

CALL FOR MORE INFORMATION



FOR SALE

\$875,000

AVAILABLE LAND

+/- 2.5 Acres

PROPERTY HIGHLIGHTS

- +/-2.5 Acres For Sale
- Prime location fronting I-45 Gulf Freeway in La Marque, TX
- Utilities available-adjacent to the southern edge of the property
- Nearby storm drain on the north side of the property
- Highly desirable levee protected Flood Zone X with a 0.2% annual chance of flood hazard
- Shared commercial driveway - can be expanded
- TxDOT's ROW is +/-12' from the I-45 feeder for maximum freeway visibility
- New underground fiber optic cable installed
- Approximately 1 mile south of a new +/-180,000 SF Amazon Hub in Galveston County
- Conveniently located less than 10 miles from the Port of Texas City and approximately 16 miles from the Port of Galveston

TRAFFIC COUNT

I-45: 61,143 VPD
(CoStar 2020)

PROPERTY SNAPSHOT



36,248
2020 POPULATION
3 MILE RADIUS



25,470
2020 DAYTIME POPULATION
3 MILE RADIUS



\$70,304
2020 AVERAGE INCOME
3 MILE RADIUS



61,143 VPD
I-45

AREA TRAFFIC GENERATORS



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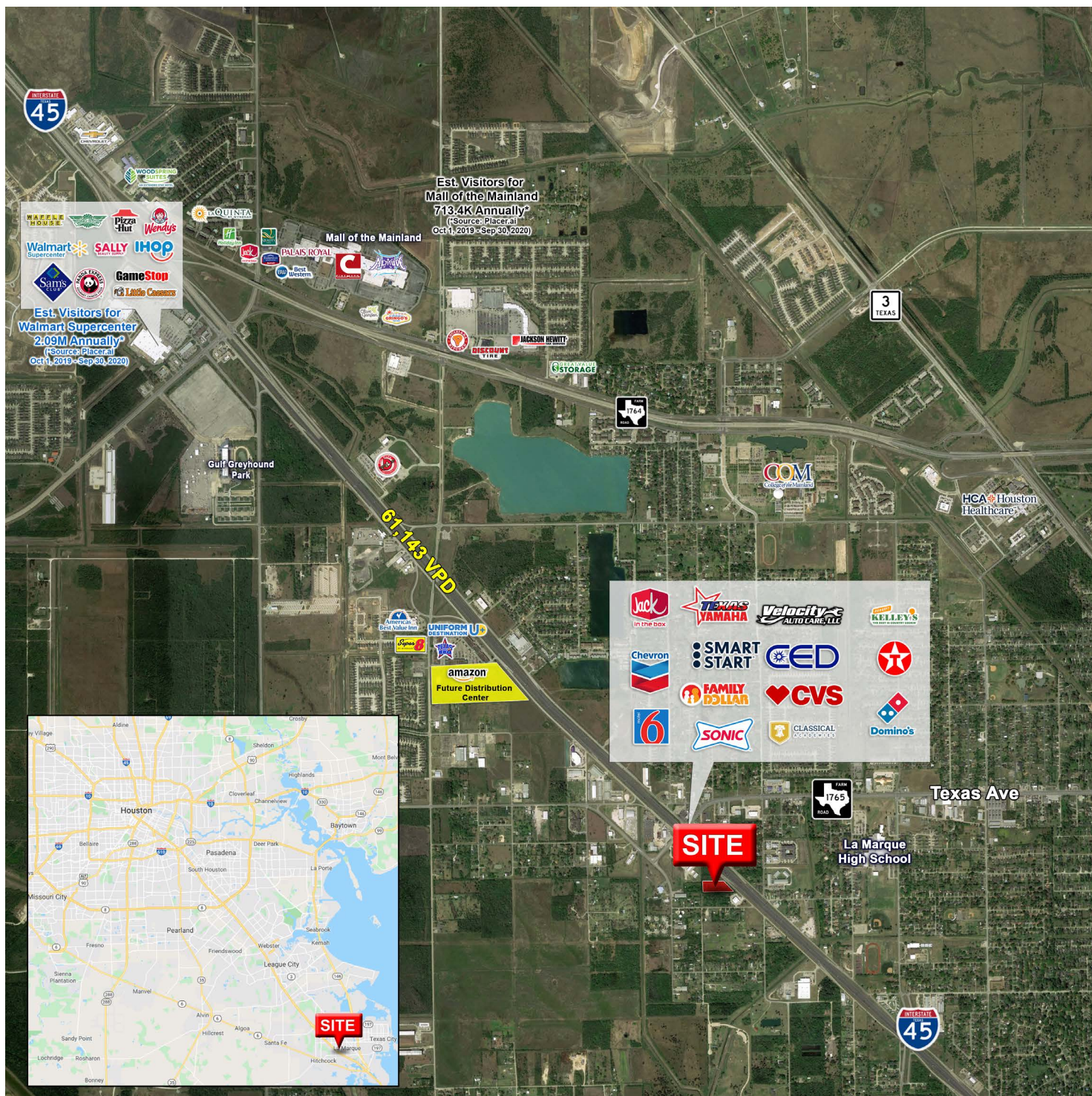
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La Marque-FM 1765 and Kirby

