



38 ACRES — LA MARQUE, TX

SWQ OF FM 1764 AND I-45 SOUTH | LA MARQUE, TEXAS

±38 ACRE DEVELOPMENT SITE FOR SALE IN HIGH GROWTH I-45 SOUTH

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PROPERTY INSIGHTS

±38 ACRES AVAILABLE FOR SALE IN LA MARQUE, TEXAS

- Just a 30 minute drive from Houston CBD
- In high growth area of La Marque, TX and fronts FM 1764 just west of I-45
- Represents an excellent development opportunity for a wide variety of commercial uses
- In the immediate area of the subject property are the rapidly growing communities of Lago Mar and Delaney Cove with a combined 7,000+ homes projected upon build out
- New Sam's Club and Walmart just north of the property fronting FM 1764
- Within a 2 mile radius of the property are UTMB Health, Gulf Greyhound Park, Mall of the Mainland and the Texas City Tanger Outlet mall
- Tanger Outlet Mall is a regional draw with 5 million+ annual visitors with such retailers as Brooks Brothers, Michael Kors, Ralph Lauren, Coach and many more
- Adjacent to the Tanger Outlets "Adventure Point" is under development of an amusement park and conference center
- The trade area is vastly undeserved from a grocery and retail perspective. Site has excellent frontage to depth ratios and is ideal for grocery anchored development with complimentary restaurants and retail uses
- Plans for a future traffic signal of FM 1764 mid block on the property which would create 2 valuable commercial corners
- The City of La Marque is very pro business and is welcoming to potential developers

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DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/2023

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,270	10,776	32,143
Current Population	5,931	27,720	84,825
2020 Census Average Persons per Household	2.61	2.57	2.64
2020 Census Population	4,636	25,308	73,248
Population Growth 2020 to 2023	27.92%	9.53%	15.81%

CENSUS HOUSEHOLDS

1 Person Household	20.17%	24.00%	24.15%
2 Person Households	37.62%	36.70%	35.03%
3+ Person Households	42.21%	39.29%	40.82%
Owner-Occupied Housing Units	79.65%	73.44%	70.30%
Renter-Occupied Housing Units	20.35%	26.56%	29.70%

RACE AND ETHNICITY

2023 Estimated White	58.80%	49.30%	55.17%
2023 Estimated Black or African American	17.65%	29.57%	23.32%
2023 Estimated Asian or Pacific Islander	4.60%	2.40%	2.07%
2023 Estimated Other Races	18.49%	18.09%	18.73%
2023 Estimated Hispanic	26.85%	25.89%	26.14%

INCOME

2023 Estimated Average Household Income	\$119,137	\$101,941	\$97,908
2023 Estimated Median Household Income	\$103,366	\$83,921	\$78,674
2023 Estimated Per Capita Income	\$45,758	\$39,185	\$37,134

EDUCATION (AGE 25+)

2023 Estimated High School Graduate	24.08%	29.68%	29.41%
2023 Estimated Bachelors Degree	17.71%	15.29%	16.68%
2023 Estimated Graduate Degree	12.87%	8.30%	7.19%

AGE

2023 Median Age	37.2	37.6	37.8
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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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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Rev. 05.22.23 cb