

FOR LEASE - La Marque Crossing

AVAILABLE SPACE - SUITE B

1,600 SF - \$20.00 PSF/YR NNN

6408 I-45 (Gulf Freeway)

La Marque, TX 77568

Center has Global tenants. Adjacent to Sam's Club and Walmart Supercenter.

CURRENT TENANTS

AT&T
GameStop
La Belle Nails
Little Caesars
OneMain Financial
Regions Bank
Super Cuts



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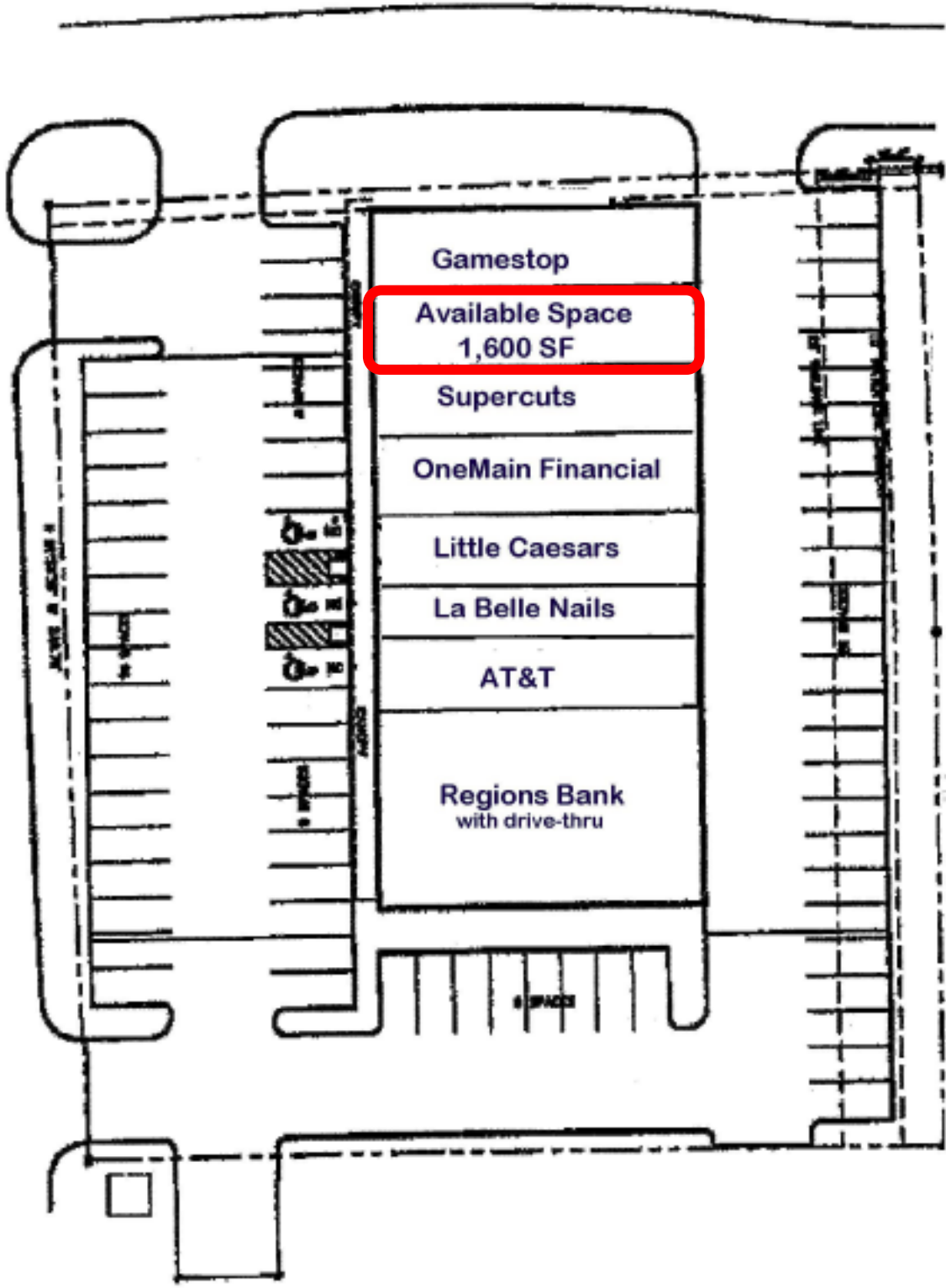
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CMI BROKERAGE

