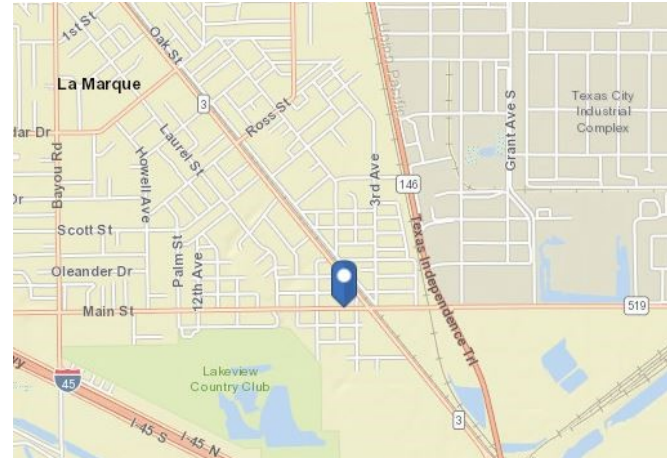


LOCATED IN OPPORTUNITY ZONE FOR SALE - OFFICE WAREHOUSE

Sale Price \$1,050,000 "AS- IS"

21,943 SF Office Warehouse on 2.37 Acres
2,376 SF Office on 1.31 Acres



**412 & 500 Main Street
La Marque, Texas 77568**

500 Main Street - 2.37 Acres

- 18,112 SF Warehouse
- 3,831 SF Office
- 30' clear height
- Grade level doors
- 800 AMP 277/480 Volt service
- Two 50-ton bridge cranes
- One 25-ton bridge crane
- One 10-ton bridge crane
- One 3-ton bridge crane

412 Main Street - 1.31 Acres

- Office Building
- 2,376 SF Office



cmI brokerage

Please Contact:

