Fitness anchored redevelopment
- Multi-tenant space available
- Excellent visibility to Highway 332
- Accessible via Highway 332 and Lake Rd.
- Situated in the heart of the Lake Jackson retail corridor

Trade Area Overview:

- Home to The Dow Chemical Company
- Recently completed 900,000 SF, state-of-the-art Dow Chemical campus located 1 mile south of site
- Home to largest integrated chemical manufacturing site in the world
- Brazosport College with over 4,000 students is consistently ranked among the best community colleges in the United States
- Strong daytime population - over 25,000 employees in trade area
- Large Trade Area - Angleton, Freeport, Clute, Brazoria, and West Columbia all trade to this retail corridor

Demographics	1 Mile	3 Miles	5 Miles
Current Population	7,154	38,031	57,677
Current Households	2,868	14,572	21,656
Average Household Income	\$98,290	\$108,322	\$100,378
Growth Since 2010 Census	35.74%	17.43%	24.76%

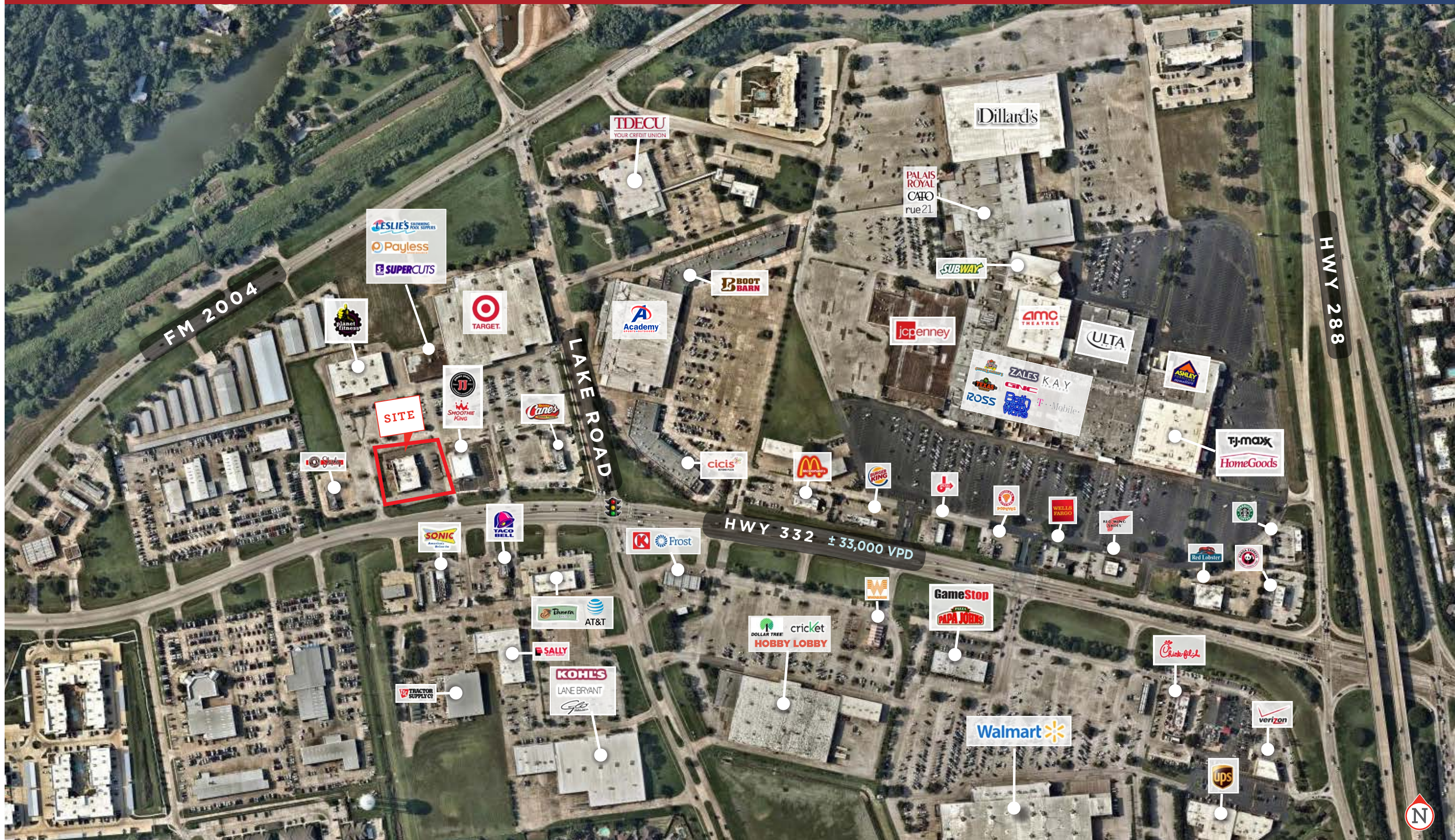
Source: USPS Postal Count, 09/18



J.J. McDermott
281.477.4353
jmcdermott@newquest.com

9,000 SF Building - Lake Jackson

NWQ of Hwy 332 and Lake Rd. | Lake Jackson, Texas



9,000 SF Building - Lake Jackson

NWQ of Hwy 332 and Lake Rd. | Lake Jackson, Texas

DEVELOPMENT SYNOPSIS						
TRACT	LAND AREA	BLDG. AREA	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO	DENSITY %
TRACT 1	40,768 S.F. 0.93 AC.	RESTAURANT 4,600 S.F. RESTAURANT 3,400 S.F.	46 SPACES	63 SPACES	7.87/11000	19.62 %
TOTAL	40,768 S.F. 0.93 AC.	8,000 S.F.	63 SPACES	63 SPACES	7.87/11000	19.62 %





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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

