

# FOR LEASE - PLANTATION VILLAGE

AVAILABLE  
Suite 461

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Suite 463

457-491 This Way St  
Lake Jackson, TX 77566

## Available Space

Suite	Size
461	2,218 SF
463	2,346 SF
491	9,397 SF

## Rental Rate

**\$16.00 PSF/YR/NNN**



### Property Information:

- Close Proximity to SH 288
- Traffic Count: 18,790
- Office/Retail Space

**cmI brokerage**

*For Leasing Inquiries Please Contact:*  
**Trent Vacek, CCIM, Vice President**  
tvacek@cmirealestate.com

**713-961-4666**

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Houston, Texas 77024  
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Brazoria County Appraisal District

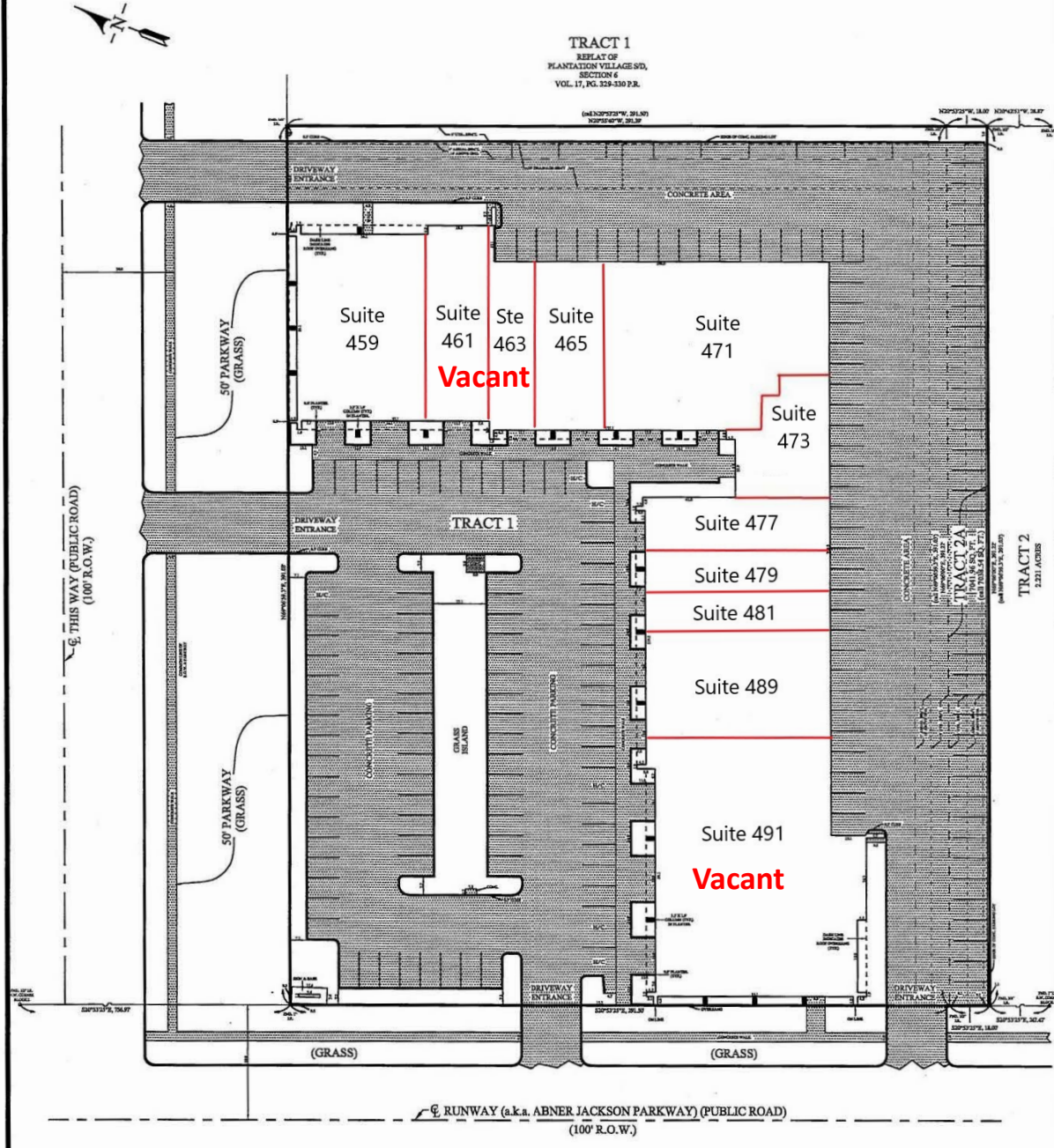
Map 239351

# SINGLETON SURVEYING, INC.

Buyer: BRL/Plantation Village, Ltd.

## TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify to Commerce Bank and Stewart Title Guaranty Company that I have, this day, made a survey on the ground and prepared by physical inspection and measurements of property located on the corner of This Way and Abner Jackson Parkway, in the City of Lake Jackson, Texas being Tract 1, Block 1, of the Replat of Plantation Village Subdivision, Section 4 City of Lake Jackson, Brazoria County, Texas according to the plat thereof recorded in Volume 17, Pages 381-382 of the Plat Records, Brazoria County, Texas and Tract 2A, Block 1, Plantation Village Subdivision, Replat of Section 4, Block 1 Tract 2 as recorded in Volume 19, Pages 349-350 of the Plat Records, Brazoria County, Texas.



# Demographic Summary Report

## Plantation Village

457-491 This Way St, Lake Jackson, TX 77566

Building Type: **Class B Office**      Total Available: **4,564 SF**  
 Class: **B**      % Leased: **87.61%**  
 RBA: **36,830 SF**      Rent/SF/Yr: **\$16.00**  
 Typical Floor: **36,830 SF**