Trent Vacek, CCIM, Vice President
tvacek@cmirealestate.com

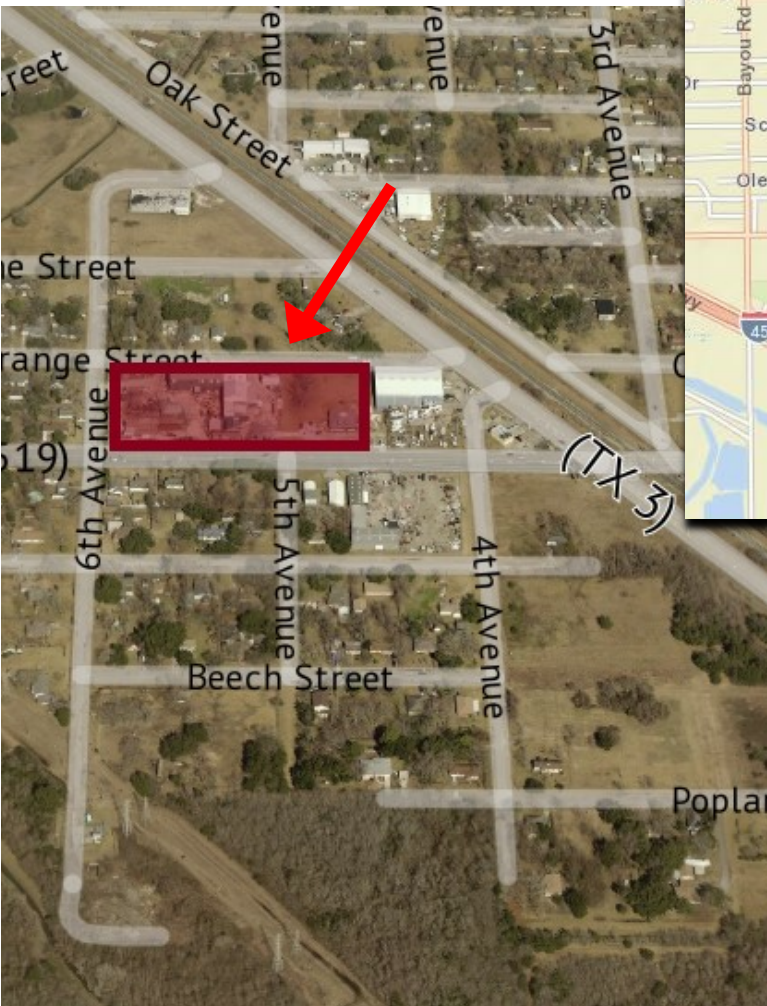
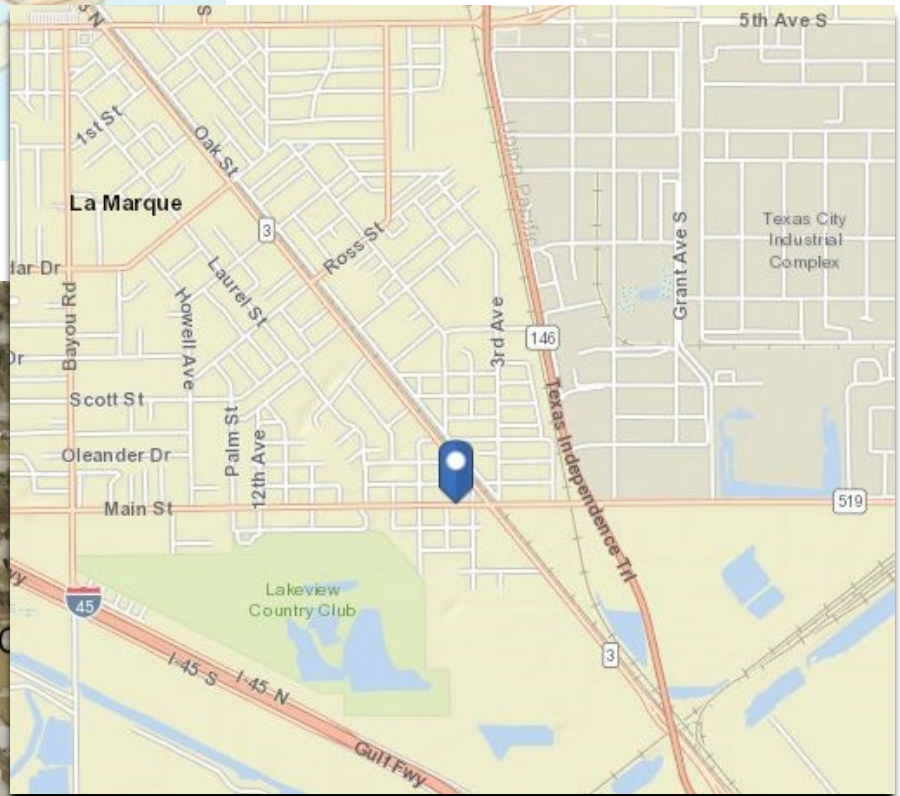
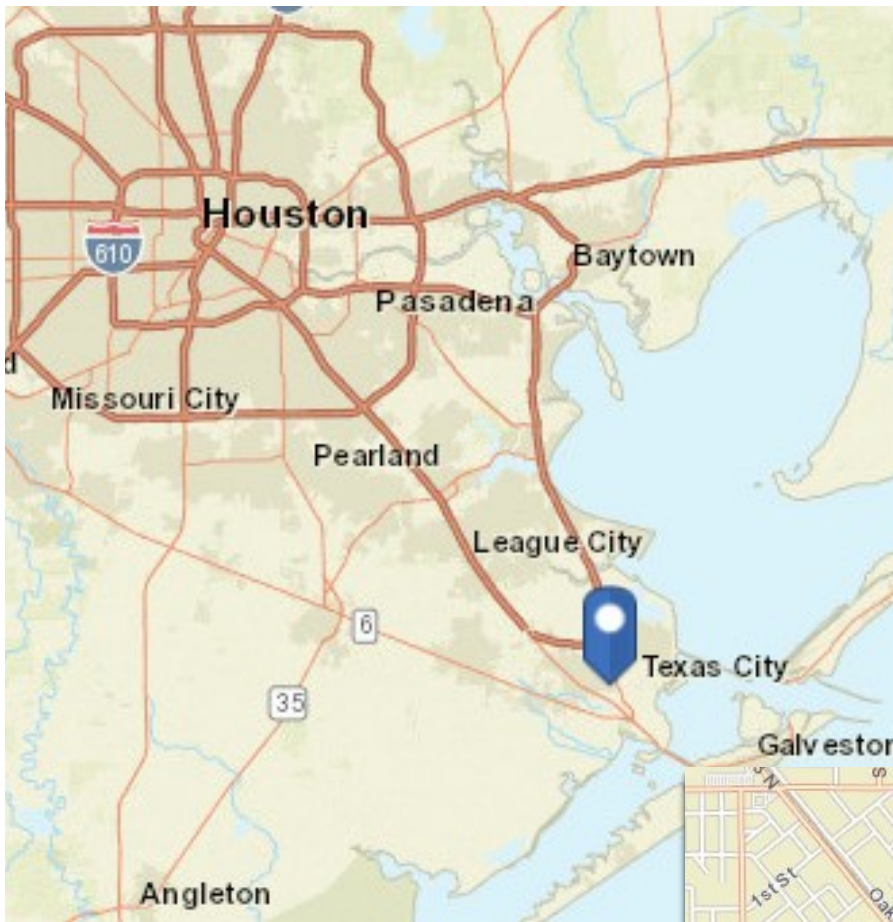
713-961-4666

820 Gessner, Suite 1525
Houston, Texas 77024
www.cmirealestate.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice. Property will be sold "as-is."

