



0.81 Acres For Ground Lease

928 N. HIGHWAY 146, LA PORTE, TX 77571

Do Not Disturb Tenant! Cross Access through Kroger Center to Fairmont Parkway!

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Fairmont Parkway



146

58,849 VPD

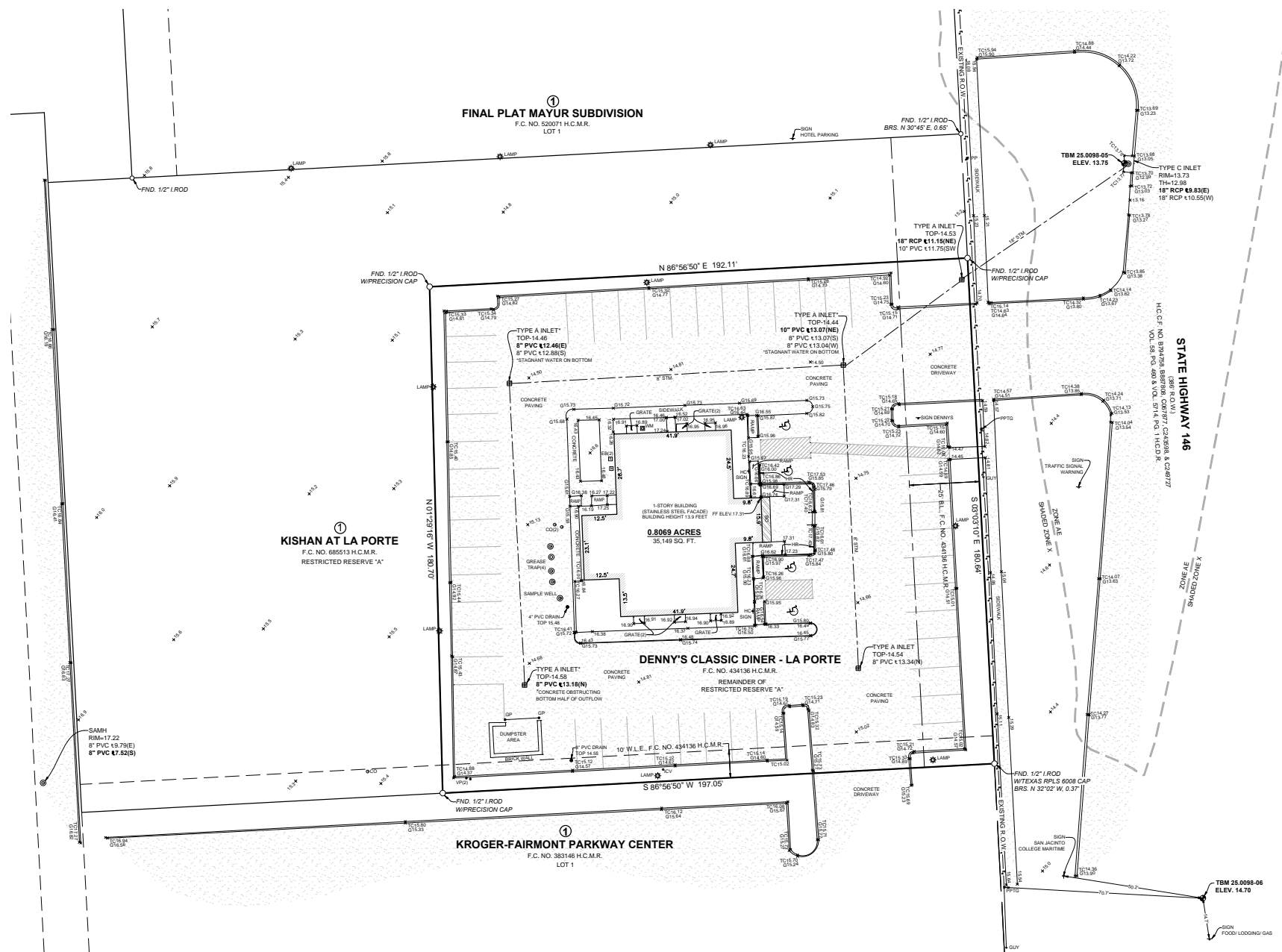
CROSS ACCESS THROUGH KROGER
CENTER TO FAIRMONT PARKWAY



Property Highlights

- 0.81-acre lot with 3,322-square-foot building
- Do not disturb tenant
- 58,849 VPD along Highway 146
- 22,528 VPD along Fairmont Parkway
- Cross access through Kroger center to Fairmont Parkway, a major east-west corridor connecting the Bay Area to Pasadena and extending all the way to I-45

