



I-45 FRONTAGE TRACT IN LA MARQUE

1931 MAIN AND I-45/GULF FREEWAY | LA MARQUE, TX

±5.68 ACRES AVAILABLE FOR SALE

NEAL THOMSON | BRAD LYBRAND | 281.477.4300


NewQuest
PROPERTIES

PROPERTY INSIGHTS

±5.68 ACRES AVAILABLE FOR SALE IN LA MARQUE

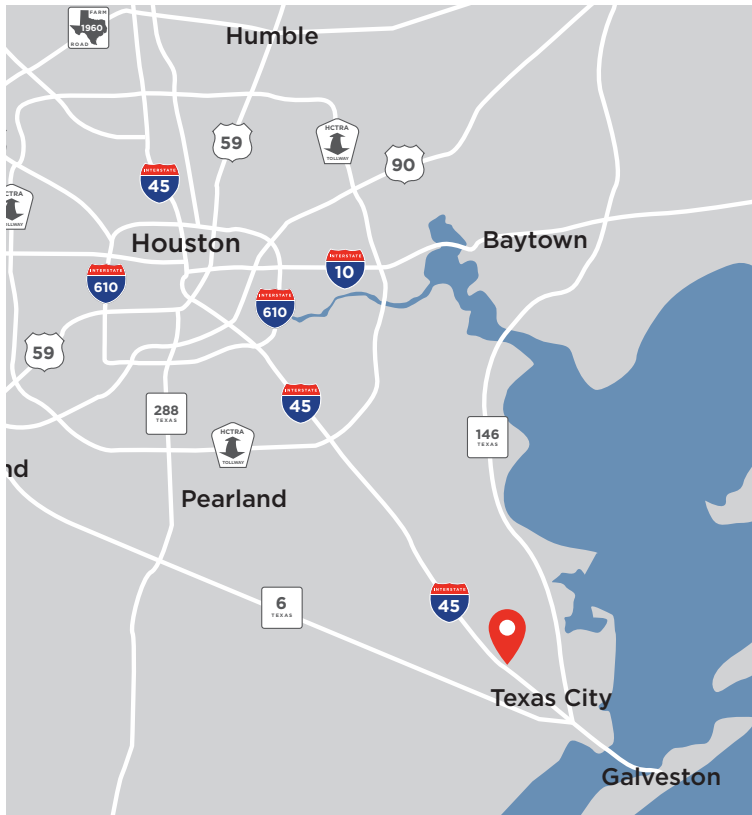
- 5.68 Acres with frontage on I-45/Gulf Freeway and Main St. to the north of the tract.
- Over 342 ft. of frontage on I-45

▶ NEAL THOMSON

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▶ BRAD LYBRAND

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PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±5.68 acres
- ▶ PRICE:
\$7.00 PSF
- ▶ SCHOOL DISTRICT:
Texas City ISD
- ▶ ENGINEERING/DETENTION:
Required
- ▶ UTILITIES:
Available
- ▶ FRONTAGE:
Approx. 342.6 ft. I-45/Gulf Freeway
Approx. 315.4 ft. on Main St./FM 519
- ▶ TRAFFIC COUNTS:
Approx. 62,723 vpd on I-45/Gulf Freeway
Approx. 8,066 vpd on Main St./FM 519



