

# FOR LEASE - La Marque Crossing

**AVAILABLE \$24.00 PSF/YR/NNN**

Suite C 1,360 SF Available June, 1, 2024

Suite F 4,000 SF End Cap, **Space is Divisible**

**Second Generation**

**Bank Space with Drive Thru**

**6408 I-45, La Marque, TX 77568**



Scan QR Code for  
Property Aerial

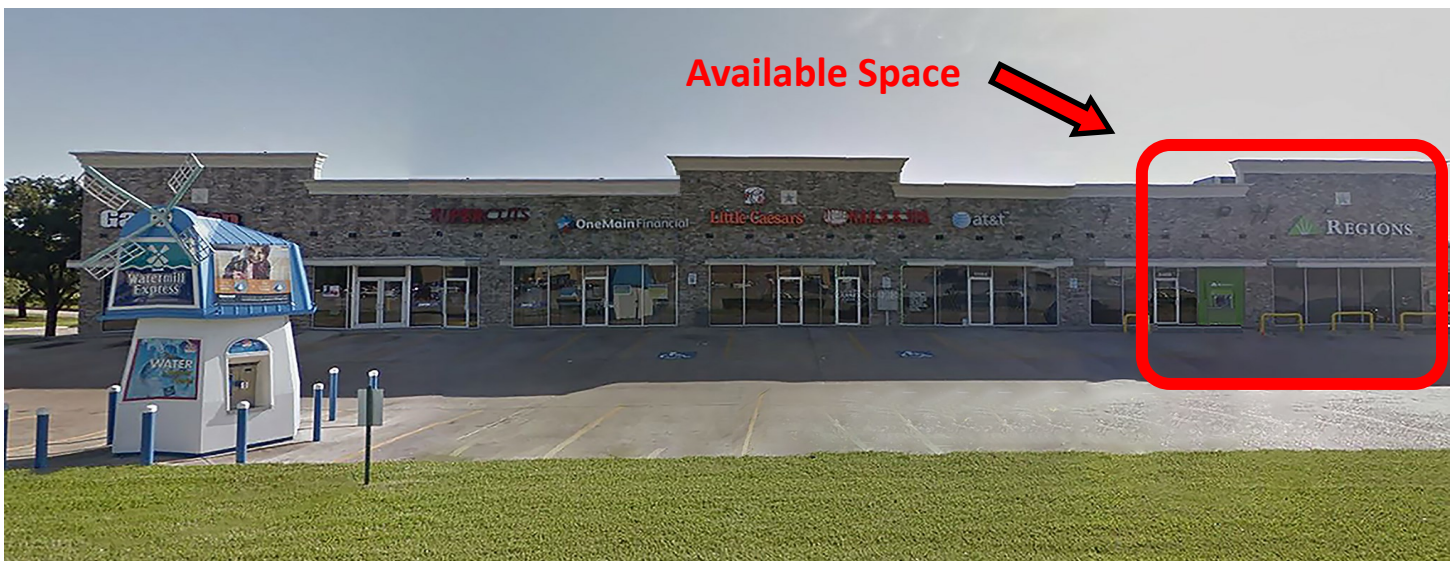


## Property Details

- Freestanding Shopping Center 14,260 SF
- Global Tenants
- Freeway Visibility
- Adjacent to Sam's Club and Walmart Supercenter