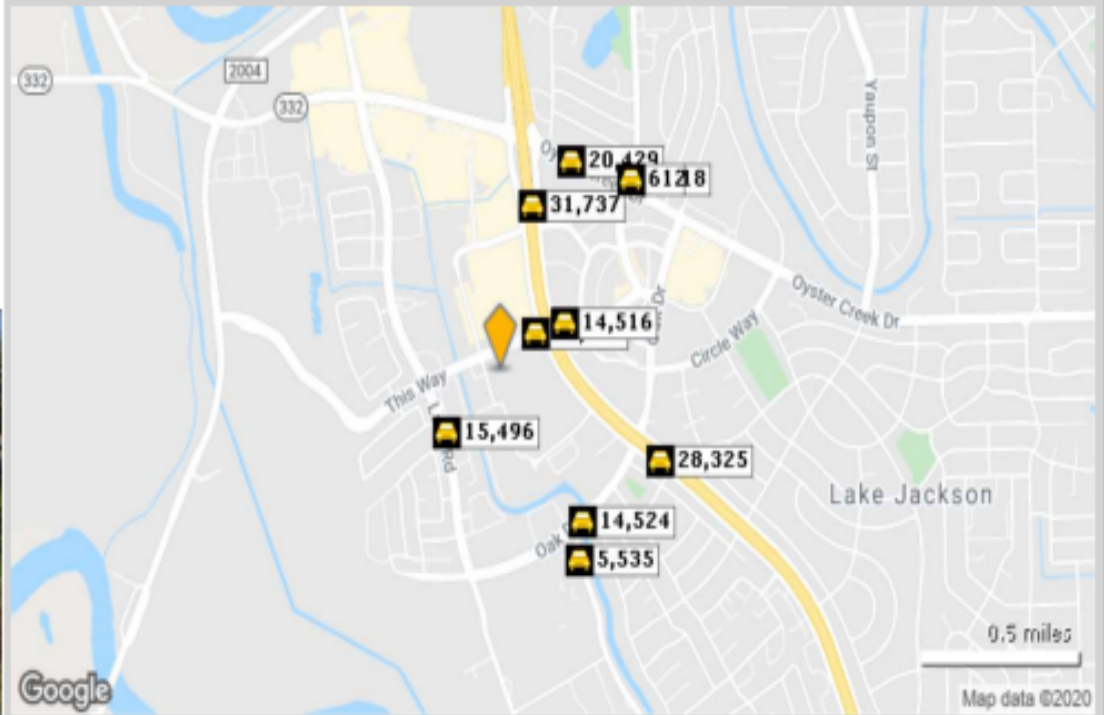
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	6,929		37,532		56,204	
2020 Estimate	6,371		34,856		52,148	
2010 Census	5,596		32,948		48,856	
Growth 2020 - 2025	8.76%		7.68%		7.78%	
Growth 2010 - 2020	13.85%		5.79%		6.74%	
<b>2020 Population by Hispanic Origin</b>	1,633		9,311		17,334	
<b>2020 Population</b>	6,371		34,856		52,148	
White	5,382	84.48%	30,283	86.88%	44,999	86.29%
Black	448	7.03%	2,514	7.21%	4,387	8.41%
Am. Indian & Alaskan	47	0.74%	260	0.75%	448	0.86%
Asian	374	5.87%	1,129	3.24%	1,341	2.57%
Hawaiian & Pacific Island	2	0.03%	31	0.09%	39	0.07%
Other	119	1.87%	640	1.84%	934	1.79%
U.S. Armed Forces	0		3		9	
<b>Households</b>						
2025 Projection	2,802		14,262		20,458	
2020 Estimate	2,574		13,247		18,970	
2010 Census	2,253		12,585		17,810	
Growth 2020 - 2025	8.86%		7.66%		7.84%	
Growth 2010 - 2020	14.25%		5.26%		6.51%	
Owner Occupied	1,399	54.35%	8,661	65.38%	12,507	65.93%
Renter Occupied	1,176	45.69%	4,587	34.63%	6,463	34.07%
<b>2020 Households by HH Income</b>	2,573		13,246		18,971	
Income: <\$25,000	352	13.68%	1,812	13.68%	3,017	15.90%
Income: \$25,000 - \$50,000	557	21.65%	2,462	18.59%	3,669	19.34%
Income: \$50,000 - \$75,000	508	19.74%	2,775	20.95%	3,892	20.52%
