

FOR LEASE - La Marque Crossing

**MOVE IN SPECIAL:
LEASES EXECUTED BY
July 31, 2019**

**6408 I-45 (Gulf Freeway)
La Marque, TX 77568**

**Adjacent to Sam's Club and
Walmart Supercenter**

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

CURRENT TENANTS

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



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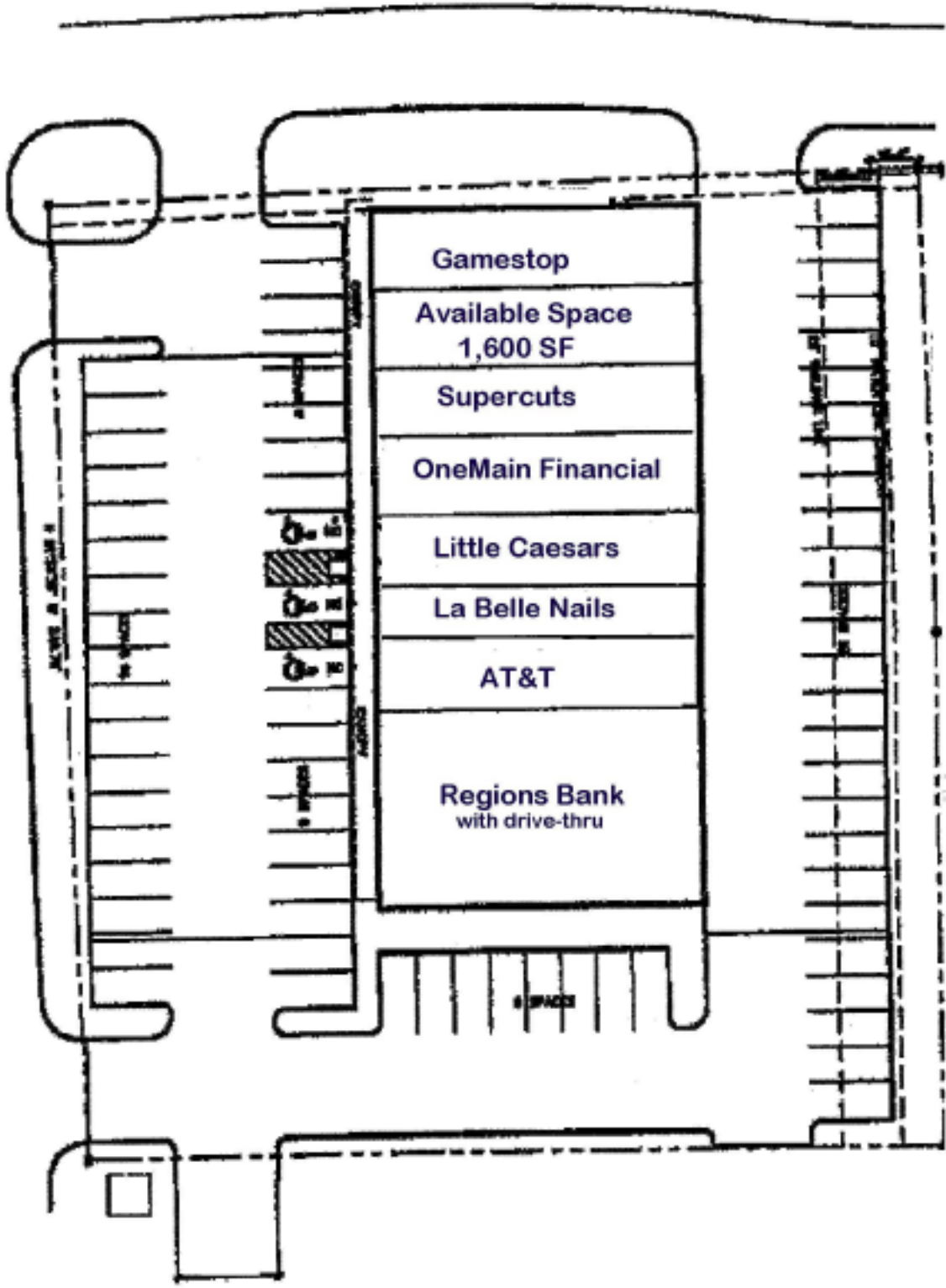
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CMI BROKERAGE

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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 & SECURED

8 SPACES

8 SPACES

8 SPACES

Demographic Summary Report

La Marque Crossing

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: \$24.00



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	3,641	19,667	83,848
2018 Estimate	3,263	17,672	75,869
2010 Census	2,640	14,623	66,238
Growth 2018 - 2023	11.58%	11.29%	10.52%
Growth 2010 - 2018	23.60%	20.85%	14.54%
2018 Population by Hispanic Origin	634	3,444	17,972
2018 Population	3,263	17,672	75,869
White	2,398 73.49%	10,519 59.52%	53,830 70.95%
Black	700 21.45%	6,352 35.94%	18,681 24.62%
Am. Indian & Alaskan	24 0.74%	140 0.79%	543 0.72%
Asian	78 2.39%	309 1.75%	1,352 1.78%
Hawaiian & Pacific Island	4 0.12%	16 0.09%	76 0.10%
Other	58 1.78%	336 1.90%	1,387 1.83%
U.S. Armed Forces	11	30	179
Households			
2023 Projection	1,280	7,252	30,858
2018 Estimate	1,148	6,517	27,914
2010 Census	934	5,391	24,319
Growth 2018 - 2023	11.50%	11.28%	10.55%
Growth 2010 - 2018	22.91%	20.89%	14.78%
Owner Occupied	829 72.21%	4,332 66.47%	19,803 70.94%
Renter Occupied	318 27.70%	2,185 33.53%	8,111 29.06%
2018 Households by HH Income	1,146	6,518	27,914
Income: <\$25,000	134 11.69%	1,239 19.01%	5,831 20.89%
Income: \$25,000 - \$50,000	268 23.39%	1,871 28.71%	6,991 25.04%
Income: \$50,000 - \$75,000	205 17.89%	1,167 17.90%	4,332 15.52%
Income: \$75,000 - \$100,000	122 10.65%	682 10.46%	3,256 11.66%
Income: \$100,000 - \$125,000	121 10.56%	551 8.45%	2,812 10.07%
Income: \$125,000 - \$150,000	113 9.86%	364 5.58%	1,773 6.35%
Income: \$150,000 - \$200,000	73 6.37%	325 4.99%	1,676 6.00%
Income: \$200,000+	110 9.60%	319 4.89%	1,243 4.45%
2018 Avg Household Income	\$97,816	\$74,611	\$76,289
2018 Med Household Income	\$70,886	\$52,689	\$56,215



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