CMI BROKERAGE

**412 & 500 Main Street
La Marque, Texas 77568**





Demographic and Income Profile

500 Main St, La Marque, Texas, 77568
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 29.35835
 Longitude: -94.95371

Summary	Census 2010	2018	2023
Population	63,999	71,104	76,242
Households	24,175	26,799	28,735
Families	16,527	18,056	19,257
Average Household Size	2.61	2.62	2.62
Owner Occupied Housing Units	15,599	15,937	17,625
Renter Occupied Housing Units	8,576	10,862	11,110
Median Age	37.7	39.1	39.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.41%	1.65%	0.83%
Households	1.40%	1.62%	0.79%
Families	1.30%	1.58%	0.71%
Owner HHS	2.03%	2.09%	1.16%
Median Household Income	2.31%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	3,787	14.1%	3,463	12.1%
\$15,000 - \$24,999	3,248	12.1%	2,997	10.4%
\$25,000 - \$34,999	2,974	11.1%	2,916	10.1%
\$35,000 - \$49,999	3,939	14.7%	4,059	14.1%
\$50,000 - \$74,999	4,960	18.5%	5,403	18.8%
\$75,000 - \$99,999	2,861	10.7%	3,365	11.7%
\$100,000 - \$149,999	3,151	11.8%	4,123	14.3%
\$150,000 - \$199,999	1,022	3.8%	1,272	4.4%
\$200,000+	857	3.2%	1,137	4.0%
Median Household Income	\$47,288		\$53,014	
Average Household Income	\$65,069		\$74,285	
Per Capita Income	\$25,103		\$28,547	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,648	7.3%	4,751	6.7%	5,003	6.6%
5 - 9	4,482	7.0%	4,725	6.6%	4,987	6.5%
10 - 14	4,347	6.8%	4,616	6.5%	5,062	6.6%
15 - 19	4,463	7.0%	4,250	6.0%	4,662	6.1%
20 - 24	3,806	5.9%	4,091	5.8%	3,986	5.2%
25 - 34	8,224	12.8%	9,443	13.3%	9,658	12.7%
35 - 44	7,489	11.7%	8,482	11.9%	9,588	12.6%
45 - 54	9,218	14.4%	8,327	11.7%	8,538	11.2%
55 - 64	8,480	13.2%	9,984	14.0%	9,621	12.6%
65 - 74	4,643	7.3%	7,472	10.5%	9,022	11.8%
75 - 84	3,015	4.7%	3,413	4.8%	4,545	6.0%
85+	1,185	1.9%	1,548	2.2%	1,570	2.1%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,994	56.2%	39,413	55.4%	42,030	55.1%
Black Alone	19,740	30.8%	21,391	30.1%	22,340	29.3%
American Indian Alone	425	0.7%	457	0.6%	499	0.7%
Asian Alone	536	0.8%	655	0.9%	769	1.0%
Pacific Islander Alone	33	0.1%	43	0.1%	51	0.1%
Some Other Race Alone	5,543	8.7%	6,934	9.8%	7,921	10.4%
Two or More Races	1,728	2.7%	2,210	3.1%	2,632	3.5%
Hispanic Origin (Any Race)	16,028	25.0%	19,748	27.8%	22,861	30.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

