

FOR LEASE

WEST LOOP VILLAGE

EL CAMPO, TX



3703 FM 2765
El Campo, TX 77437

AVAILABLE SPACE

Second Generation Medical Space

SUITE D - 2,244 SF

\$17.00 SF/YR/NNN

- ◆ Located at Hwy 71 and West Loop FM 2765
- ◆ Tenants include Little Caesars, Snap Fitness & Shoe Dept
- ◆ Super Wal-Mart, El Campo Memorial Hospital, Buc-ee's and the Civic Center are located across the street



cmu brokerage



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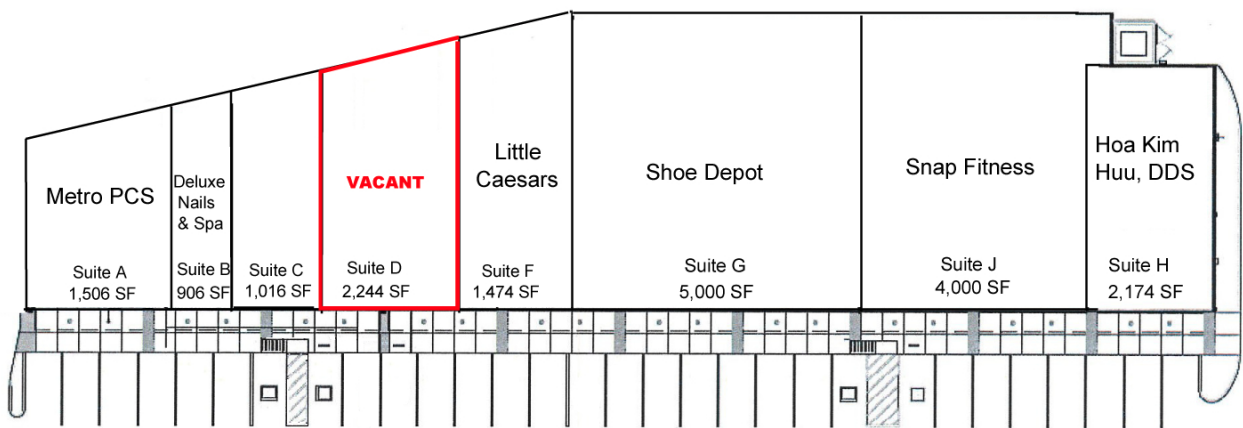
713-961-4666

www.cmirealestate.com

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WEST LOOP VILLAGE



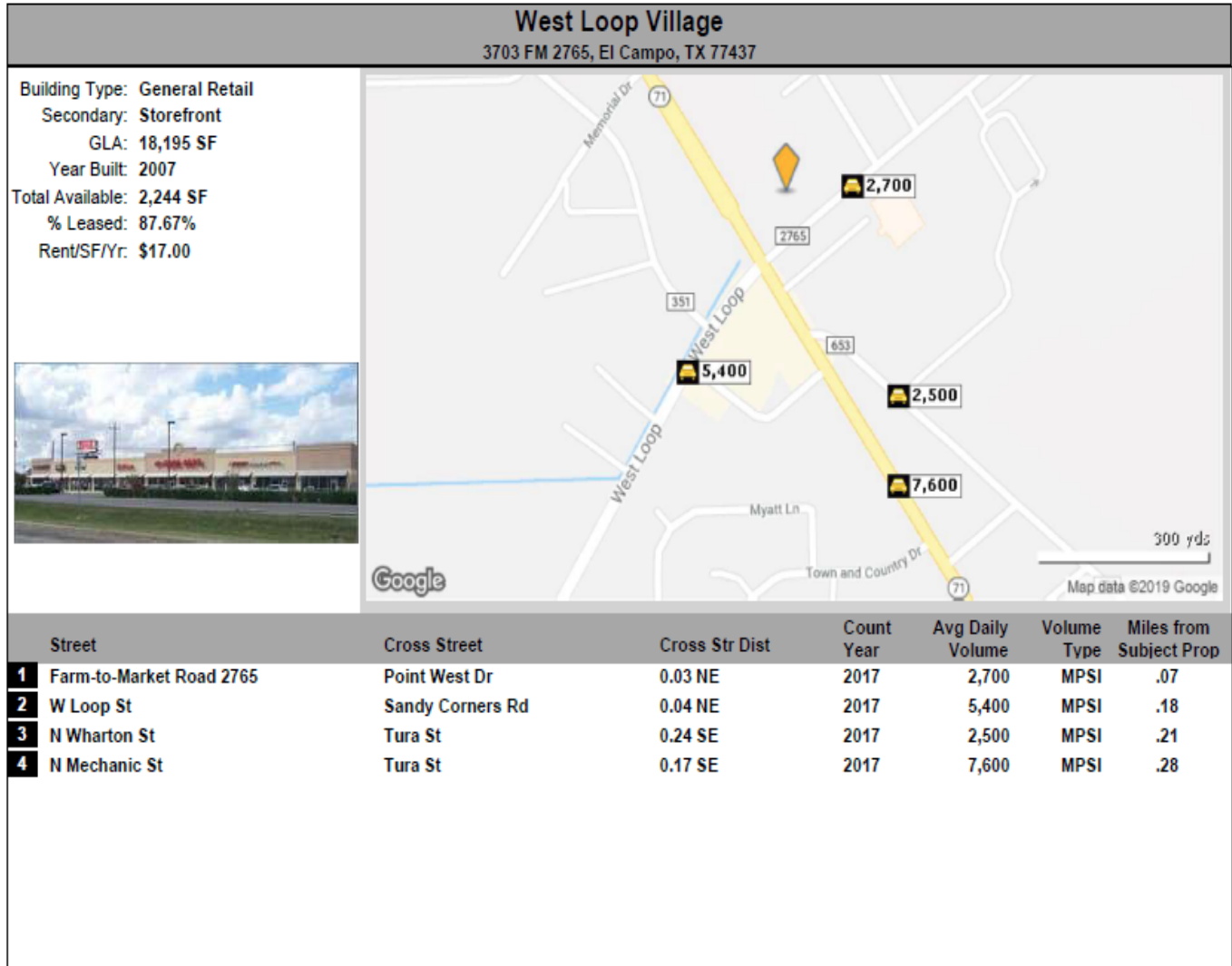
EL CAMPO RETAIL CENTER
FM Highway 2765
El Campo, TX 77437

