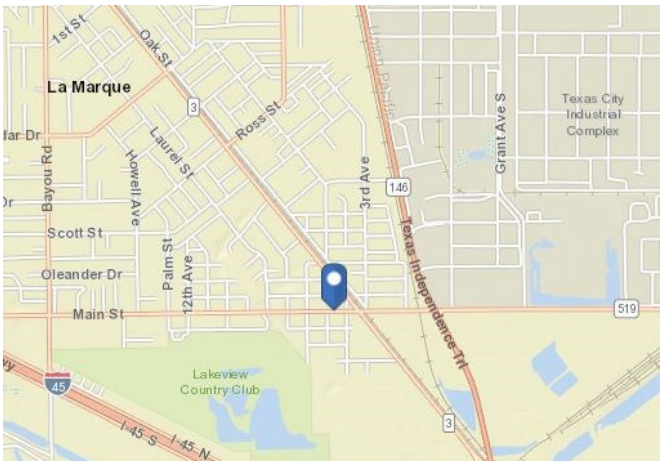
LOCATED IN OPPORTUNITY ZONE
FOR SALE - OFFICE WAREHOUSE

Sale Price $729,000 "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:

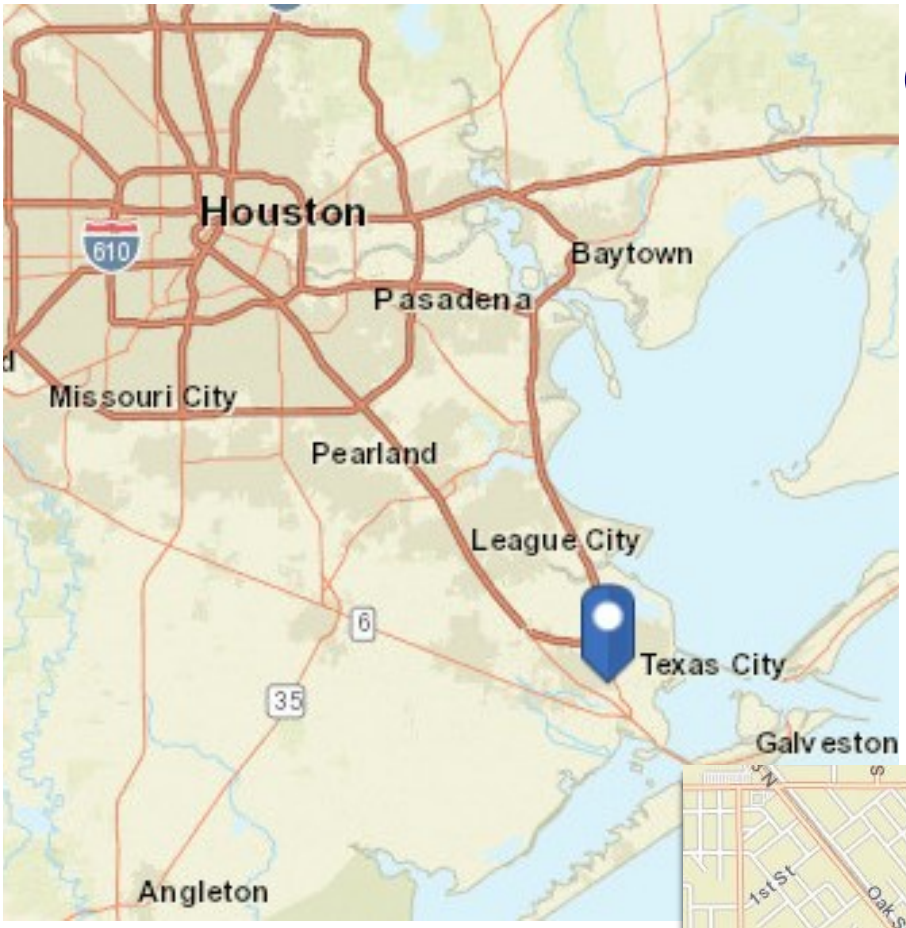
Trent Vacek, CCIM, Vice President **713-961-4666**
tvacek@cmirealestate.com

