

# FOR LEASE - La Marque Crossing

**AVAILABLE \$24.00 PSF/YR/NNN**

Suite C 1,360 SF Available June, 1, 2024

Suite F 4,000 SF End Cap, **Space is Divisible**

**Second Generation**

**Bank Space with Drive Thru**

**6408 I-45, La Marque, TX 77568**



Scan QR Code for  
Property Aerial



## Property Details

- Freestanding Shopping Center 14,260 SF
- Global Tenants
- Freeway Visibility
- Adjacent to Sam's Club and Walmart Supercenter

### CURRENT TENANTS

AT&T	Little Caesars
GameStop	OneMain Financial
South Star Dental	Super Cuts



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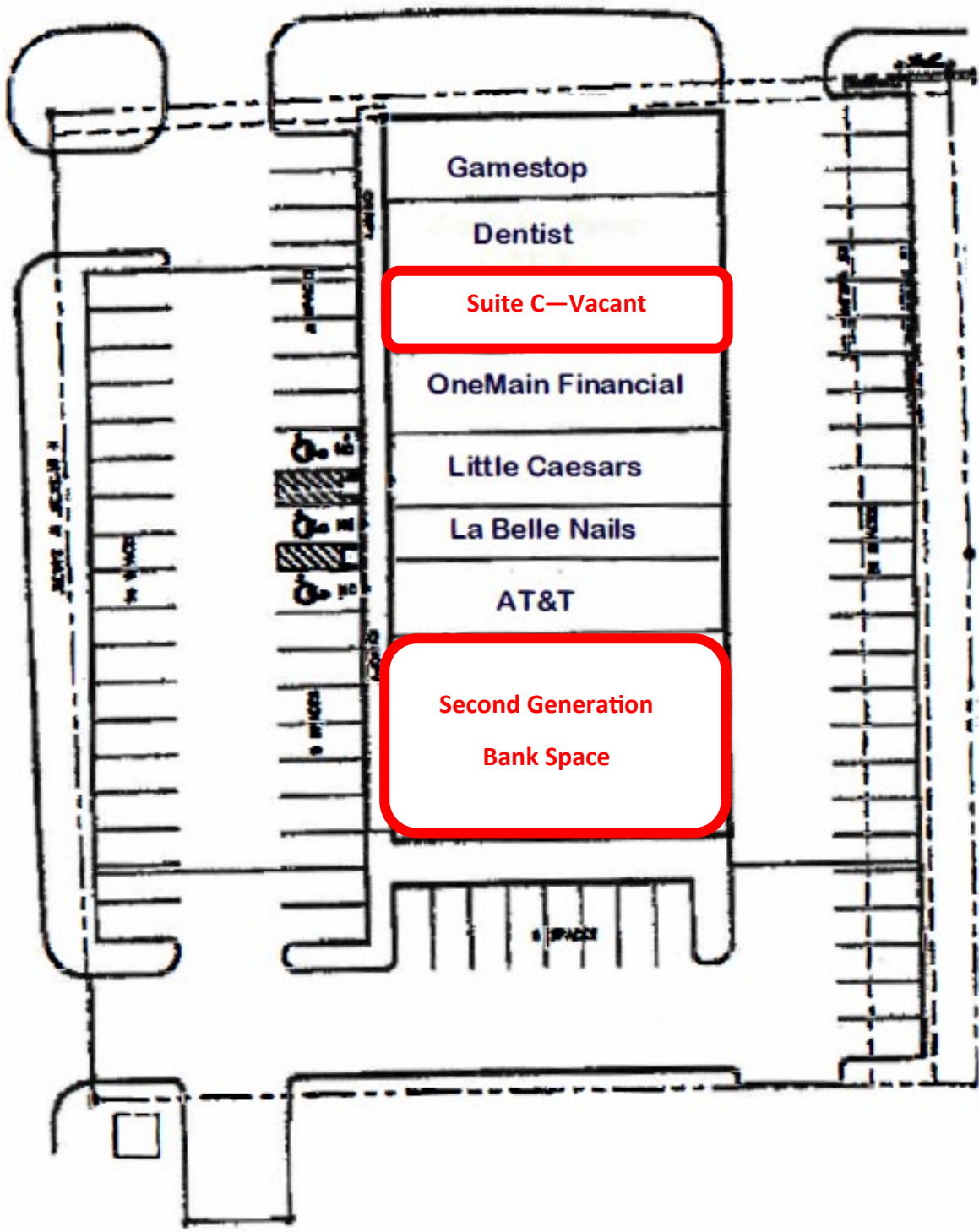
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**CMI BROKERAGE**

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Gamestop

Dentist

Suite C—Vacant

OneMain Financial

Little Caesars

La Belle Nails

AT&T

Second Generation  
Bank Space

STAIRS

## Demographic Summary Report

### La Marque Crossing Shopping Center

6408 Gulf Fwy, La Marque, TX 77568

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **14,260 SF**  
 Year Built: **2005**