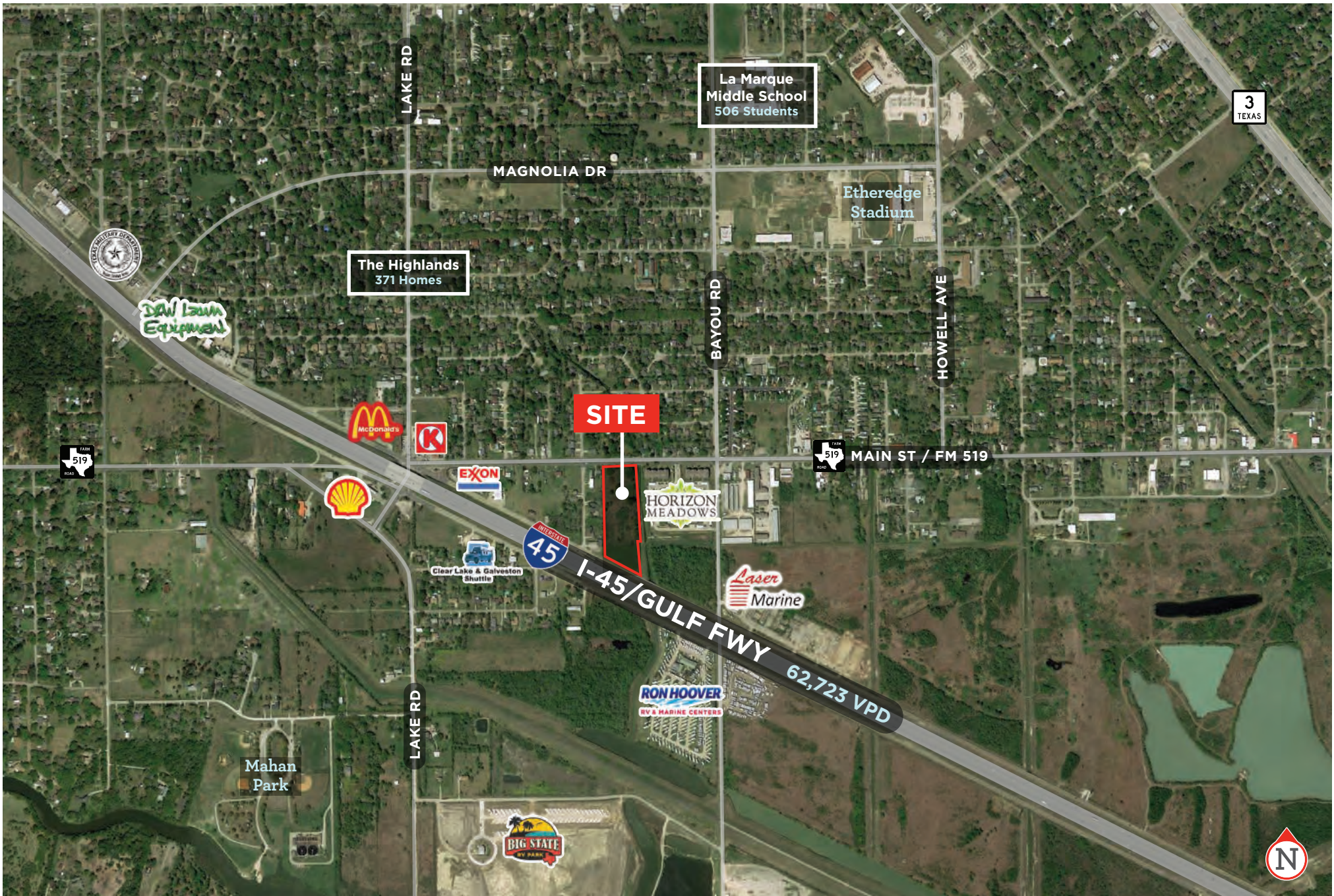
28,140
Current Population
Within a 5-Mile Radius



41.84%
Population Growth
Within a 3-mile Radius
from 2010 to 2020



\$69,638
Average HHI Within
a 5-Mile Radius



3
TEXAS

La Marque
Middle School
506 Students

MAGNOLIA DR

Etheredge
Stadium

The Highlands
371 Homes

DEAN LEAH
EQUIPMENT

SITE

MAIN ST / FM 519

HORIZON
MEADOWS

Laser
Marine

45
I-45/GULF FWY
62,723 VPD

RON HOOVER
RV & MARINE CENTERS

LAKE RD

Mahan
Park

BIG STATE
RV PARK



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 10/20

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,092	14,669	28,140
Current Population	5,289	37,700	73,132
2010 Census Average Persons per Household	2.53	2.57	2.60
2010 Census Population	5,114	26,862	57,488
Population Growth 2010 to 2020	3.62%	41.84%	29.07%

CENSUS HOUSEHOLDS

11 Person Household	28.23%	28.02%	27.07%
2 Person Households	30.56%	31.24%	31.17%
3+ Person Households	41.21%	40.75%	41.76%
Owner-Occupied Housing Units	71.08%	65.15%	63.36%
Renter-Occupied Housing Units	28.92%	34.85%	36.64%

RACE AND ETHNICITY

2020 Estimated White	56.63%	44.38%	54.71%
2020 Estimated Black or African American	29.68%	43.57%	30.78%
2020 Estimated Asian or Pacific Islander	1.35%	1.15%	1.18%
2020 Estimated American Indian or Native Alaskan	0.83%	0.71%	0.72%
2020 Estimated Hispanic	28.25%	23.49%	28.41%

INCOME

2020 Estimated Average Household Income	\$55,604	\$65,454	\$69,638
2020 Estimated Median Household Income	\$47,955	\$47,585	\$53,858
2020 Estimated Per Capita Income	\$21,728	\$25,642	\$26,998

EDUCATION (AGE 25+)

2020 Estimated High School Graduate	36.02%	33.57%	33.63%
2020 Estimated Bachelors Degree	9.26%	9.90%	10.59%
2020 Estimated Graduate Degree	3.17%	3.60%	3.98%

AGE

2020 Median Age	39.3	39.2	38.1
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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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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
_____	_____	_____	_____
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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