Not to Scale

Demographic Summary Report

| West Loop Village | | | | |
|------------------------------------|---------------------------|---------------|---|--|
| 3703 FM 2765, El Campo, TX 77437 | | | | |
| Building Type: General Retail | Total Available: 2,244 SF | |  | |
| Secondary: Storefront | % Leased: 87.67% | | | |
| GLA: 18,195 SF | Rent/SF/Yr: \$17.00 | | | |
| Year Built: 2007 | | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile | |
| Population | | | | |
| 2023 Projection | 2,207 | 13,755 | 16,313 | |
| 2018 Estimate | 2,178 | 13,470 | 15,954 | |
| 2010 Census | 2,190 | 13,005 | 15,294 | |
| Growth 2018 - 2023 | 1.33% | 2.12% | 2.25% | |
| Growth 2010 - 2018 | -0.55% | 3.58% | 4.32% | |
| 2018 Population by Hispanic Origin | 658 | 6,471 | 7,683 | |
| 2018 Population | 2,178 | 13,470 | 15,954 | |
| White | 2,064 94.77% | 11,949 88.71% | 14,179 88.87% | |
| Black | 75 3.44% | 1,263 9.38% | 1,446 9.06% | |
| Am. Indian & Alaskan | 4 0.18% | 66 0.49% | 84 0.53% | |
| Asian | 21 0.96% | 74 0.55% | 99 0.62% | |
| Hawaiian & Pacific Island | 0 0.00% | 9 0.07% | 11 0.07% | |
| Other | 13 0.60% | 109 0.81% | 137 0.86% | |
| U.S. Armed Forces | 0 | 0 | 0 | |
| Households | | | | |
| 2023 Projection | 849 | 4,945 | 5,806 | |
| 2018 Estimate | 837 | 4,843 | 5,680 | |
| 2010 Census | 842 | 4,677 | 5,451 | |
| Growth 2018 - 2023 | 1.43% | 2.11% | 2.22% | |
| Growth 2010 - 2018 | -0.59% | 3.55% | 4.20% | |
| Owner Occupied | 629 75.15% | 3,146 64.96% | 3,750 66.02% | |
| Renter Occupied | 208 24.85% | 1,697 35.04% | 1,930 33.98% | |
| 2018 Households by HH Income | 839 | 4,843 | 5,679 | |
| Income: <\$25,000 | 143 17.04% | 1,245 25.71% | 1,447 25.48% | |
| Income: \$25,000 - \$50,000 | 184 21.93% | 1,249 25.79% | 1,386 24.41% | |
| Income: \$50,000 - \$75,000 | 106 12.63% | 788 16.27% | 976 17.19% | |
| Income: \$75,000 - \$100,000 | 159 18.95% | 633 13.07% | 816 14.37% | |
| Income: \$100,000 - \$125,000 | 111 13.23% | 458 9.46% | 517 9.10% | |
| Income: \$125,000 - \$150,000 | 39 4.65% | 141 2.91% | 162 2.85% | |
| Income: \$150,000 - \$200,000 | 76 9.06% | 197 4.07% | 218 3.84% | |
| Income: \$200,000+ | 21 2.50% | 132 2.73% | 157 2.76% | |
| 2018 Avg Household Income | \$79,877 | \$64,722 | \$65,143 | |
| 2018 Med Household Income | \$71,105 | \$48,178 | \$50,127 | |

Traffic Count Report





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:
 - 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
 - o 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