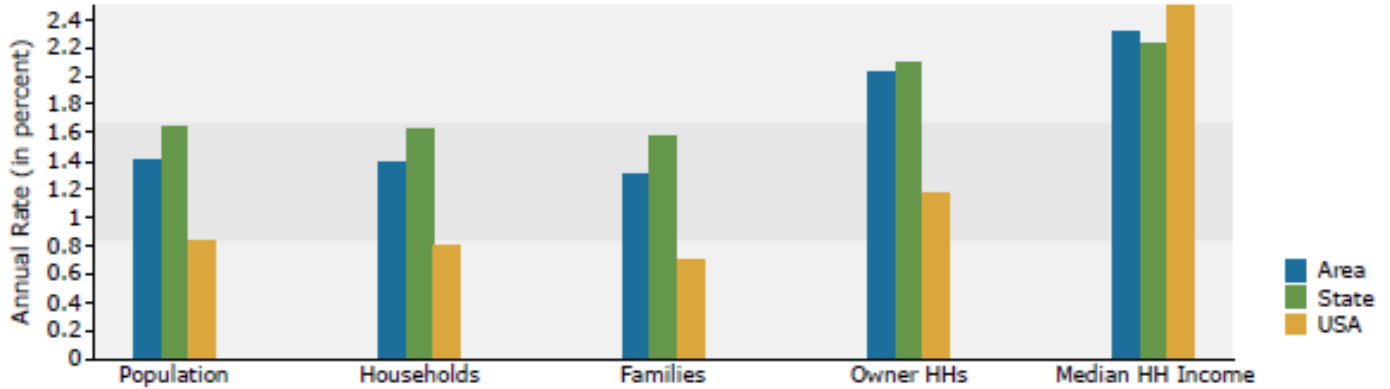


Demographic and Income Profile

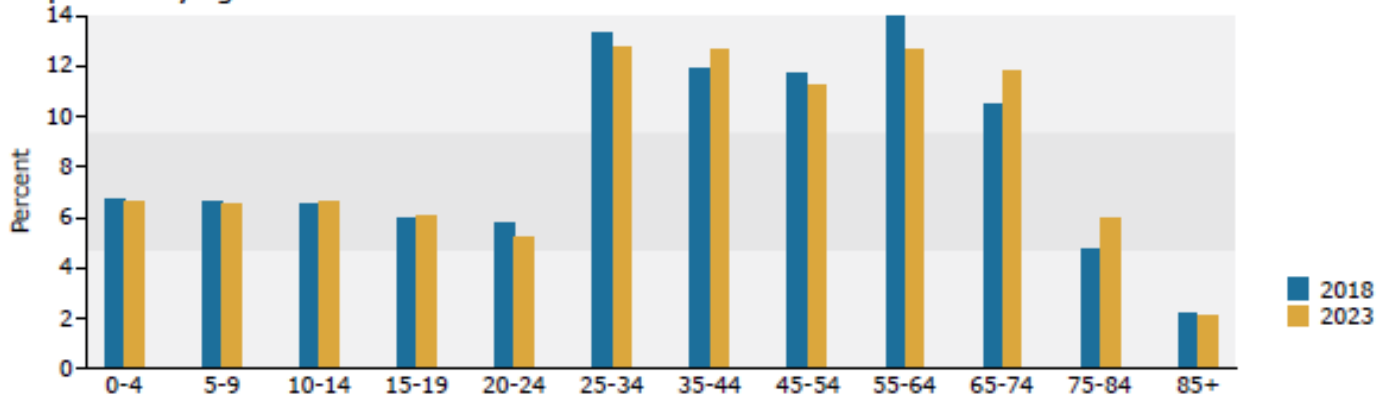
500 Main St, La Marque, Texas, 77568
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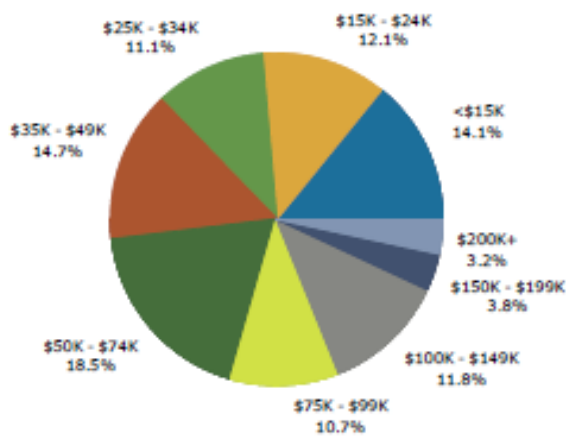
Trends 2018-2023