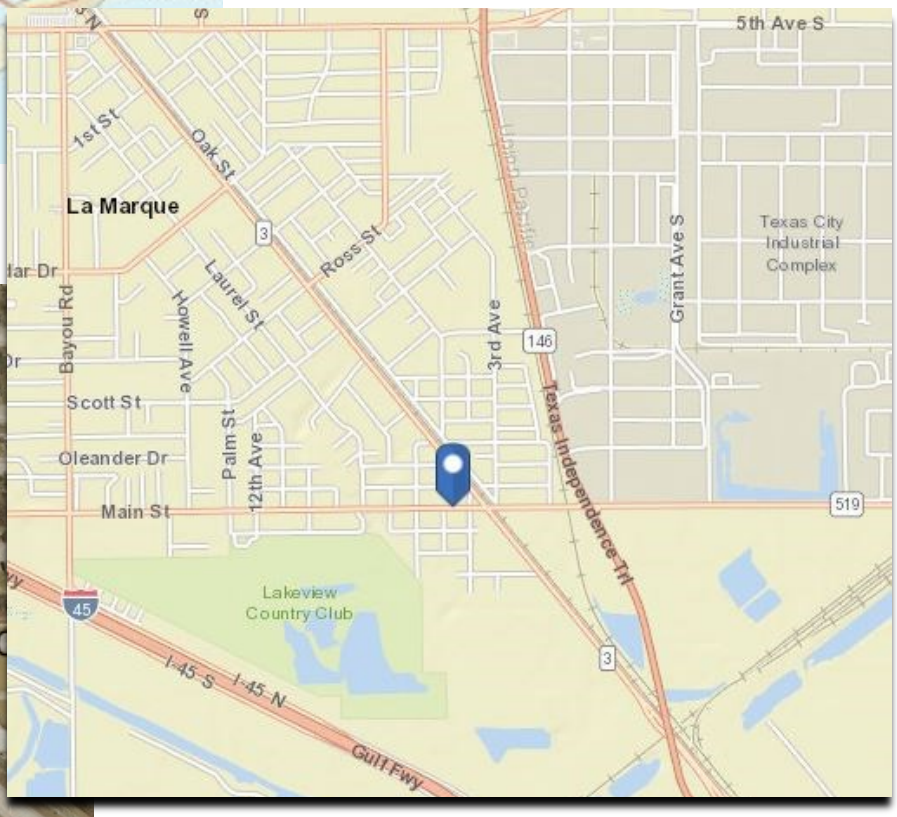
820 Gessner, Suite 1525
Houston, Texas 77024
www.cmirealestate.com

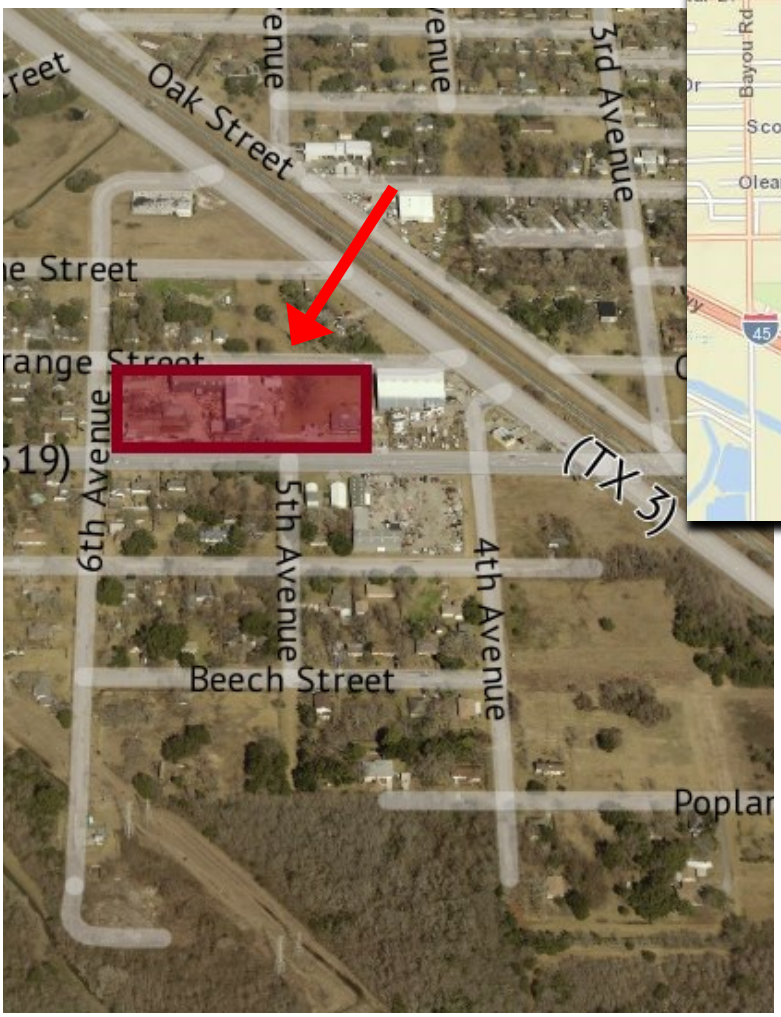
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without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