FM 1765 AND KIRBY-LA MARQUE-TX
O LA MARQUE, TX 77568



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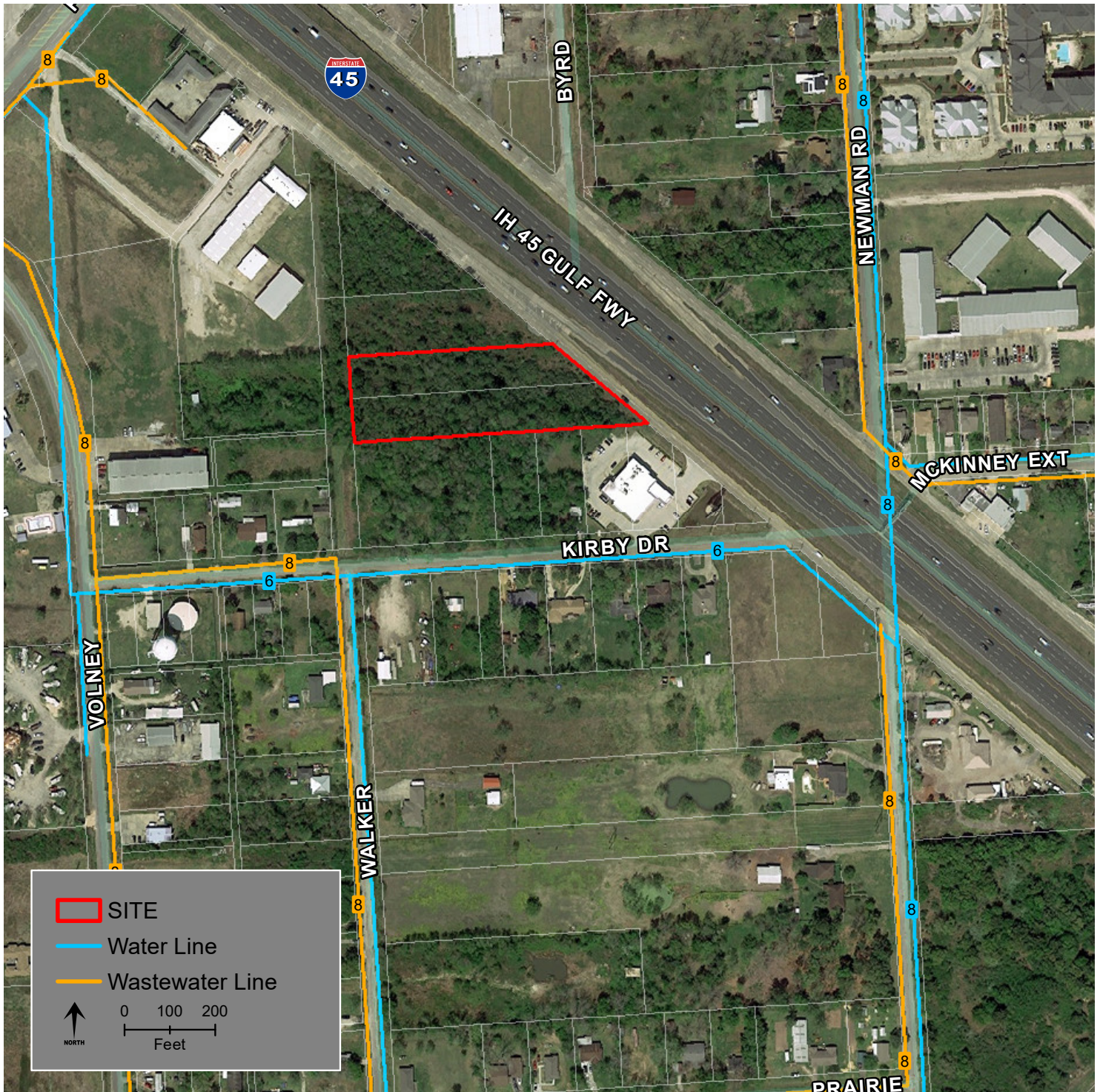
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Amazon Chooses Galveston County for Delivery Station