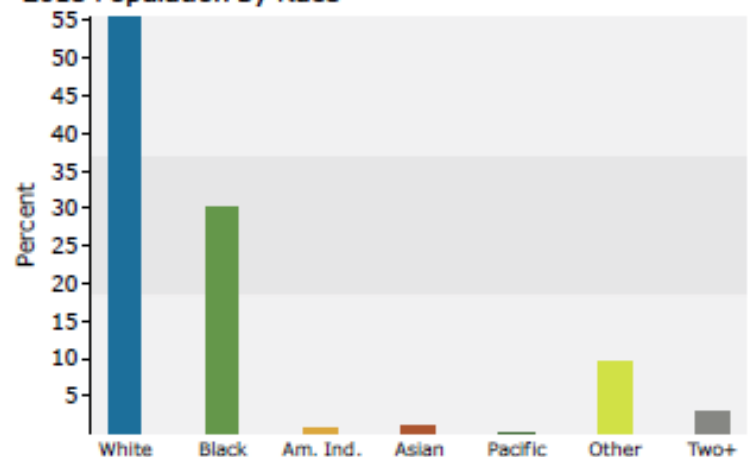
Population by Age



2018 Household Income

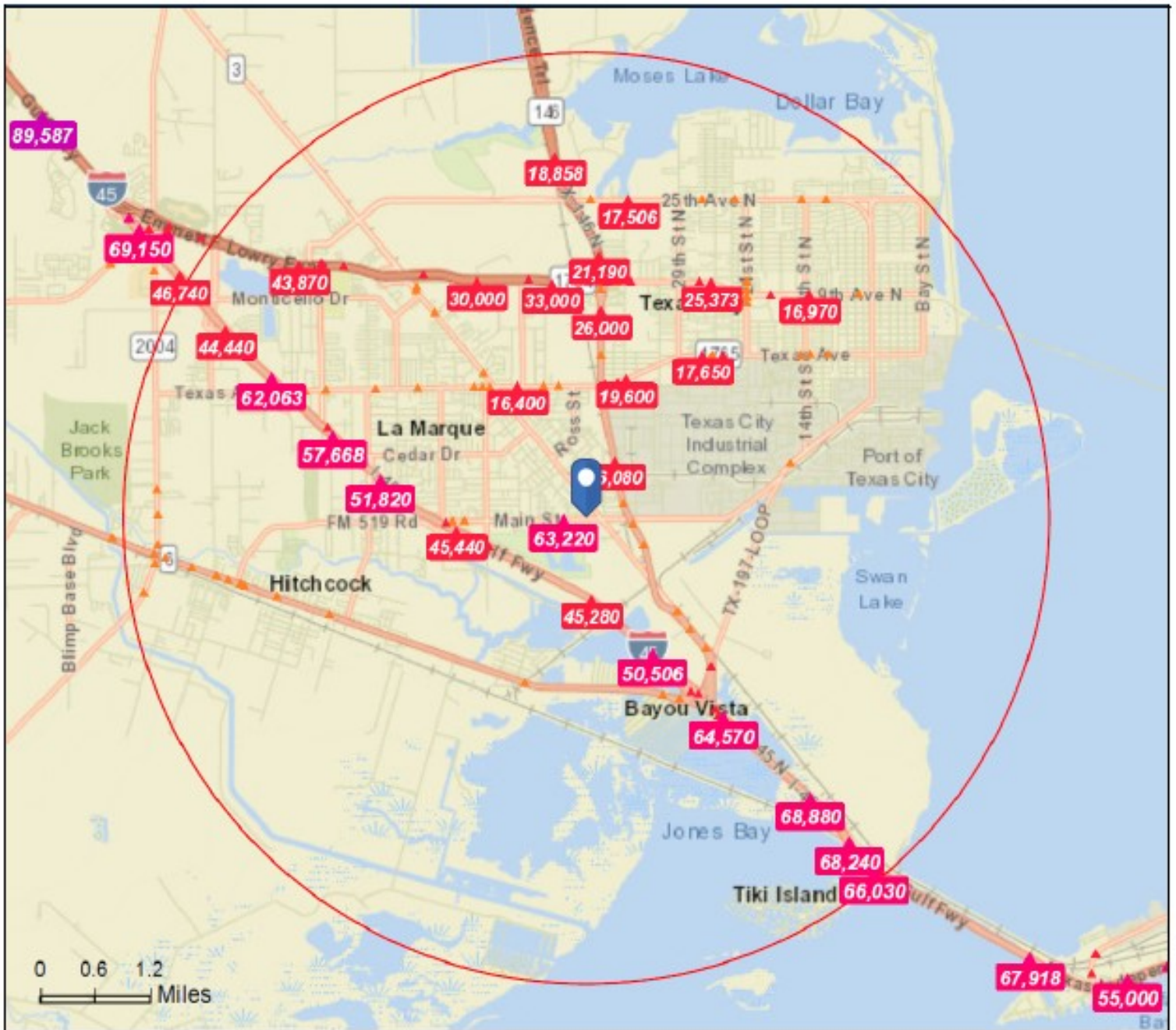


2018 Population by Race



2018 Percent Hispanic Origin: 27.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).



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.

CMI Brokerage an Affiliate of Central Management, Inc.	390205	cmi@cmirealestate.com	(713)961-4666
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

IABS 1-0 Date