CMI BROKERAGE

412 & 500 Main Street
La Marque, Texas 77568







Demographic Summary Report

412 Main St, La Marque, TX 77568

Building Type:	**Class C Office**	Total Available:	**0 SF**
Class:	**C**	% Leased:	**100%**
RBA:	**2,376 SF**	Rent/SF/Yr:	**-**
Typical Floor:	**2,376 SF**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	3,080		31,667		77,027	
2022 Estimate	2,939		29,954		72,534	
2010 Census	2,857		27,386		64,185	
Growth 2022 - 2027	4.80%		5.72%		6.19%	
Growth 2010 - 2022	2.87%		9.38%		13.01%	
2022 Population by Hispanic Origin	983		8,600		21,193	
2022 Population	2,939		29,954		72,534	
White	1,879	63.93%	17,596	58.74%	47,223	65.10%
Black	938	31.92%	11,233	37.50%	22,374	30.85%
Am. Indian & Alaskan	35	1.19%	285	0.95%	689	0.95%
Asian	21	0.71%	256	0.85%	739	1.02%
Hawaiian & Pacific Island	5	0.17%	28	0.09%	80	0.11%
Other	62	2.11%	556	1.86%	1,428	1.97%
U.S. Armed Forces	0		14		111	
Households						
2027 Projection	1,168		12,367		29,198	
2022 Estimate	1,112		11,682		27,466	
2010 Census	1,072		10,635		24,269	
Growth 2022 - 2027	5.04%		5.86%		6.31%	
Growth 2010 - 2022	3.73%		9.84%		13.17%	
Owner Occupied	724	65.11%	7,471	63.95%	17,806	64.83%
Renter Occupied	388	34.89%	4,210	36.04%	9,660	35.17%
2022 Households by HH Income	1,111		11,684		27,465	
Income: <$25,000	284	25.56%	2,831	24.23%	6,199	22.57%
Income: $25,000 - $50,000	328	29.52%	3,209	27.46%	7,005	25.51%
Income: $50,000 - $75,000	286	25.74%	2,199	18.82%	4,753	17.31%
Income: $75,000 - $100,000	93	8.37%	1,236	10.58%	3,098	11.28%
Income: $100,000 - $125,000	48	4.32%	989	8.46%	2,693	9.81%
Income: $125,000 - $150,000	36	3.24%	497	4.25%	1,225	4.46%
Income: $150,000 - $200,000	22	1.98%	393	3.36%	1,331	4.85%
Income: $200,000+	14	1.26%	330	2.82%	1,161	4.23%
2022 Avg Household Income	$54,754		$64,228		$72,014	
2022 Med Household Income	$45,783		$48,301		$52,329	

CMI CENTRAL MANAGEMENT, INC

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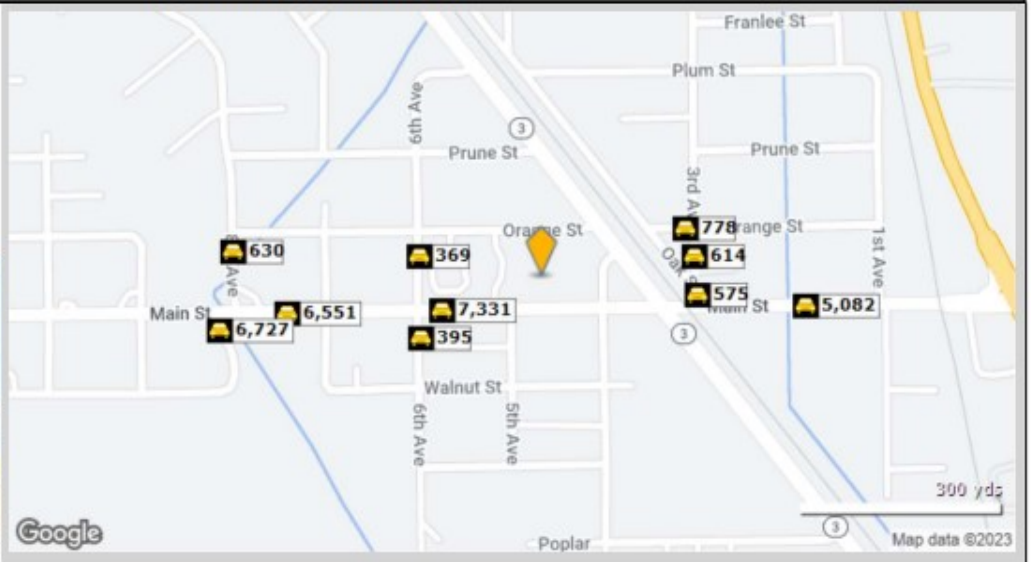
Traffic Count Report

412 Main St, La Marque, TX 77568

Building Type: **Class C Office**
Class: **C**
RBA: **2,376 SF**
Typical Floor: **2,376 SF**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Main St	6th Ave	0.02 W	2022	7,331	MPSI	.09
2	6th Ave	Orange St	0.02 N	2018	369	MPSI	.11
3	6th Ave	Main St	0.02 N	2018	395	MPSI	.11
4	Orange St	3rd Ave	0.01 E	2018	778	MPSI	.13
5	3rd Ave	Orange St	0.02 N	2022	614	MPSI	.13
6	Oak St	3rd Ave	0.00 NW	2018	575	MPSI	.13
7	Main St	7th Ave	0.03 E	2022	6,551	MPSI	.22
8	Main St	1st Ave	0.07 E	2022	5,082	MPSI	.23
9	8th Ave	Main St	0.05 S	2018	630	MPSI	.27
10	8th Avenue	Main St	0.01 N	2022	6,727	MPSI	.28

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1/5/2023

11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders 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 confidential 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	390205	cmi@cmirealestate.com	(713) 961-4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Victor Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666
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