### CURRENT TENANTS

AT&T	Little Caesars
GameStop	OneMain Financial
South Star Dental	Super Cuts



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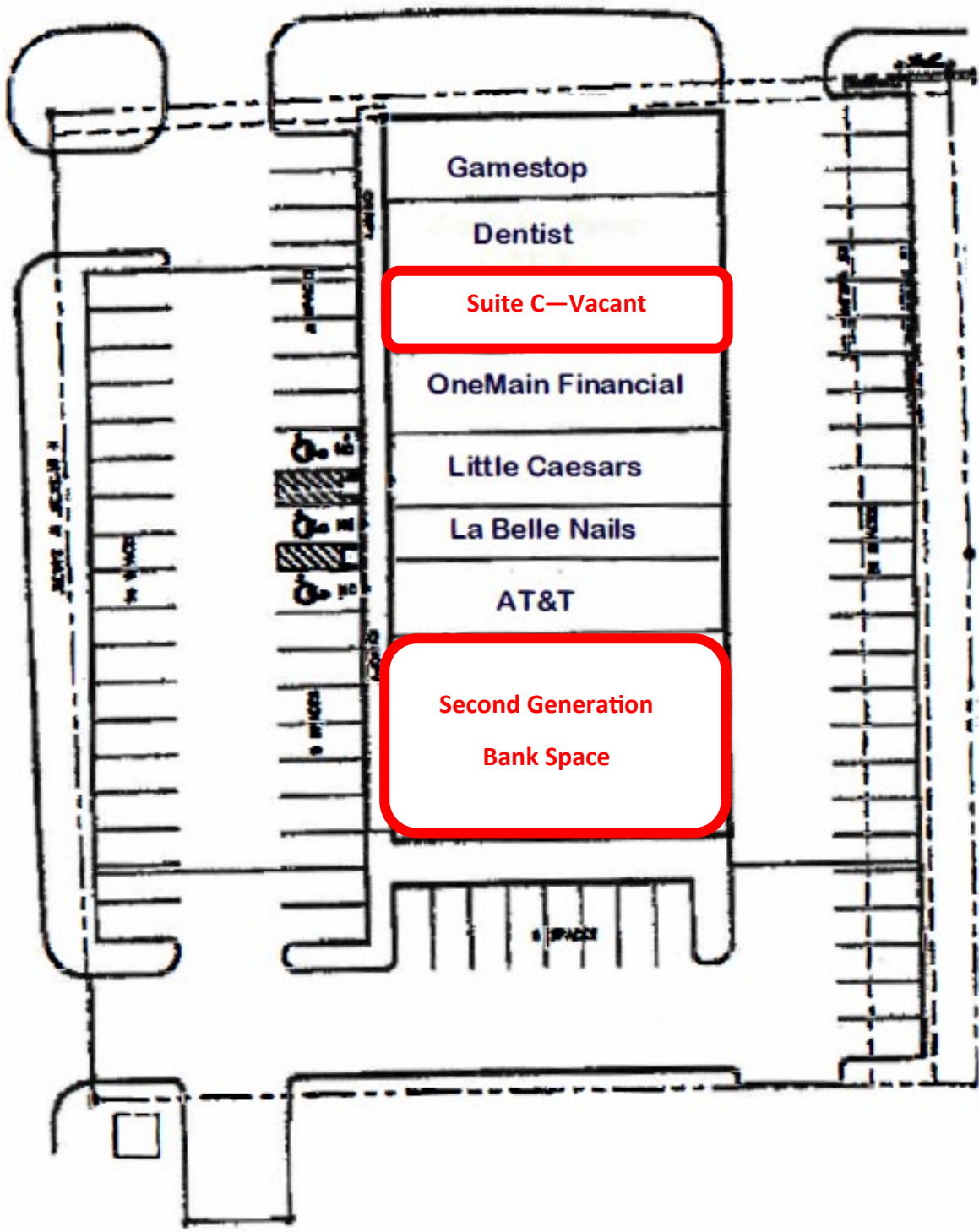
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**CMI BROKERAGE**