Income: \$75,000 - \$100,000	378	14.69%	1,727	13.04%	2,433	12.82%
Income: \$100,000 - \$125,000	208	8.08%	1,095	8.27%	1,592	8.39%
Income: \$125,000 - \$150,000	176	6.84%	889	6.71%	1,313	6.92%
Income: \$150,000 - \$200,000	321	12.48%	1,438	10.86%	1,715	9.04%
Income: \$200,000+	73	2.84%	1,048	7.91%	1,340	7.06%
<b>2020 Avg Household Income</b>	\$84,165		\$95,499		\$90,324	
<b>2020 Med Household Income</b>	\$68,107		\$71,441		\$68,836	

# 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 This Way	Hwy 332	0.04 NE	2018	16,482	MPSI	.16
2 Lake Rd	Tangerine Ct	0.04 S	2018	15,496	MPSI	.22
3 This Way	State Hwy 288	0.05 W	2018	14,516	MPSI	.25
4 State Hwy 288	Oyster Creek Dr	0.17 N	2018	31,737	MPSI	.45
5 Oak Dr S	Medical Dr	0.02 W	2018	14,524	MPSI	.46
6 Medical Dr	Crsg	0.03 SE	2018	5,535	MPSI	.55
7 Hwy 332	Magnolia St	0.06 SE	2018	28,325	MPSI	.56
8 Oyster Creek Dr	Any Way St	0.08 NW	2018	20,429	MPSI	.59
9 That Way	That Way St	1.07 N	2018	1,218	MPSI	.66
10 That Way St	Oyster Creek Dr	0.02 SW	2014	612	MPSI	.66



## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

<b>CMI Brokerage an Affiliate of Central Management, Inc.</b>	<b>390205</b>	<b>cmi@cmirealestate.com</b>	<b>(713)961-4666</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date