Property Survey





Waffle House

Pizza Hut

KFC

Taco Bell

Jersey Mike's Subs

Kroger

Burger King

Fairmont Parkway

RapidCare
Emergency Room

Jack in the Box

CROSS ACCESS THROUGH KROGER
CENTER TO FAIRMONT PARKWAY

146

58,849 VPD



0.81 AC

58,849 VPD

22,528 VPD

146

Fairmont Parkway

Kroger

Jersey Mike's
SUBS

Jack in the box

RapidCare
Emergency Room

KFC

CHIPOTLE
MEXICAN GRILL

Amegy Bank

Pizza Hut

BURGER KING

CRAB
CAVENDISH



Demographic Summary Report

928 Highway 146 S, La Porte, Texas, 77571

Prepared by Colliers
Latitude: 29.653910
Longitude: -95.030493

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	2,248	20,731	41,351
2010 Total Population	2,231	21,229	47,336
2024 Total Population	3,214	26,120	53,021
2024 Group Quarters	4	86	97
2029 Total Population	3,185	26,119	53,528
2023-2028 Annual Rate (CAGR)	-0.18%	0.00%	0.19%
2000 to 2010 Population Change	-0.8%	2.4%	14.5%
2000 to 2024 Population Change	43.0%	26.0%	28.2%
2010 to 2029 Population Change	42.8%	23.0%	13.1%
2024 to 2029 Population Change	-0.9%	0.0%	1.0%
2024 Total Daytime Population	7,183	29,912	58,384
Workers	5,446	16,966	31,475
Residents	1,737	12,946	26,909
2024 Workers % of Daytime Population	75.8%	56.7%	53.9%
2024 Residents % of Daytime Population	24.2%	43.3%	46.1%
Household Summary			
2000 Households	780	7,205	14,287
2010 Households	780	7,516	16,488
2024 Households	1,295	9,685	19,433
2024 Average Household Size	2.48	2.69	2.72
2029 Households	1,314	9,850	19,951
2023-2028 Annual Rate	0.29%	0.34%	0.53%
2000 to 2010 Household Change	0.0%	4.3%	15.4%
2000 to 2024 Household Change	66.0%	34.4%	36.0%
2010 to 2029 Household Change	68.5%	31.1%	21.0%
2024 to 2029 Household Change	1.5%	1.7%	2.7%
2010 Families	520	5,650	12,714
2024 Families	808	6,930	14,165
2029 Families	813	6,991	14,414
2023-2028 Annual Rate	0.12%	0.18%	0.35%
Housing Unit Summary			
2024 Housing Units	1,439	10,417	20,744
Owner Occupied Housing Units	48.1%	73.1%	75.5%
Renter Occupied Housing Units	51.9%	26.9%	24.5%
Vacant Housing Units	10.0%	7.0%	6.3%
Owner Occupied Median Home Value			
2024 Median Home Value	\$227,652	\$253,752	\$273,122
2029 Median Home Value	\$294,397	\$327,916	\$347,402
Income			
2024 Per Capita Income	\$36,287	\$45,053	\$44,291
2024 Median Household Income	\$67,421	\$100,232	\$100,498
2024 Average Household Income	\$88,637	\$121,471	\$122,236
Household Income Base	1,295	9,682	19,428
<\$15,000	8.6%	5.6%	5.6%
\$15,000 - \$24,999	3.2%	3.9%	4.0%
\$25,000 - \$34,999	9.1%	5.2%	4.8%
\$35,000 - \$49,999	12.3%	7.9%	8.7%
\$50,000 - \$74,999	21.7%	14.9%	15.4%
\$75,000 - \$99,999	12.5%	12.4%	11.0%
\$100,000 - \$149,999	15.8%	23.0%	22.2%
\$150,000 - \$199,999	13.0%	14.7%	15.6%
\$200,000+	3.9%	12.5%	12.6%



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Date