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Gamestop

Dentist

Suite C—Vacant

OneMain Financial

Little Caesars

La Belle Nails

AT&T

Second Generation  
Bank Space

## Demographic Summary Report

### La Marque Crossing Shopping Center

6408 Gulf Fwy, La Marque, TX 77568

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

Total Available: **4,000 SF**  
 % Leased: **71.95%**  
 Rent/SF/Yr: **\$24.00**



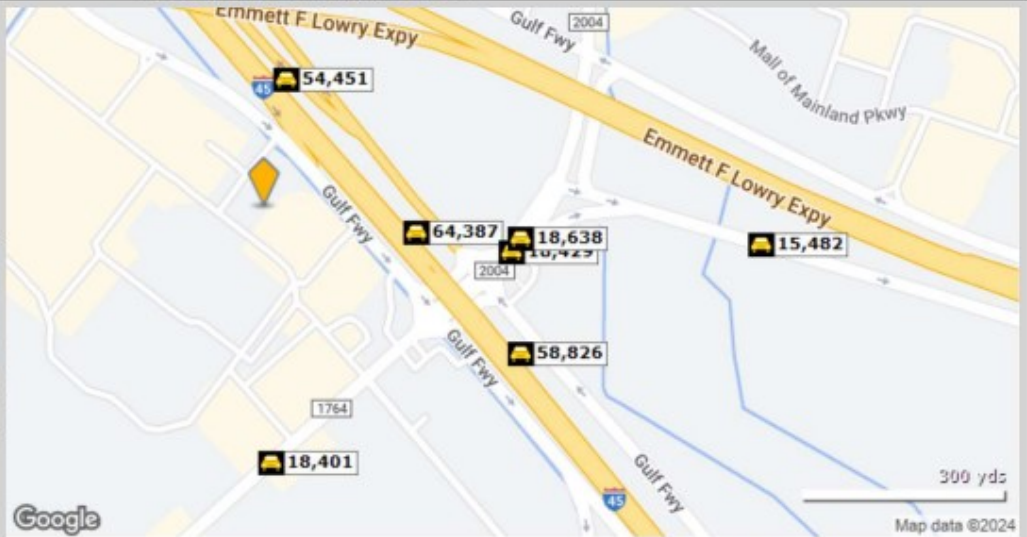
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	5,614	25,288	85,936
2023 Estimate	5,156	23,605	81,933
2010 Census	2,824	15,528	65,527
Growth 2023 - 2028	8.88%	7.13%	4.89%
Growth 2010 - 2023	82.58%	52.02%	25.04%
<b>2023 Population by Hispanic Origin</b>	<b>1,114</b>	<b>5,211</b>	<b>21,342</b>
<b>2023 Population</b>	<b>5,156</b>	<b>23,605</b>	<b>81,933</b>
White	3,933 76.28%	15,303 64.83%	58,664 71.60%
Black	959 18.60%	7,170 30.37%	19,483 23.78%
Am. Indian & Alaskan	41 0.80%	192 0.81%	616 0.75%
Asian	120 2.33%	439 1.86%	1,487 1.81%
Hawaiian & Pacific Island	6 0.12%	22 0.09%	84 0.10%
Other	97 1.88%	478 2.02%	1,599 1.95%
U.S. Armed Forces	10	28	97
<b>Households</b>			
2028 Projection	2,073	9,553	32,426
2023 Estimate	1,897	8,889	30,790
2010 Census	1,001	5,717	24,088
Growth 2023 - 2028	9.28%	7.47%	5.31%
Growth 2010 - 2023	89.51%	55.48%	27.82%
Owner Occupied	1,433 75.54%	6,238 70.18%	21,995 71.44%
Renter Occupied	464 24.46%	2,651 29.82%	8,795 28.56%
<b>2023 Households by HH Income</b>	<b>1,896</b>	<b>8,889</b>	<b>30,791</b>
Income: <\$25,000	169 8.91%	1,300 14.62%	5,442 17.67%
Income: \$25,000 - \$50,000	274 14.45%	1,925 21.66%	5,980 19.42%
Income: \$50,000 - \$75,000	375 19.78%	1,483 16.68%	5,054 16.41%
Income: \$75,000 - \$100,000	207 10.92%	1,027 11.55%	3,814 12.39%
Income: \$100,000 - \$125,000	318 16.77%	1,099 12.36%	3,853 12.51%
Income: \$125,000 - \$150,000	132 6.96%	512 5.76%	2,172 7.05%
Income: \$150,000 - \$200,000	167 8.81%	718 8.08%	2,363 7.67%
Income: \$200,000+	254 13.40%	825 9.28%	2,113 6.86%
<b>2023 Avg Household Income</b>	<b>\$114,906</b>	<b>\$95,777</b>	<b>\$89,269</b>
<b>2023 Med Household Income</b>	<b>\$90,700</b>	<b>\$70,912</b>	<b>\$69,528</b>

**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	I- 45	Gulf Fwy	0.04 NW	2022	54,451	MPSI	.11
2	I- 45	FM 1764	0.06 SE	2022	64,387	MPSI	.13
3	FM 2004 Rd	Gulf Fwy	0.03 SW	2022	19,586	MPSI	.22
4	FM 2004	Gulf Fwy	0.03 SW	2020	18,429	AADT	.22
5	FM 1764	FM 2004	0.11 NE	2022	18,159	MPSI	.22
6	FM 1764	FM 2004	0.11 NE	2021	18,401	MPSI	.22
7	FM 1764	Gulf Fwy	0.05 SW	2022	18,555	MPSI	.22
8	FM 1764	Gulf Fwy	0.05 SW	2021	18,638	MPSI	.22
9	I- 45	FM 1764	0.07 NW	2022	58,826	MPSI	.25
10	Palmer Hwy	FM 1764	0.20 NW	2018	15,482	MPSI	.43





## 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.*

11-2-2015



**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 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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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