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Gamestop

Available Space
1,600 SF

Supercuts

OneMain Financial

Little Caesars

La Belle Nails

AT&T

Regions Bank
with drive-thru

ACTIVE & SECURE

14 SPACES

ADDITION

8 SPACES

Demographic Summary Report

6408 Gulf Fwy, La Marque, TX 77568

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

Total Available: **1,600 SF**
 % Leased: **88.78%**
 Rent/SF/Yr: **\$20.00**

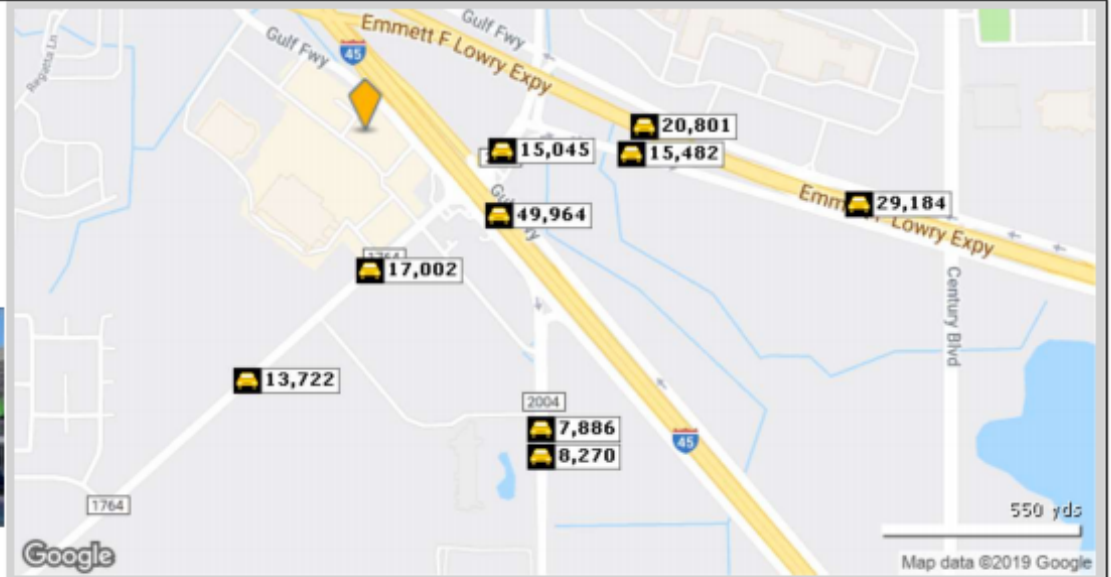


Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	2,613	20,030	69,792
2019 Estimate	2,386	18,104	64,043
2010 Census	2,015	14,086	56,228
Growth 2019 - 2024	9.51%	10.64%	8.98%
Growth 2010 - 2019	18.41%	28.52%	13.90%
2019 Population by Hispanic Origin	505	3,839	16,009
2019 Population	2,386	18,104	64,043
White	1,645 68.94%	11,235 62.06%	44,543 69.55%
Black	615 25.78%	6,008 33.19%	16,993 26.53%
Am. Indian & Alaskan	19 0.80%	153 0.85%	496 0.77%
Asian	57 2.39%	312 1.72%	791 1.24%
Hawaiian & Pacific Island	3 0.13%	12 0.07%	43 0.07%
Other	47 1.97%	384 2.12%	1,177 1.84%
U.S. Armed Forces	2	7	30
Households			
2024 Projection	926	7,364	25,801
2019 Estimate	844	6,652	23,652
2010 Census	712	5,189	20,763
Growth 2019 - 2024	9.72%	10.70%	9.09%
Growth 2010 - 2019	18.54%	28.19%	13.91%
Owner Occupied	564 66.82%	4,517 67.90%	16,390 69.30%
Renter Occupied	281 33.29%	2,134 32.08%	7,263 30.71%
2019 Households by HH Income	844	6,653	23,652
Income: <\$25,000	102 12.09%	1,277 19.19%	5,212 22.04%
Income: \$25,000 - \$50,000	187 22.16%	1,783 26.80%	6,530 27.61%
Income: \$50,000 - \$75,000	154 18.25%	1,226 18.43%	3,407 14.40%
Income: \$75,000 - \$100,000	89 10.55%	743 11.17%	2,427 10.26%
Income: \$100,000 - \$125,000	88 10.43%	601 9.03%	2,419 10.23%
Income: \$125,000 - \$150,000	79 9.36%	346 5.20%	1,143 4.83%
Income: \$150,000 - \$200,000	37 4.38%	307 4.61%	1,250 5.28%
Income: \$200,000+	108 12.80%	370 5.56%	1,264 5.34%
2019 Avg Household Income	\$102,634	\$76,279	\$74,885
2019 Med Household Income	\$71,849	\$54,962	\$50,577

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 FM 1764	FM 2004	0.11 NE	2018	17,002	MPSI	.22
2 FM 1764	Gulf Fwy	0.05 SW	2018	15,045	MPSI	.22
3 I-45	FM 1764	0.07 NW	2018	49,964	MPSI	.25
4 Palmer Hwy	FM 1764	0.20 NW	2018	15,482	MPSI	.43
5 FM 1764	Mark 45 Blvd	0.30 SW	2018	13,722	MPSI	.43
6 Palmer Hwy	FM 1764	0.19 NW	2018	20,801	MPSI	.45
7 FM 2004	FM 1764	0.38 NW	2018	7,886	MPSI	.55
8 FM 2004	Mitchell Ln	0.40 S	2014	8,270	MPSI	.59
9 Palmer Hwy	Century Blvd	0.15 E	2018	29,184	MPSI	.80



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