FOR LEASE WEST LOOP VILLAGE EL CAMPO, TX



3703 FM 2765 El Campo, TX 77437

Across from the El Campo
Civic Center

AVAILABLE SPACE

Second Generation Fitness Gym Space
SUITE J - 4,000 SF — Space is Divisible
\$17.00 SF/YR/NNN

- Located at Hwy 71 and West Loop FM 2765
- Tenants include DermSurgery, Little Caesars, Shoe Dept & Metro PCS
- Super Wal-Mart, El Campo Memorial Hospital, Stripes Convenience
 Store and the Civic Center are located across the street







Trent Vacek, CCIM, Vice President

713-961-4666

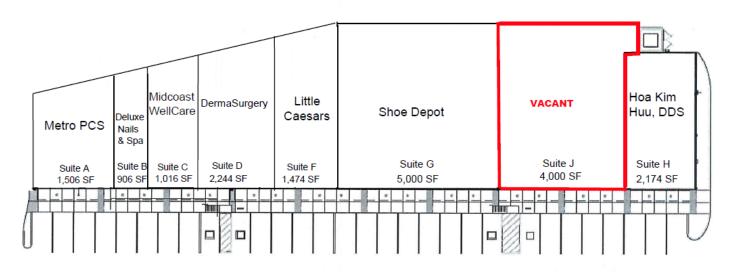
www.cmirealestate.com

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820 Gessner, Ste 1525, Houston, TX 77024

WEST LOOP VILLAGE

4,000 SF space has option to divide.



EL CAMPO RETAIL CENTER FM Highway 2765 El Campo, TX 77437

Demographic Summary Report

West Loop Village

3703 FM 2765, El Campo, TX 77437

Building Type: General Retail

Secondary: Storefront GLA: 18,195 SF

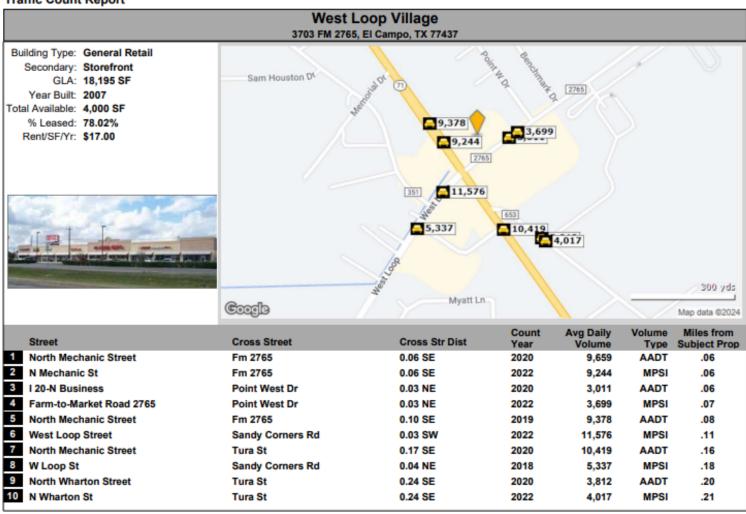
Year Built: 2007

Total Available: 4,000 SF % Leased: 78.02% Rent/SF/Yr: \$17.00



						1000
Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	2,213		13,978		16,647	
2023 Estimate	2,201		13,763		16,353	
2010 Census	2,190		12,974		15,216	
Growth 2023 - 2028	0.55%		1.56%		1.80%	
Growth 2010 - 2023	0.50%		6.08%		7.47%	
2023 Population by Hispanic Origin	721		7,017		8,355	
2023 Population	2,201		13,763		16,353	
White	2,083	94.64%	12,217	88.77%	14,546	88.95
Black	77	3.50%	1,262	9.17%	1,442	8.829
Am. Indian & Alaskan	5	0.23%	71	0.52%	89	0.54
Asian	22	1.00%	82	0.60%	111	0.68
Hawaiian & Pacific Island	0	0.00%	11	0.08%	13	0.08
Other	14	0.64%	121	0.88%	153	0.94
U.S. Armed Forces	0		0		0	
Households						
2028 Projection	857		5,051		5,945	
2023 Estimate	852		4,972		5,841	
2010 Census	842		4,665		5,424	
Growth 2023 - 2028	0.59%		1.59%		1.78%	
Growth 2010 - 2023	1.19%		6.58%		7.69%	
Owner Occupied	641	75.23%	3,224	64.84%	3,852	65.95
Renter Occupied	211	24.77%	1,748	35.16%	1,989	34.05
2023 Households by HH Income	850		4,973		5,846	
Income: <\$25,000	157	18.47%	1,266	25.46%	1,478	25.28
Income: \$25,000 - \$50,000	134	15.76%	1,087	21.86%	1,271	21.74
Income: \$50,000 - \$75,000	104	12.24%	701	14.10%	847	14.49
Income: \$75,000 - \$100,000	105	12.35%	634	12.75%	740	12.66
Income: \$100,000 - \$125,000	161	18.94%	569	11.44%	650	11.12
Income: \$125,000 - \$150,000	86	10.12%	320	6.43%	393	6.72
Income: \$150,000 - \$200,000	84	9.88%	293	5.89%	334	5.71
Income: \$200,000+	19	2.24%	103	2.07%	133	2.28
2023 Avg Household Income	\$86,697		\$69,917		\$70,418	
2023 Med Household Income	\$82,143		\$55,318		\$55,403	

Traffic Count Report





Information About Brokerage Services

11-2-2015 ROBAL HOUSING

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:
 - o that the owner will accept a price less than the written asking price;
 - o 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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Victor Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666	
Designated Broker of Firm	License No.	Email	Phone	
Lineard Course in a of Color Asset	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	rnone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer/Tenant/Seller/Landlord Initials		ord Initials Date		