

FOR LEASE - PLANTATION VILLAGE



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

Available Space

Suite	Size
461	2,218 SF
463	2,346 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:

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Brazoria County Appraisal District

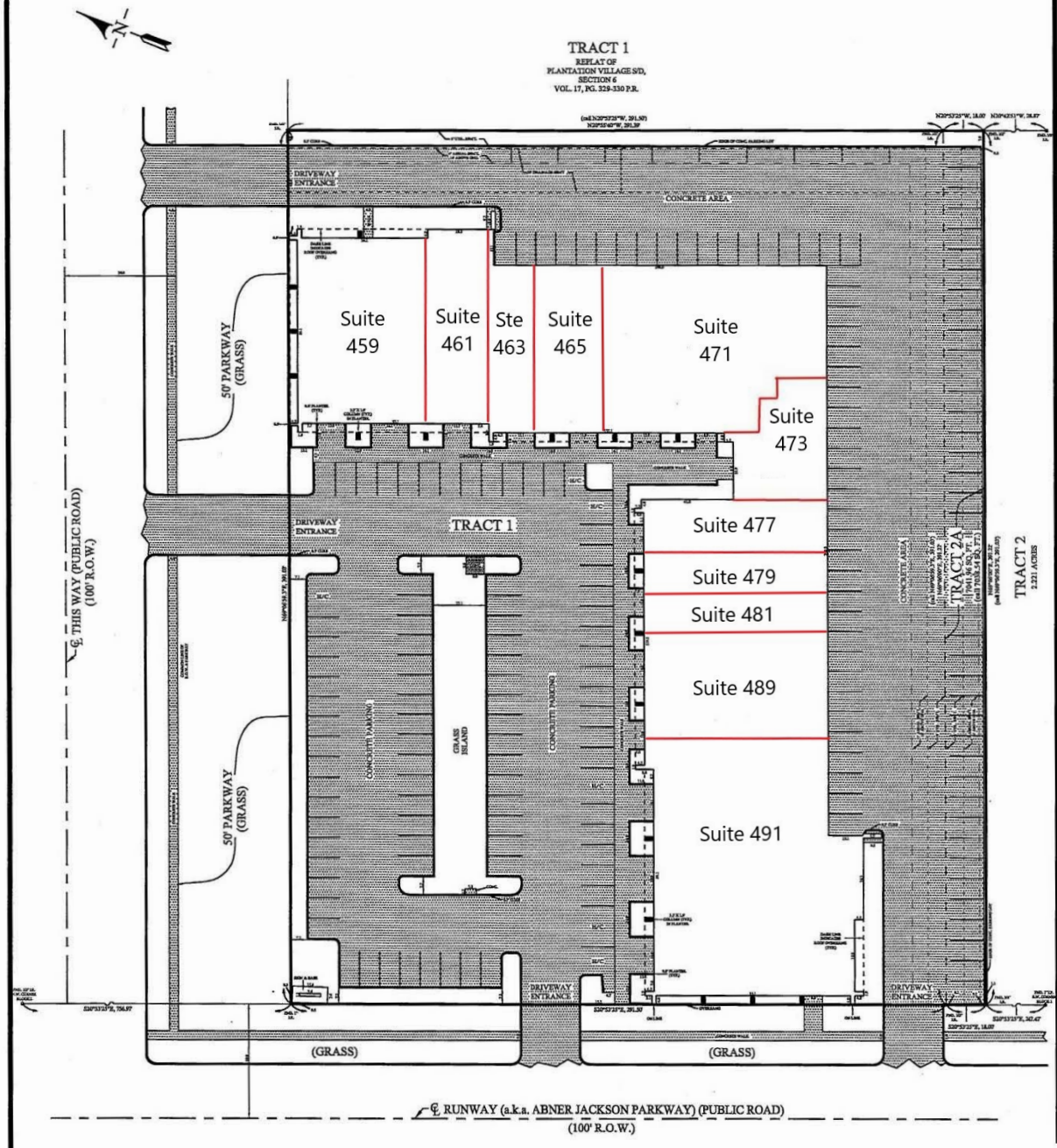
Map 239351

SINGLEARY 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 Corporate Park

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

Building Type: Class B Office
 Class: B
 RBA: 38,466 SF
 Typical Floor: 38,466 SF

Total Available: 3,750 SF
 % Leased: 90.25%
 Rent/SF/Yr: \$16.00



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	10,003	34,730	57,063
2019 Estimate	8,767	32,057	52,412
2010 Census	5,482	31,227	49,192
Growth 2019 - 2024	14.10%	8.34%	8.87%
Growth 2010 - 2019	59.92%	2.66%	6.55%
2019 Population by Hispanic Origin	2,028	8,094	16,879
2019 Population	8,767	32,057	52,412
White	7,332 83.63%	27,767 86.62%	45,356 86.54%
Black	567 6.47%	2,205 6.88%	4,165 7.95%
Am. Indian & Alaskan	51 0.58%	229 0.71%	419 0.80%
Asian	653 7.45%	1,234 3.85%	1,517 2.89%
Hawaiian & Pacific Island	1 0.01%	30 0.09%	43 0.08%
Other	162 1.85%	592 1.85%	911 1.74%
U.S. Armed Forces	6	21	29
Households			
2024 Projection	4,102	13,264	20,761
2019 Estimate	3,591	12,248	19,062
2010 Census	2,225	11,988	17,939
Growth 2019 - 2024	14.23%	8.30%	8.91%
Growth 2010 - 2019	61.39%	2.17%	6.26%
Owner Occupied	1,883 52.44%	7,800 63.68%	12,719 66.72%
Renter Occupied	1,709 47.59%	4,448 36.32%	6,343 33.28%
2019 Households by HH Income			
Income: <\$25,000	330 9.19%	1,495 12.21%	2,652 13.91%
Income: \$25,000 - \$50,000	837 23.30%	2,160 17.64%	3,602 18.90%
Income: \$50,000 - \$75,000	597 16.62%	2,397 19.57%	3,588 18.82%
Income: \$75,000 - \$100,000	651 18.12%	2,012 16.43%	3,074 16.13%
Income: \$100,000 - \$125,000	211 5.87%	1,168 9.54%	1,765 9.26%
Income: \$125,000 - \$150,000	455 12.67%	980 8.00%	1,543 8.09%
Income: \$150,000 - \$200,000	351 9.77%	1,077 8.79%	1,431 7.51%
Income: \$200,000+	160 4.45%	959 7.83%	1,407 7.38%
2019 Avg Household Income	\$91,103	\$96,382	\$92,539
2019 Med Household Income	\$76,229	\$75,895	\$72,871



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