



1.79 ACRES – LA MARQUE, TX

2531 GULF FREEWAY | LA MARQUE, TEXAS

±1.79 ACRES AVAILABLE FOR FOR SALE OR GROUND LEASE

NEAL THOMSON | 281.477.4300

PROPERTY INSIGHTS

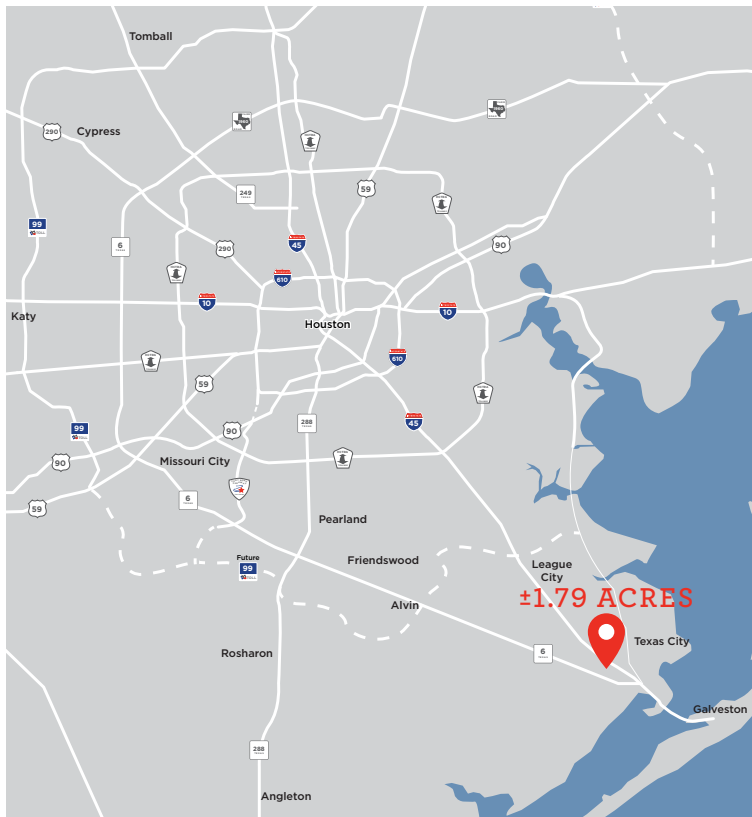
±1.79 ACRES AVAILABLE FOR SALE OR GROUND LEASE IN LA MARQUE, TEXAS

- Easy access to I-45.
- Great location for c-store site.

► **NEAL THOMSON**

NTHOMSON@NEWQUEST.COM

713.438.9513



PROPERTY HIGHLIGHTS

- **APPROXIMATE SIZE:**
±1.79 acres
- **PRICE:**
Call broker for pricing
- **FRONTAGE:**
Approx. 274 ft on Lake Rd.
Approx. 246.5 ft on FM 519
- **TRAFFIC COUNTS:**
Approx. 58,553 VPD on Gulf Freeway / I-45