Amazon Logistics plans to open a new 180,000 square foot delivery station located in La Marque, Texas. The new delivery station will power Amazon's last-mile delivery capabilities to speed up deliveries for customers around Galveston County.

Delivery Stations power the last mile of Amazon's order process and help increase efficiency of deliveries for customers. Packages are shipped to delivery stations from neighboring Amazon fulfillment and sortation centers and loaded into vehicles for final delivery to customers.

"We are excited to continue to invest in Texas with a new delivery station in La Marque that will create hundreds of new job opportunities and provide faster and more efficient delivery for customers. We look forward to continuing our growth in Texas and want to thank local and state leaders for their support in making this project possible." said Daniel Martin, Amazon Spokesperson

Amazon is a great place to work with highly competitive pay, benefits from day-one, and training programs for in-demand jobs. This delivery station will create hundreds of full- and part-time jobs, paying a minimum of \$15 per hour and offering a variety of benefits packages from day one.

Delivery stations also offer entrepreneurs the opportunity to build their own business delivering Amazon packages, as well as independent contractors the flexibility to be their own boss and create their own schedule delivering for Amazon Flex. To learn more, visit www.logistics.amazon.com and <https://flex.amazon.com/>.

Amazon expects the site located at 4975 Gulf Freeway to open later in 2021. The delivery station will be Amazon's first delivery station in Galveston County. Amazon has more than 150 delivery stations across the United States.

"The City of La Marque is proud that Amazon chose to call us home for this distribution center. The additional jobs within our city will provide great new opportunities for our citizens. Today's announcement is the culmination of months of work. We are both humbled by and proud of Amazon's decision to come to our city and call La Marque home for this distribution center." –said Tink Jackson, La Marque City Manager

Amazon's Delivery Station in La Marque will bring hundreds of new jobs to our city, ranging from drivers to primary management positions and team leads.

Drivers are expected to leave the facility midmorning and return after evening rush hour, minimizing the impact on citizens in nearby neighborhoods.

The Delivery Station is located at 4975 Gulf Freeway, just south of Gulfway Plaza and north of Team Mancuso Powersports in a large tract of land near Abundant Life Christian Center.

Amazon is committed to building a sustainable business for its customers and the planet. In 2019, Amazon co-founded The Climate Pledge—a commitment to be net zero carbon by 2040. They will implement long-range plans to reduce emissions and utilize renewable energy at all facilities across the United States, including the new Delivery Station in La Marque.



Source: <https://developgalvestoncounty.com/company-announcement/amazon-chooses-galveston-county-for-delivery-station/>

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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