



La Marque Retail — FM 1764

SWQ of FM 1764 & I-45 South | La Marque, Texas

Neal Thomson | 281.477.4300

10,000 SF Retail Site in High Growth I-45 South Area



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Just a 30 minute drive from Houston CBD, this 1 acre site fronting FM 1764 just west of I-45 is in the high growth area of La Marque, TX. This site represents an excellent retail 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.

There is a 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. The 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, 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 the city of La Marque is very pro business and is welcoming to potential developers.

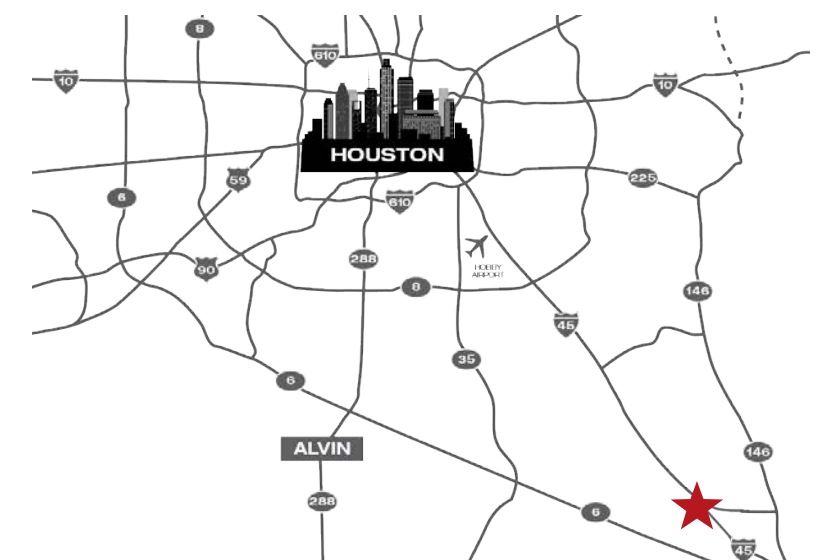
Approximate Size: 10,000 SF

Price: Call broker

School District: Dickinson ISD

Frontage: Approx. 337' on FM 1764

Restrictions: None



Neal Thomson

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SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

DEMOGRAPHICS

2010 Census, 2017 Estimates with
Delivery Statistics as of 12/17

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	850	8,500	29,164
Current Population	2,013	22,198	77,670
2010 Census Average Persons per Household	2.37	2.61	2.66
2010 Census Population	1,774	17,226	59,200
Population Growth 2010 to 2017	13.52%	30.76%	33.20%
CENSUS HOUSEHOLDS			
1 Person Household	30.15%	24.91%	23.99%
2 Person Households	34.63%	32.03%	31.89%
3+ Person Households	35.22%	43.06%	44.12%
Owner-Occupied Housing Units	39.32%	67.10%	70.42%
Renter-Occupied Housing Units	60.68%	32.90%	29.58%
RACE AND ETHNICITY			
2017 Estimated White	65.61%	55.54%	62.78%
2017 Estimated Black or African American	22.70%	33.06%	25.05%
2017 Estimated Asian or Pacific Islander	3.31%	1.90%	1.79%
2017 Estimated Other Races	7.83%	8.91%	9.83%
2017 Estimated Hispanic	17.88%	19.71%	22.10%
INCOME			
2017 Estimated Average Household Income	\$100,758	\$75,857	\$78,134
2017 Estimated Median Household Income	\$77,189	\$57,042	\$61,742
2017 Estimated Per Capita Income	\$35,614	\$28,402	\$29,549
EDUCATION (AGE 25+)			
2017 Estimated High School Graduate	32.31%	29.88%	31.00%
2017 Estimated Bachelors Degree	16.73%	12.07%	12.60%
2017 Estimated Graduate Degree	5.18%	4.61%	5.90%
AGE			
2017 Median Age	34.9	36.6	36.7

Our quest
is your success.

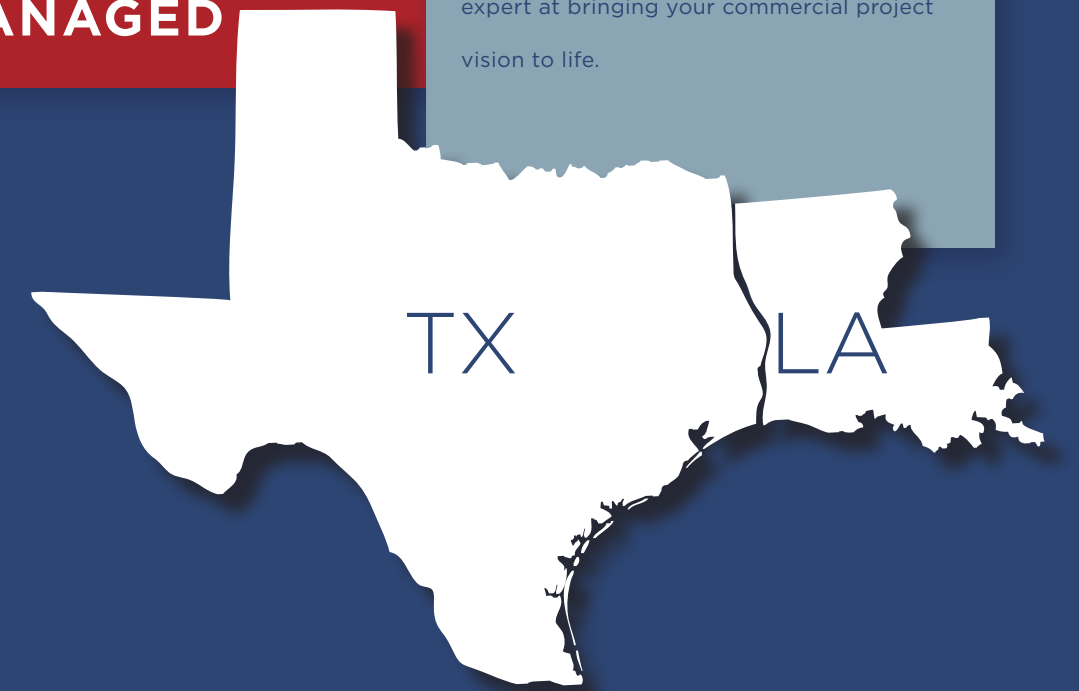
9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





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

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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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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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