Total Available: **4,000 SF**  
 % Leased: **71.95%**  
 Rent/SF/Yr: **\$24.00**



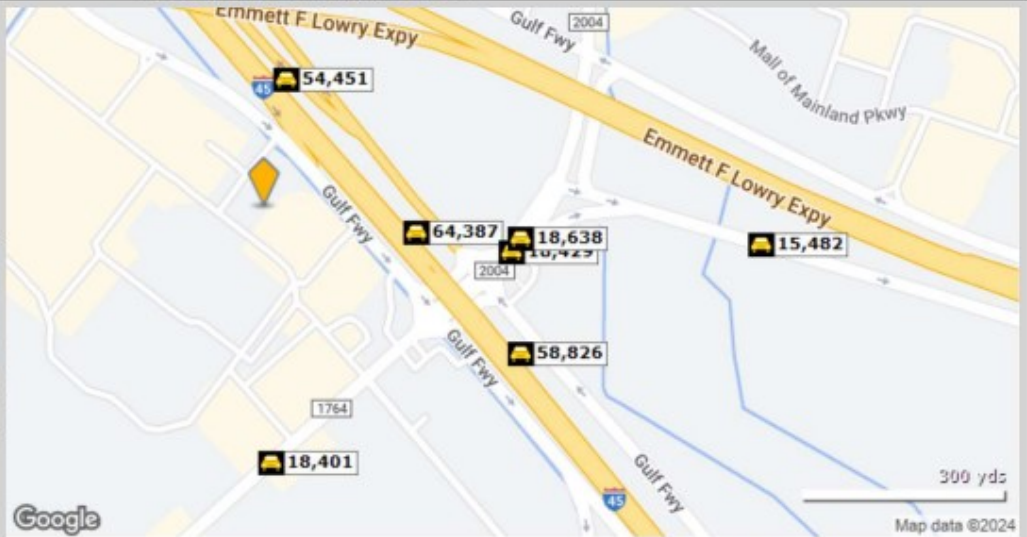
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	5,614	25,288	85,936
2023 Estimate	5,156	23,605	81,933
2010 Census	2,824	15,528	65,527
Growth 2023 - 2028	8.88%	7.13%	4.89%
Growth 2010 - 2023	82.58%	52.02%	25.04%
<b>2023 Population by Hispanic Origin</b>	<b>1,114</b>	<b>5,211</b>	<b>21,342</b>
<b>2023 Population</b>	<b>5,156</b>	<b>23,605</b>	<b>81,933</b>
White	3,933 76.28%	15,303 64.83%	58,664 71.60%
Black	959 18.60%	7,170 30.37%	19,483 23.78%
Am. Indian & Alaskan	41 0.80%	192 0.81%	616 0.75%
Asian	120 2.33%	439 1.86%	1,487 1.81%
Hawaiian & Pacific Island	6 0.12%	22 0.09%	84 0.10%
Other	97 1.88%	478 2.02%	1,599 1.95%
U.S. Armed Forces	10	28	97
<b>Households</b>			
2028 Projection	2,073	9,553	32,426
2023 Estimate	1,897	8,889	30,790
2010 Census	1,001	5,717	24,088
Growth 2023 - 2028	9.28%	7.47%	5.31%
Growth 2010 - 2023	89.51%	55.48%	27.82%
Owner Occupied	1,433 75.54%	6,238 70.18%	21,995 71.44%
Renter Occupied	464 24.46%	2,651 29.82%	8,795 28.56%
<b>2023 Households by HH Income</b>	<b>1,896</b>	<b>8,889</b>	<b>30,791</b>
Income: <\$25,000	169 8.91%	1,300 14.62%	5,442 17.67%
Income: \$25,000 - \$50,000	274 14.45%	1,925 21.66%	5,980 19.42%
Income: \$50,000 - \$75,000	375 19.78%	1,483 16.68%	5,054 16.41%
Income: \$75,000 - \$100,000	207 10.92%	1,027 11.55%	3,814 12.39%
Income: \$100,000 - \$125,000	318 16.77%	1,099 12.36%	3,853 12.51%
Income: \$125,000 - \$150,000	132 6.96%	512 5.76%	2,172 7.05%
Income: \$150,000 - \$200,000	167 8.81%	718 8.08%	2,363 7.67%
Income: \$200,000+	254 13.40%	825 9.28%	2,113 6.86%
<b>2023 Avg Household Income</b>	<b>\$114,906</b>	<b>\$95,777</b>	<b>\$89,269</b>
<b>2023 Med Household Income</b>	<b>\$90,700</b>	<b>\$70,912</b>	<b>\$69,528</b>

**Traffic Count Report**

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I- 45	Gulf Fwy	0.04 NW	2022	54,451	MPSI	.11
2 I- 45	FM 1764	0.06 SE	2022	64,387	MPSI	.13
3 FM 2004 Rd	Gulf Fwy	0.03 SW	2022	19,586	MPSI	.22
4 FM 2004	Gulf Fwy	0.03 SW	2020	18,429	AADT	.22
5 FM 1764	FM 2004	0.11 NE	2022	18,159	MPSI	.22
6 FM 1764	FM 2004	0.11 NE	2021	18,401	MPSI	.22
7 FM 1764	Gulf Fwy	0.05 SW	2022	18,555	MPSI	.22
8 FM 1764	Gulf Fwy	0.05 SW	2021	18,638	MPSI	.22
9 I- 45	FM 1764	0.07 NW	2022	58,826	MPSI	.25
10 Palmer Hwy	FM 1764	0.20 NW	2018	15,482	MPSI	.43