72,930

Current Population
Within a 5-Mile Radius



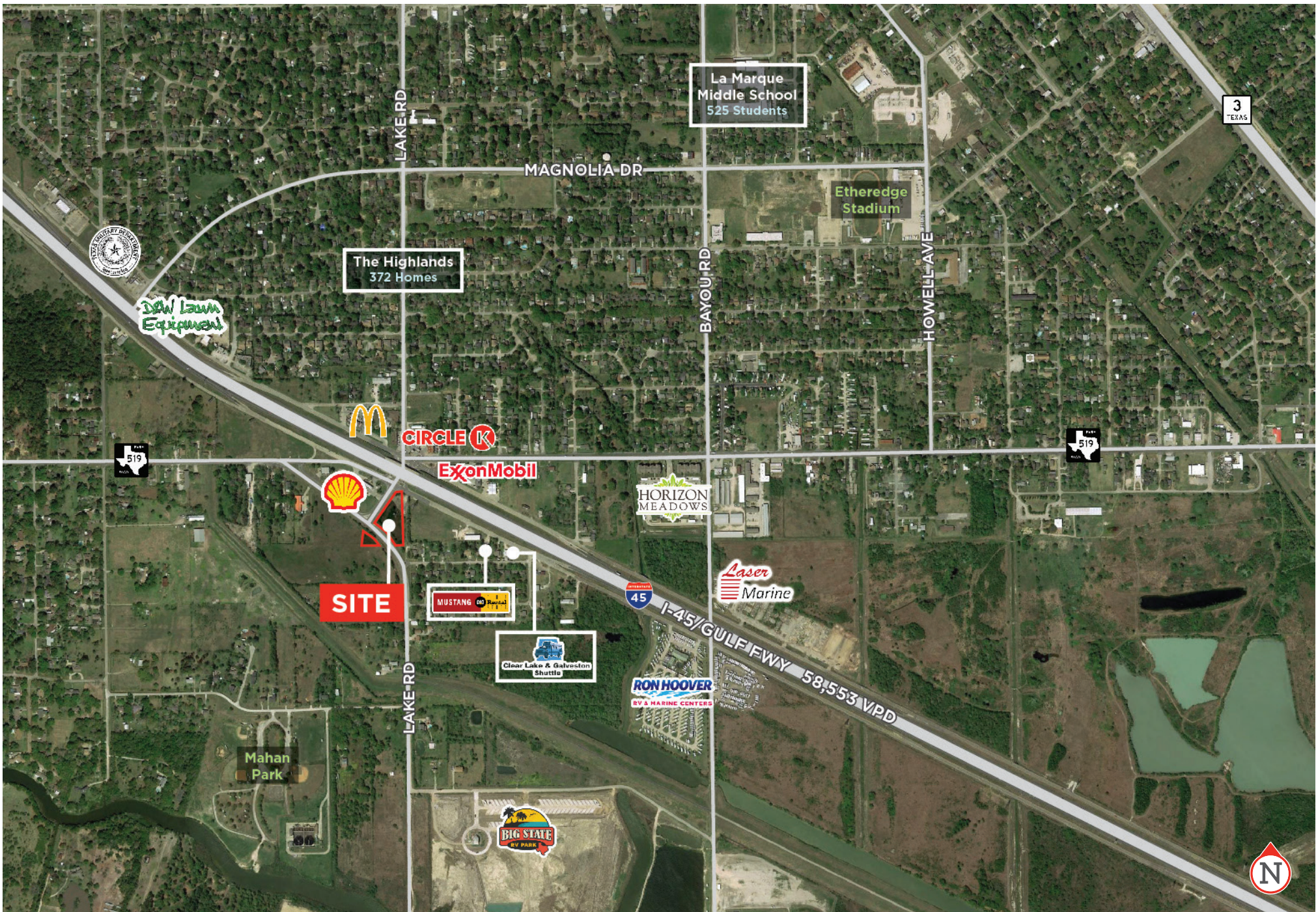
27.02%

Population Growth
Within a 3-Mile Radius
from 2020 to 2022



\$76,503

Average HHI Within
a 5-Mile Radius



AERIALS + ACREAGE

DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/2022

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,857	14,452	28,252
Current Population	4,829	37,445	72,930
2020 Census Average Persons per Household	2.60	2.59	2.58
2020 Census Population	5,138	29,479	63,681
Population Growth 2020 to 2022	-6.01%	27.02%	14.52%

CENSUS HOUSEHOLDS

1 Person Household	27.65%	28.21%	27.44%
2 Person Households	34.09%	32.93%	32.75%
3+ Person Households	38.26%	38.85%	39.80%
Owner-Occupied Housing Units	71.72%	63.07%	62.54%
Renter-Occupied Housing Units	28.28%	36.93%	37.46%

RACE AND ETHNICITY

2022 Estimated White	49.60%	39.59%	47.16%
2022 Estimated Black or African American	26.10%	39.34%	29.63%
2022 Estimated Asian or Pacific Islander	1.29%	1.00%	1.37%
2022 Estimated Other Races	21.81%	19.27%	21.01%
2022 Estimated Hispanic	31.24%	27.36%	29.68%

INCOME

2022 Estimated Average Household Income	\$72,689	\$71,559	\$76,503
2022 Estimated Median Household Income	\$55,637	\$53,695	\$60,314
2022 Estimated Per Capita Income	\$27,882	\$27,342	\$29,221

EDUCATION (AGE 25+)

2022 Estimated High School Graduate	33.01%	31.62%	32.50%
2022 Estimated Bachelors Degree	13.49%	12.73%	13.44%
2022 Estimated Graduate Degree	4.70%	5.50%	5.56%

AGE

2022 Median Age	40.4	39.2	38.2
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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
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Neal Thomson	600513	nthomson@newquest.com	(281)477-4300
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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